

Licensing Sub-Committee

Thursday 20 October 2022
10.00 am

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

Membership

Councillor Renata Hamvas (Chair)
Councillor Sabina Emmanuel
Councillor Jane Salmon

Reserves

Councillor Sunny Lambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Andrew Weir by email: andrew.weir@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 11 October 2022



Licensing Sub-Committee

Thursday 20 October 2022
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Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	LICENSING ACT 2003: CORSICA STUDIOS, ARCHES 164-166, REAR OF 115 PECKHAM RYE LANE, LONDON SE15 4ST	1 - 61
	ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.	

PART B - CLOSED BUSINESS

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Date: 11 October 2022

Agenda Item 5

Item No. 5.	Classification: Open	Date: 20 October 2022	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Corsica Studios, Arches 164-166, Rear of 115 Peckham Rye Lane, London SE15 4ST	
Ward(s) of group(s) affected		Rye Lane	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Corsica Studios for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as: Corsica Studios, Arches 164-166, Rear of 115 Peckham Rye Lane, London SE15 4ST.
2. Notes:
 - a) This application is for a premises licence and has been submitted under Section 17 of the Licensing Act 2003. The application is subject to representations submitted by responsible authorities, and by 'other persons', and is therefore referred to the licensing sub-committee for determination.
 - b) Paragraphs 8 to 12 of this report provide a summary of the application. Copies of the application, and a list of proposed licence conditions, are attached to this report as Appendix A.
 - c) Paragraphs 13 to 23 of this report deal with the representations submitted in respect of the application. Copies of the representations are attached to this report in Appendices B and C. A map showing the location of the premises is attached to this report as Appendix E.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to:
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 1 July 2022, Corsica Studios applied to this council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Corsica Studios, Arches 164-166, Rear of 115 Peckham Rye Lane, London, SE15 4ST.

9. The hours applied for are summarised as follows:
 - The sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 09:00 to 00:00
 - Friday and Saturday: 09:00 to 06:00

 - The provision of plays, films, live music, recorded music, performances of dance and anything similar to the provision of live music, recorded music & performances of dance:
 - Sunday to Thursday: 09:00 to 00:00
 - Friday and Saturday: 09:00 to 06:00

- The provision of late night refreshment indoors:
 - Sunday to Thursday: 23:00 to 00:00
 - Friday & Saturday: 23:00 to 05:00
 - Opening hours:
 - Sunday to Thursday: 09:00 to 00:30
 - Friday & Saturday: 09:00 to 06:30
 - Non-standard opening hours:
 - An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences.
 - On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day.
 - On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday.
 - On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.
10. The premises and intended operation of the premises is described in the application as follows:
- “The premises consists of three railway arches that are utilized as creative arts and events spaces. There is an external forecourt for use by patrons.”
11. The proposed designated premises supervisor of the premises is David Adrian Jones who is the director of Corsica Studios.
12. Copies of the application, and a list of proposed licence conditions, are attached to this report as appendix A.

Representations from responsible authorities

13. Representations objecting to the application were submitted by this council's trading standards service, this council's environmental protection team, this council's licensing unit (in its role as a responsible authority, referred to hereafter as 'the licensing responsible authority') and by the Metropolitan Police Service.
14. The trading standards service proposed conditions relating to the protection of children from harm that should be included in any licence issued subsequent to the application. The applicant agreed to the inclusion of the conditions and the trading standards service withdrew their representation.
15. The environmental protection team notes that the operating hours applied for are not congruent with the operating hours suggested in this council's statement of licensing policy for the type of premises described in the application at the location of the premises. The environmental protection team are concerned that nearby residents are likely suffer from public nuisance as a result of the proposed

operation of the premises. The environmental protection team states that recent complaints regarding the operation of the premises have been made to the council's Noise and Nuisance Team (detailed in the representation). The environmental protection team seek details of a suitable noise assessment report and suggest that the applicant reconsider the proposed operating hours of the premises.

16. The licensing responsible authority notes that the operating hours applied for are not congruent with the operating hours suggested in this council's statement of licensing policy for the type of premises described in the application at the location of the premises.
17. The licensing responsible authority asserts that the applicant did not engage in pre-consultation discussions with the licensing responsible authority as is suggested by the applicant.
18. The licensing responsible authority states that the premises are located in a cumulative impact area and that cumulative impact has not been sufficiently addressed in the application. The licensing responsible authority seeks that a dispersal policy and accommodation limit (i.e. the maximum number of customers permitted at the premises at any one time) be provided. The licensing responsible authority states that, as submitted, they recommend that the application be refused.
19. The Metropolitan Police Service notes that the operating hours applied for are not congruent with the operating hours suggested in this council's statement of licensing policy for the type of premises described in the application at the location of the premises. The Metropolitan Police Service states that the premises are located in a cumulative impact area and that cumulative impact has not been sufficiently addressed in the application. The Metropolitan Police Service states that they object to the granting of the application.
20. Copies of the representations submitted by responsible authorities are attached to this report in Appendix B.

Representations from other persons

21. Two representations objecting to the application have been submitted by two 'other persons' (referred to as other persons 1 and 2 elsewhere in this report). The other persons are local residents.
22. In summary, the other persons' representations contend that; the operating hours applied for are not congruent with the operating hours suggested in this council's statement of licensing policy for the type of premises described in the application at the location of the premises, that the premises are located in a cumulative impact area and that the proposed operation of the premises will lead to increased crime and disorder, and also anti-social behavior, in the locale. The other persons object to the granting of the application.
23. Copies of the representations submitted by other persons are attached to this report in Appendix C.

Conciliation

24. All of the representations were sent to the applicant. The applicant offered, via the licensing unit, a direct line of contact should the other persons who submitted representations wish to discuss the application with the applicant.
25. Further to discussions between the council's trading standards service and the applicant, the council's trading standards service withdrew their representation.
26. At the time of the writing of this report, all other representations remain active and must therefore be considered by the licensing sub-committee in its determination of the application.
27. The licensing sub-committee will be apprised as to any conciliation, whether partial or full, of any of the other persons, or responsible authorities, who submitted representations and whose representations are still outstanding.

Licensing History

28. No permanent licensing authorisation has been granted under any prior, or current, licensing legislation.
29. A list of temporary event notices submitted in respect of the premises are attached as Appendix D. All of the temporary event notices were submitted by David Adrian Jones who is the director of Corsica Studios.
30. On 1 July 2022, Corsica Studios applied to this council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Corsica Studios, Arches 164-166, Rear of 115 Peckham Rye Lane, London SE15 4ST.

Map

31. A map showing the location of the premises is attached to this report as appendix D. The following licensed premises are also shown on the map and provide licensable activities as stated:

McDonald's, 72-74, Rye Lane, London SE15 5DQ licensed for:

- Late night refreshment:
 - Sunday to Thursday: 23:00 to 01:00
 - Friday and Saturday: 23:00 to 02:00

PeckhamPlex, 95a Rye Lane, London SE15 4ST licensed for:

- Films:
 - Sunday to Thursday: 09:00 to 00:00
 - Friday and Saturday: 09:00 to 02:00

- Sale of alcohol to be consumed on the premises:
 - Monday to Thursday: 14:00 to 22:00
 - Friday to Sunday: 12:00 to 23:00

Peckham Levels, Basement to Level 6, 95a Rye Lane, London SE15 4ST
licensed for:

- Sale of alcohol to be consumed on and off the premises:
 - Sunday to Wednesday: 10:00 to 23:30
 - Thursday to Saturday 08:00 to 01:00
- Films, indoor sporting events, live music, recorded music, performances of dance, plays:
 - Sunday to Wednesday: 10:00 to 23:30
 - Thursday to Saturday: 08:00 to 01:00
- Late night refreshment:
 - Sunday to Wednesday: 23:00 to 00:00
 - Thursday to Saturday: 23:00 to 01:00

Bold Tendencies, Levels 7-8, Car Park, 95a Rye Lane, London SE15 4ST
licensed for:

- Live music and recorded music:
 - Tuesday to Friday: 17:00 to 23:00
 - Saturday: 12:00 to 23:00
 - Sunday: 12:00 to 22:00

Frank's Café, Levels 9-10, Car Park, 95a Rye Lane, London SE15 4ST
licensed for:

- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 11:00 to 23:00

Roof A, Bussey Building, Roof Top, Block A, Rear of 133, Rye Lane, London SE15 4ST
licensed for:

- Films, live music, plays:
 - Monday to Sunday: 12:00 to 22:00
- Sale of alcohol to be consumed on the premises:
 - Monday to Saturday: 12:00 to 23:00
 - Sunday: 17:00 to 22:30

Forza Win, Fifth Floor, 133a Rye Lane, London SE15 4BQ licensed for:

- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 01:00
- Late night refreshment:
 - Sunday to Thursday: 23:00 to 00:00
 - Friday and Saturday: 23:00 to 01:00

Peckham Audio, Unit 2, Basement Area, Rye Lane 133, London SE15 4ST licensed for:

- Sale of alcohol to be consumed on the premises:
 - Monday to Wednesday: 12:00 to 23:30
 - Thursday: 12:00 to 00:30
 - Friday and Saturday: 12:00 to 03:30
 - Sunday: 12:00 to 00:00
- Live music and recorded music:
 - Monday to Wednesday: 12:00 to 23:45
 - Thursday: 12:00 to 00:30
 - Friday and Saturday: 12:00 to 03:45
 - Sunday: 12:00 to 00:00
- Anything similar to live or recorded music and performances of dance:
 - Monday to Sunday: 12:00 to 00:00
 - Thursday: 12:00 to 00:30
 - Friday and Saturday: 12:00 to 03:45
 - Sunday: 12:00 to 00:00
- Films:
 - Monday to Wednesday: 12:00 to 23:45
 - Thursday: 12:00 to 00:30
 - Friday and Saturday: 12:00 to 02:45
 - Sunday: 12:00 to 00:00

Tonkotsu, First Floor, 133 Rye Lane, London SE15 4BQ licensed for:

- Sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 11:00 to 23:00

Roof D, Block D, Part First Floor, Rear of 133 Rye Lane, London SE15 4ST licensed for:

- Sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 11:00 to 23:00

Rotorious, Unit 1, 133a Rye Lane, London SE15 4ST licensed for:

- Sale of alcohol to be consumed on and off the premises:
 - Monday to Sunday: 11:00 to 23:00

Roof B, Bussey Building, 133 Rye Lane, London SE15 4SN licensed for:

- Sale of alcohol to be consumed off the premises:
 - Monday to Friday: 17:00 to 23:00
 - Saturday: 12:00 to 22:30
- Films and live music:
 - Monday to Sunday: 12:00 to 00:00
- Plays:
 - Monday to Sunday: 12:00 to 23:00

The CLF Art Café, Unit A1, A2, A3, AG1 and Basesment A, 133 Copeland Road, SE15 3SN licensed for:

- Sale of alcohol to be consumed on the premises:
 - Sunday to Wednesday: 09:00 to 23:00
 - Friday and Saturday: 09:00 to 06:00
- Live music, recorded music, entertainment similar to live or recorded music, films, performances of dance, plays:
 - Sunday to Wednesday: 09:00 to 23:00
 - Friday & Saturday: 09:00 to 06:00
- Late night refreshment:
 - Thursday: 23:00 to 02:30
 - Friday and Saturday: 23:00 to 05:00.

Southwark Council statement of licensing policy

32. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.

33. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
 - Section 5 – Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location, high standards of management and the principles behind condition setting.
 - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
34. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
35. Members should take into consideration both the Southwark statement of licensing policy and the Section 182 Guidance when making decisions. The links are below:

Southwark Policy:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Section 182 Guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018.pdf

Cumulative Impact Area (CIA)

36. The premises are situated in Peckham cumulative impact area.
37. According to this council's statement of licensing policy 2021 - 2026 the premises are situated in a major town centre area.
38. Under this council's statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within residential areas for the categories of premises stated:
- Public houses, wine bars, other drinking establishments, bars in other types of premises:
 - Friday and Saturday: 23:00
 - Sunday to Thursday: 00:00
 - Night clubs (with 'sui generis' planning classification):
 - Friday and Saturday: 03:00
 - Monday to Thursday: 01:00
 - Sunday: 00:00
 - Event premises/ spaces where sale of alcohol is included in, and ancillary to, range of activities including meals:
 - Friday and Saturday: 01:00
 - Sunday to Thursday: 00:00

Climate change implications

39. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
40. Climate change is not a legal factor in the consideration of a grant of a premises license under the current licensing objectives, however members can make enquiries and request an agreement from applicants to promote the reduction of the impact of climate change that may be caused by the operation of the premises.
41. Examples of such agreements may be:
- Not to use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
 - To encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.
42. The council's climate change strategy is available at:

<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

Community, equalities (including socio-economic) and health impacts

Community impact statement

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

Equalities (including socio-economic) impact statement

44. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the council to consider all individuals when carrying out its functions.
45. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people with protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
46. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026 at:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>.

47. The equalities impact assessment is available at:

<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

Health impact statement

48. Health impacts cannot be considered by law when making decisions under the Licensing Act 2003.

Resource implications

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

Consultation

50. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. Public notices was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days. On confirmation of the correct proposed operating hours

(as outlined in paragraph 10 above) amended public notices were displayed at the premises, an amended public notice was published in a local newspaper and the 28 day consultation period was recommenced.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

51. The sub-committee is asked to determine the application for a premises licence under Section 17 of the Licensing Act 2003.
52. The principles which sub-committee members must apply are set out below.

Principles for making the determination

53. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
54. The principles which sub-committee members must apply are set out below.
55. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
56. Relevant representations are those which:
 - Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
57. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
 - To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
 - To exclude from the scope of the licence any of the licensable activities to which the application relates.
 - To refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

58. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
59. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
60. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
61. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
62. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

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

Hearing procedures

64. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.

- The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
- The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
- In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

65. This matter relates to the determination of an application for a premises licence under Section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

66. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
67. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
68. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
69. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.

70. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
71. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
72. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
73. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

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

Strategic Director of Finance and Governance

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Copies of the representations submitted by responsible authorities
Appendix C	Copies of the representations submitted by 'other persons'
Appendix D	Details of temporary event notices submitted in respect of the premises
Appendix E	Map showing the location of the premises

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	7 October 2022	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		10 October 2022

01/07/2022

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

Ref No. 1865018

Name of Applicant

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

	Corsica Studios
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Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the

entertainment is provided by or on behalf of the health care provider;

o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

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

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

7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

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

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

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

11. The application form must be signed.

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.

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

15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.

- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a

European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.

- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - o evidence of the applicant's own identity – such as a passport,

 - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

 - o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,

 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,

 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or

 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;

- (ii) any page containing the holder's photograph;

- (iii) any page containing the holder's signature;

(iv) any page containing the date of expiry; and

(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Premises Details

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

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

£	18,350.00
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	Corsica Studios
--	-----------------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Arches 164-166
Address Line 2	Rear 115 Peckham Rye Lane
Town	London
Post code	SE15 4ST
Ordnance survey map reference	
Description of the location	
Telephone number	

Applicant Details

Please select whether you are applying for a premises licence as

	a person other than an individual (limited company, partnership etc)
--	--

If you are applying as an individual or non-individual please select one of the following:-

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

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name - First Entry

	Corsica Studios
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Address - First Entry

Street number or building name	5
Street Description	Elephant Road
Town	London
County	
Post code	SE17 1LB
Registered number (where applicable)	05107908

Description of applicant (for example, partnership, company, unincorporated association etc)	Private Limited Company by guarantee without share capital use of 'Limited' exemption
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Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

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

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General description of premises (see guidance note 1)

	The premises consists of three railway arches that are utilized as creative arts and events spaces. There is an external forecourt for use by patrons. Please see drawing number 01 dated 12-04-2021 submitted with the application for details of the premises layout.
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If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
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Note 1

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

Operating Schedule part 2

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

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

	a) plays
	b) films
	e) live music
	f) recorded music
	g) performance of dance
	h) anything of a similar description to that falling within (e), (f) or (g)

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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In all cases please complete boxes K, L and M.

A - Plays

Will the performance of a play take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
--	---------

Please give further details here (Please read guidance note 4)

	To permit theatrical productions, comedy with a theatrical element, or other miscellaneous performances falling under this licensable activity.
--	---

Standard days and timings for Plays (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for performing plays (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed. (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
--	---------

Please give further details here (Please read guidance note 4)

	To permit the occasional showing of pre-recorded films, music videos and other entertainment.
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Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

E - Live Music

Will the performance of live music take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
--	---------

Please give further details here (Please read guidance note 4)

	Unamplified/amplified music will be via artists singing, DJ, bands and other music of a similar nature.
--	---

Standard days and timings for Live Music (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for the performance of live music (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed. (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
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3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
--	---------

Please give further details here (Please read guidance note 4)

	Music via a recorded source.
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Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. (Please read guidance note 6)

	An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.
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3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

G - Performances of Dance

Will the performances of dance take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
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Please give further details here (Please read guidance note 4)

	Performances by staff and performers throughout the premises.
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Standard days and timings for Performance of dance (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for the performance of dance (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed. (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
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- 3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
- 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
- 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

H - Anything of a similar description to that falling within (e), (f) or (g)

Please give a description of the type of entertainment you will be providing

	Entertainment of a similar nature to live music, recorded music and performance of dance but which may not be strictly considered live music, recorded music and performance of dance.
--	--

Will the entertainment take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
--	---------

Please give further details here (Please read guidance note 4)

	Please see description above.
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Standard days and timings for Anything of a similiar description to that falling within (e), (f) or (g) (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00

Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed. (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
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3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
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Please give further details here (Please read guidance note 4)

	Provision of hot food and hot drink after 23.00 hours and 05.00 hours the following day.
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Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

Day	Start	Finish
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Mon	23:00	00:00
Tues	23:00	00:00
Wed	23:00	00:00
Thur	23:00	00:00
Fri	23:00	05:00
Sat	23:00	05:00
Sun	23:00	00:00

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 8)

	On the premises
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Standard days and timings for Supply of alcohol (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:00
Tues	09:00	00:00
Wed	09:00	00:00
Thur	09:00	00:00

Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	00:00

State any seasonal variations for the supply of alcohol (Please read guidance 5)

--	--

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
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Please download and then upload the consent form completed by the designated proposed premises supervisor

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5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	David Adrian
Surname	Jones

DOB

Date Of Birth	
---------------	--

Address of proposed designated premises supervisor

Street number or Building name	
Street Description	
Town	
County	
Post code	

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

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

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	None
--	------

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

L - Hours premises are open to public

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

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

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

Hours premises are open to the public (standard timings Please read guidance note 7)

Day	Start	Finish
Mon	09:00	00:30
Tues	09:00	00:30
Wed	09:00	00:30
Thur	09:00	00:30
Fri	09:00	06:30

Sat	09:00	06:30
Sun	09:00	00:30

State any seasonal variations (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	<p>An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences. On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day. On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday. On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.</p>
--	---

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 10)

	<p>The Applicant, Corsica Studios, hosts a wide range of event genres and club nights with a diverse programme of music and creative events. The Applicant operates an existing premises located in two railway arches in Elephant and Castle, which was awarded Small Club of the Year in the DJ Mags' Best of British 2019.</p> <p>The premises that is subject to this application, located at Arches 164-166, Rear 115 Peckham Rye Lane, is a music and arts venue situated in three railway arches close to Peckham Rye Station. The Applicant has held numerous club nights and live music events at the premises under temporary event notices.</p> <p>The Applicant is seeking a new premises licence to permit regulated entertainment in the form of plays, films, live music, recorded music, performances of dance and anything of a similar description to live music, recorded music or performances of dance, as well as the sale of alcohol and late night refreshment from 09:00 hours to 00:00 hours (midnight), Sunday to Thursday and from 09:00 hours to 06:00 hours the following day Friday and Saturday. The application seeks to regulate licensable activities which the applicant has been carrying out for some time at the premises with the benefit of temporary event notices.</p> <p>The Applicant has consulted with the Licensing Authority and Police Licensing Team on this premises licence application prior to submission. A robust operating schedule of proposed licence conditions is submitted with the application to ensure the promotion of the licensing objectives at all times.</p>
--	--

b) the prevention of crime and disorder

	Please see box M a) above and the schedule of conditions submitted with the application.
--	--

c) public safety

	Please see box M a) above and the schedule of conditions submitted with the application.
--	--

d) the prevention of public nuisance

	Please see box M a) above and the schedule of conditions submitted with the application.
--	--

e) the protection of children from harm

	Please see box M a) above and the schedule of conditions submitted with the application.
--	--

Guidance note 10

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

Please upload a plan of the premises

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Please upload any additional information i.e. risk assessments

	Conditions.docx
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Checklist

	I have enclosed the plan of the premises. I understand that if I do not comply with the above requirements my application will be rejected. I understand that I must now advertise my application (In the local paper within 14 days of applying)
--	---

Home Office Declaration

Please tick to indicate agreement

	<input type="checkbox"/> I am a company or limited liability partnership
--	--

Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	
Date (DD/MM/YYYY)	01/07/2022
Capacity	Solicitors acting for and on behalf of the applicant

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	01/07/2022
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

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

GUIDANCE NOTES

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agents must sign the

application form.

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

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

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

Once you complete form you will be redirected to payments and won't be able to return back.

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

Corsica Studios
Arches 164-166, Rear 115 Peckham Rye Lane, London, SE15 4ST
Premises Licence Conditions

1. A minimum of 2 SIA licensed door supervisors shall be employed at the premises from 22:00 hours on Friday and Saturday until the terminal hour on occasions when the premises trades until midnight or later. SIA licensed door supervisors must correctly display their SIA licences when on duty so as to be visible.
2. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available upon the request of Police or authorised officer throughout the entire 31-day period.
3. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the minimum of delay when requested.
4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. all seizures of drugs or offensive weapons
 - f. any faults in the CCTV system, searching equipment or scanning equipment
 - g. any refusal of the sale of alcohol
 - h. any visit by a relevant authority or emergency service
5. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
6. A written dispersal policy shall be devised regarding the premises. The policy should include (but not necessarily be limited to) the following:
 - a. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
 - b. Details of public transport in the vicinity and how customers will be advised in respect of it.
 - c. Details of the management of taxis to and from the premises.
 - d. Details of the management of any 'winding down' period at the premises.

- e. Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
 - f. Details of any cloakroom facility at the premises and how it is managed.
 - g. Detail of road safety in respect of customers leaving the premises.
 - h. Details of the management of ejections from the premises.
 - i. Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up.
7. All staff employed at the premises shall be trained in the latest version of the dispersal policy and record of such training shall be kept as an annex to the policy.
 8. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of the Council.
 9. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
 10. The premises shall operate a 'Challenge 25' age verification policy. Staff shall ask for proof of age from anyone they suspect of being less than 25 years of age. Acceptable identification for the purpose of this condition:
 - a. Current passport or an equivalent form of identification such as a national identity card with a photograph and date of birth;
 - b. Current photographic driving licence or provisional licence with date of birth;
 - c. Military identification Card with a photograph and date of birth; or
 - d. A Proof of Age Standards Scheme (PASS) approved age card.
 11. All staff that undertake the sale or supply of alcohol shall receive appropriate training in relation to the age verification policy before being allowed to sell or supply alcohol.

From: Moore, Ray <Ray.Moore@southwark.gov.uk>
Sent: 26 July 2022 10:40
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; David Inzani
Cc: Forrest, Yemisi <Yemisi.Forrest@Southwark.gov.uk>
Subject: RE: Application for a new premises license, Corsica Studios Ltd T/A "Corsica Studios", Corsica Studios, Arches 164-166, Rear Of, 115 Rye Lane. Ref: 877905

Trading Standards as a responsible authority are in receipt of a new premises license application from Corsica Studios Ltd in respect of a premises at Corsica Studios, Arches 164-166, Rear Of, 115 Rye Lane. Trading Standards as a responsible authority are making representation in respect of this application under all the licensing objectives, but primarily the protection of children from harm.

In the general description this is to be:-

“The premises consists of three railway arches that are utilized as creative arts and events spaces. There is an external forecourt for use by patrons. Please see drawing number 01 dated 12-04-2021 submitted with the application for details of the premises layout.”

The opening hours are to be:-

Sunday to Thursday 09:00hrs to 00:00hrs and
Friday and Saturday 09:00hrs to 06:00hrs

The application is for on sales of alcohol as well as other activities. The hours for the sale of alcohol are to be the same as the opening hours.

The intended Designated Premises Supervisor is to be David Adrian Jones who is the sole director of Corsica Studios Ltd. On the companies house record the business is described as 90040 - Operation of arts facilities. However, the description in the application below (at M(a)) makes it expressly clear that the premises Intends to use its premises license to operate as a nightclub. It should be noted that this premises is in the Peckham Cumulative Impact Area – as such there is a presumption that such licenses would not be granted unless there is clear evidence as to what steps would be taken to mitigate any contribution to the cumulative impact. For the Peckham Major Town Centre area the closure times for similar premises in the Southwark Statement of Licensing policy are as follows:-

Restaurant: Closing time for Restaurants and Cafes: Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

Public house: 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

Hotel: Closing time for Hotel bars and guest houses: No restrictions for residents

Nightclubs: 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

Off licences: Closing time for Off-Licences and alcohol sales in grocers and supermarkets is 00:00 hours daily

Takeaway: Closing time for Take-away establishment: Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

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

Under the general – all four licensing objectives M(a) it states:-

“The Applicant, Corsica Studios, hosts a wide range of event genres and club nights with a diverse programme of music and creative events. The Applicant operates an existing premises located in two railway arches in Elephant and Castle, which was awarded Small Club of the Year in the DJ Mags’ Best of British 2019.

The premises that is subject to this application, located at Arches 164-166, Rear 115 Peckham Rye Lane, is a music and arts venue situated in three railway arches close to Peckham Rye Station. The Applicant has held numerous club nights and live music events at the premises under temporary event notices.

The Applicant is seeking a new premises licence to permit regulated entertainment in the form of plays, films, live music, recorded music, performances of dance and anything of a similar description to live music, recorded music or performances of dance, as well as the sale of alcohol and late night refreshment from 09:00 hours to 00:00 hours (midnight), Sunday to Thursday and from 09:00 hours to 06:00 hours the following day Friday and Saturday. The application seeks to regulate licensable activities which the applicant has been carrying out for some time at the premises with the benefit of temporary event notices.

The Applicant has consulted with the Licensing Authority and Police Licensing Team on this premises licence application prior to submission. A robust operating schedule of proposed licence conditions is submitted with the application to ensure the promotion of the licensing objectives at all times.”

The attached list of conditions includes those relating to challenge 25 and staff training etc. i.e.

1. The premises shall operate a 'Challenge 25' age verification policy. Staff shall ask for proof of age from anyone they suspect of being less than 25 years of age. Acceptable identification for the purpose of this condition:
 - a. Current passport or an equivalent form of identification such as a national identity card with a photograph and date of birth;
 - b. Current photographic driving licence or provisional licence with date of birth;
 - c. Military identification Card with a photograph and date of birth; or
 - d. A Proof of Age Standards Scheme (PASS) approved age card.
2. All staff that undertake the sale or supply of alcohol shall receive appropriate training in relation to the age verification policy before being allowed to sell or supply alcohol.

Should this application be granted in some form Trading Standards as a responsible authority would ask that the conditions around under age sales be a tidied up form of what is in the list of conditions (relevant parts above).

4AA - The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

4AB - All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC - Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI - A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

This authority can provide suitable training records and training materials for the business upon request at no cost. An easy to use refusals register can also be provided – again at no cost to the business.

Ray MOORE

Principal Trading Standards Enforcement Officer

Southwark Council | Environment & Leisure| Regulatory Services

Post: 3rd Floor Hub 2, PO Box 64529 | London SE1P 5LX

Direct line 020 7525 0816 | Fax 020 7525 5735 | Call Centre 020 7525 2000

From: David Inzani
Sent: Friday, July 29, 2022 11:45 AM
To: Moore, Ray <Ray.Moore@southwark.gov.uk>
Cc: Forrest, Yemisi <Yemisi.Forrest@Southwark.gov.uk>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Lisa Inzani
Subject: RE: Application for a new premises license, Corsica Studios Ltd T/A "Corsica Studios", Corsica Studios, Arches 164-166, Rear Of, 115 Rye Lane. Ref: 877905

Dear Ray,

I write further to your representation on behalf of Trading Standards below, received on 26th July 2022.

Our client has confirmed that they would be happy to agree the proposed alternative conditions regarding age verification set out in your representation on the basis that you are now able to withdraw your representation.

For the avoidance of doubt, conditions 10 and 11 on the original application are to be replaced with those conditions numbered 4AA, 4AB, 4AC and 4AI set out in your email. For completeness I have set out all relevant conditions below and attach an updated schedule of conditions:

Conditions in the Application (to be replaced)

10. The premises shall operate a 'Challenge 25' age verification policy. Staff shall ask for proof of age from anyone they suspect of being less than 25 years of age. Acceptable identification for the purpose of this condition:
 - a. Current passport or an equivalent form of identification such as a national identity card with a photograph and date of birth;
 - b. Current photographic driving licence or provisional licence with date of birth;
 - c. Military identification Card with a photograph and date of birth; or
 - d. A Proof of Age Standards Scheme (PASS) approved age card.
11. All staff that undertake the sale or supply of alcohol shall receive appropriate training in relation to the age verification policy before being allowed to sell or supply alcohol.

Replacement Conditions Agreed with Trading Standards

4AA - The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

4AB - All staff involved in the sale of alcohol shall be trained in the age check

'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC - Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI - A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

I would be grateful if you could confirm to the Licensing Authority (copied) by return that your representation is withdrawn on the basis of the above agreed conditions.

I look forward to hearing from you.

Kind regards,

David

Corsica Studios
Arches 164-166, Rear 115 Peckham Rye Lane, London, SE15 4ST
Premises Licence Conditions

1. A minimum of 2 SIA licensed door supervisors shall be employed at the premises from 22:00 hours on Friday and Saturday until the terminal hour on occasions when the premises trades until midnight or later. SIA licensed door supervisors must correctly display their SIA licences when on duty so as to be visible.
2. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available upon the request of Police or authorised officer throughout the entire 31-day period.
3. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the minimum of delay when requested.
4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. all seizures of drugs or offensive weapons
 - f. any faults in the CCTV system, searching equipment or scanning equipment
 - g. any refusal of the sale of alcohol
 - h. any visit by a relevant authority or emergency service
5. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
6. A written dispersal policy shall be devised regarding the premises. The policy should include (but not necessarily be limited to) the following:
 - a. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
 - b. Details of public transport in the vicinity and how customers will be advised in respect of it.
 - c. Details of the management of taxis to and from the premises.
 - d. Details of the management of any 'winding down' period at the premises.

- e. Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
 - f. Details of any cloakroom facility at the premises and how it is managed.
 - g. Detail of road safety in respect of customers leaving the premises.
 - h. Details of the management of ejections from the premises.
 - i. Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up.
7. All staff employed at the premises shall be trained in the latest version of the dispersal policy and record of such training shall be kept as an annex to the policy.
8. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of the Council.
9. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- ~~10. The premises shall operate a 'Challenge 25' age verification policy. Staff shall ask for proof of age from anyone they suspect of being less than 25 years of age. Acceptable identification for the purpose of this condition:~~
- ~~a. Current passport or an equivalent form of identification such as a national identity card with a photograph and date of birth;~~
 - ~~b. Current photographic driving licence or provisional licence with date of birth;~~
 - ~~c. Military identification Card with a photograph and date of birth; or~~
 - ~~d. A Proof of Age Standards Scheme (PASS) approved age card.~~
- ~~(Condition removed and replaced in agreement with Trading Standards)~~
11. ~~All staff that undertake the sale or supply of alcohol shall receive appropriate training in relation to the age verification policy before being allowed to sell or supply alcohol.~~

(Condition removed and replaced in agreement with Trading Standards)

Conditions Agreed with Trading Standards

4AA - The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

4AB - All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC - Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI - A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

From: Moore, Ray <Ray.Moore@southwark.gov.uk>
Sent: Monday, August 1, 2022 3:32 PM
To: David Inzani
Cc: Forrest, Yemisi <Yemisi.Forrest@Southwark.gov.uk>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>;
Subject: RE: Application for a new premises license, Corsica Studios Ltd T/A "Corsica Studios", Corsica Studios, Arches 164-166, Rear Of, 115 Rye Lane. Ref: 877905

On the basis of the e-mail below Trading Standards now withdraw their representations.

Ray MOORE
Principal Trading Standards Enforcement Officer
Southwark Council | Environment & Leisure| Regulatory Services
Post: 3rd Floor Hub 2, PO Box 64529 | London SE1P 5LX
Direct line 020 7525 0816 | Fax 020 7525 5735 | Call Centre 020 7525 2000

From: Binya, Raymond <Raymond.Binya@southwark.gov.uk>

Sent: Thursday, July 28, 2022 11:12 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Cc:

Subject: Application for premises licence - Corsica Studios Arches 164-166, Rear Of 115 Rye Lane, London, SE15 4ST EPT's ref 980034

Dear Licensing Team,

Application for a new premises licence under the Licensing Act 2003.

Application reference number: 877905

Address: Corsica Studios
Arches 164-166, Rear Of
115 Rye Lane
London
SE15 4ST

Applicants seek for a new premises licence for the provision of:

- Plays (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Films (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Live music (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Recorded music (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Performance of dance (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Entertainment similar to Live/recorded music/performance of dance: (indoors): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Late night refreshment (indoors): Sun to Thurs: 23:00 - 00:00, Fri & Sat: 23:00 - 05:00
- Sale of alcohol (on the premises): Sun to Thurs: 09:00 - 00:00, Fri & Sat: 09:00 - 06:00
- Opening hours: Sun to Thurs: 09:00 - 00:30, Fri & Sat: 09:00 - 06:30

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

- a) The proposed hours are outside the current Licensing Policy recommended hours. EPT are concerned nearby residents are likely suffer from public nuisance as a result associated activities if this licence is to be granted with operating hours as applied. Southwark Noise and Nuisance Team are already in receipt of noise complaints from residents as a result of loud music noise escaping from the premises. A record of complaints and actions taken are tabularised below:

Date	Nature of complaint	Action taken
17/ 7/2022 at 06:02 hours	<i>“Resident reporting loud music from the carpet shop”</i>	Officers were unable to get through to the resident to arrange a visit.
16/7/2022 at 01.01 hours	<i>“Loud music from the Carpet Shop, Arch 164,115 Rye Lane SE15 4ST”</i>	<p>Officers visited the resident at 2.55hrs where they witnessed loud bass music that could be felt underfoot at a level that would cause some discomfort to the average person when trying to sleep or to sleep comfortably.</p> <p>Officers then visited the premises and spoke to Managers and owners. A last warning was given that a Noise Abatement Notice would be issued if noise was to be witnessed.</p>
28/5/2022 at 0.15 hours	<i>“Loud music from new club The Carpet Factory located at Rye Lane under the arches”</i>	<p>Officers witnessed loud music with bass thumps within resident's bedroom at 01.03 hours. Officers concluded that the music had some level of disturbance and interruption enough to disturb average person's sleep.</p> <p>Officers also noted that premises was not to be suitably sound proofed as the rear side black boarded area was of wood construction.</p> <p>Officers then spoke to the premises Manager who agreed to reduce music levels by 4dB.</p>
28/ 5/2022 at 03.56 hours	<i>“reports of noise from the carpet shop”</i>	Officers were unable to get through to the resident to arrange a visit.

28/ 5/2022	Report was made day after event had taken place: <i>“reports loud music coming from the club called ‘The Carpet shop’, the music goes on until 6am, when the noise officers attend they still refuse to turn down the music and they have the Door open onto the smoking deck”</i>	Since this was a day the event, resident was advised to contact the team when this happens again.
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- b) EPT have been in consultation with applicant's Acoustic Consultant and we were expecting the Noise Assessment Report to have accompanied this application.

Therefore, on behalf of EPT, I am objecting the above application and request for the applicant to submit the Noise Assessment Report for review. We also recommend for the applicants reconsider the operating hours for licensing activities to match those of the current Licensing Policy.

Kind Regards

Raymond Binya
Principal Environmental Protection Officer
 Environmental Protection Team

MEMO: Licensing Unit

To	Licensing Unit	Date	29 July 2022
From	Jayne Tear	Telephone	020 7525 0396
Email	jayne.tear@southwark.gov.uk		

Subject Re: Corsica Studios, Arches 164-166 Rear of 115 Rye Lane, London , SE15 4ST
- Application for a premises licence

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

- Plays (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Films (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Live music (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Recorded music (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Performance of dance (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Anything of a similar description to live music, recorded music and performance of dance (indoors) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Late night refreshment (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 05:00 the following day
- Supply of alcohol (on the premises) on Sunday to Thursday from 09:00 to 00:00 and on Friday and Saturday from 09:00 to 06:00 the following day
- Overall opening times shall be on Sunday to Thursday from 09:00 to 00:30 the following day and on Friday and Saturday from 09:00 to 06:30 the following day

Non Standard Timings

- An additional hour to the terminal hour for all licensable activities and opening times on the day that British Summertime commences.
- On New Year's Eve all licensable activities and opening hours permitted to the start of permitted hours on New Year's Day.
- On Bank Holiday Sundays all licensable activities and opening hours permitted to the start of permitted hours on the Bank Holiday Monday.
- On Maundy Thursday all licensable activities and opening hours permitted to the start of permitted hours on Good Friday.

The premises is described within the application as '*The premises consists of three railway arches that are utilized as creative arts and events spaces. There is an external forecourt for use by patrons. Please see drawing number 01 dated 12-04-2021 submitted with the application for details of the premises layout.*'

My representation is based on the Southwark Statement of Licensing policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

It is stated in box a) General – all four licensing objectives (b, c, d, and e) the following:

‘The Applicant has consulted with the Licensing Authority and Police Licensing Team on this premises licence application prior to submission’.

The applicant has not had any consultation regarding this application with me as Licensing Authority as a Responsible Authority, prior to this application being submitted.

This premise is situated within the Peckham Major Town Centre and under the Southwark Statement of Licensing Policy 2021 - 2026 the appropriate closing times for event premises where alcohol is included in, and ancillary to, a range of activities including meals in this area is on Sunday to Thursday 00:00 and on Friday and Saturday 01:00.

The premises also falls within the cumulative impact area (CIA) for Peckham. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark’s local cumulative impact policies. This premises sits in the Peckham policy area as defined in paragraph 155 of the policy and this premises falls into the class of premises in 156 of the policy.

Therefore under 131 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.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not contributing to crime and disorder and public nuisance within the policy area.

To promote the licensing objectives I ask the applicant to consider bringing the closing times and as such the licensable activities, in line with that which is appropriate for an event space within this area, with the sale of alcohol ceasing at least half hour before the closing times to allow for drinking up time.

Due to the lack of information provided with the operating schedule and to further to promote the prevention of crime and disorder and the prevention of public nuisance I ask the applicant to provide the following information:

- To provide a copy of the written dispersal policy for the premises (mentioned in condition 6 & 8 of the operating schedule but not supplied)
- To confirm the accommodation limit of the premises (to be conditioned)

I may submit further comments once all of the information is received.

I therefore submit this representation and welcome any discussion with the applicant.

Southwark's Statement of Licensing Policy 2021 – 2026 can be found on the following link:
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Jayne Tear

Principal Licensing Officer

In the capacity of Licensing Authority as a Responsible Authority



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

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

Tel: 020 7232 6756

Email:

southwarklicensing@met.police.uk

mark.a.lynch@met.police.uk

Our **MD/877905**
reference:

Date: **29th July 2022**

Dear Sir/Madam

Re: Corsica Studios Arches 164-166, Rear 115 Peckham Rye London SE154ST

Police are in possession of an application from the above for a new premises licence, the operating schedule describes the venue as night club and events venue. The terminal hour as requested are outside the guidelines set out in the Southwark Statement of Licensing. The premises are located within Peckham's cumulative impact area and as such has created a rebuttable presumption that new or variations to existing licences will be refused, unless the applicant can demonstrate the new premises will not add to the cumulative impact. The type of premises this relates to are Night Clubs, pubs, bars, off licences, grocery stores, supermarkets and anything similar.

A minimal enforceable control measures have been offered by the applicant within the operating schedule, and the application. The Home office guidance issued under Sec 182 of the licensing Act 2003 'General principles' state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

I object to this granting of this licence as the applicant has not fully addressed the licensing objectives or cumulative impact, in particular the prevention of crime and disorder licensing objective.

Submitted for your consideration.

Yours Sincerely

PC Mark Lynch 2246AS
Southwark Police Licensing Unit
Tel: 0207 232 6756

From: OTHER PERSON 1

Sent: Saturday, July 23, 2022 10:47 AM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Objection to licence application 877905

Hello,

I would like to register my objection to licence application:

877905

Corsica Studios

115 Arches 164-166, Rear Of Rye Lane

SE15 4ST

Date: 23/07/2022

I would like to register my strong opposition to this licence application. The “hours of operation” and “sale of alcohol” timings, completely disregard the guidelines in the Southwark Statement Of License Policy 2019. Furthermore, the area is already saturated with licensed venues. Another late license venue so central in the cumulative impact zone would dramatically add to crime and disorder in the area, especially in the early hours. The increased disruption from people concentrated in an already overwhelmed area would be unbearable. Rubbish, public alcohol consumption and shouting and urinating in the street.

Did we wait all this time for the station development to go ahead, only to have it ruined by this??

Kind regards

From: OTHER PERSON 2

Sent: Saturday, July 23, 2022 11:05 AM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Opposition to licence application 877905

Licence application: 877905

Representation: Opposed

Date: 23:07:22

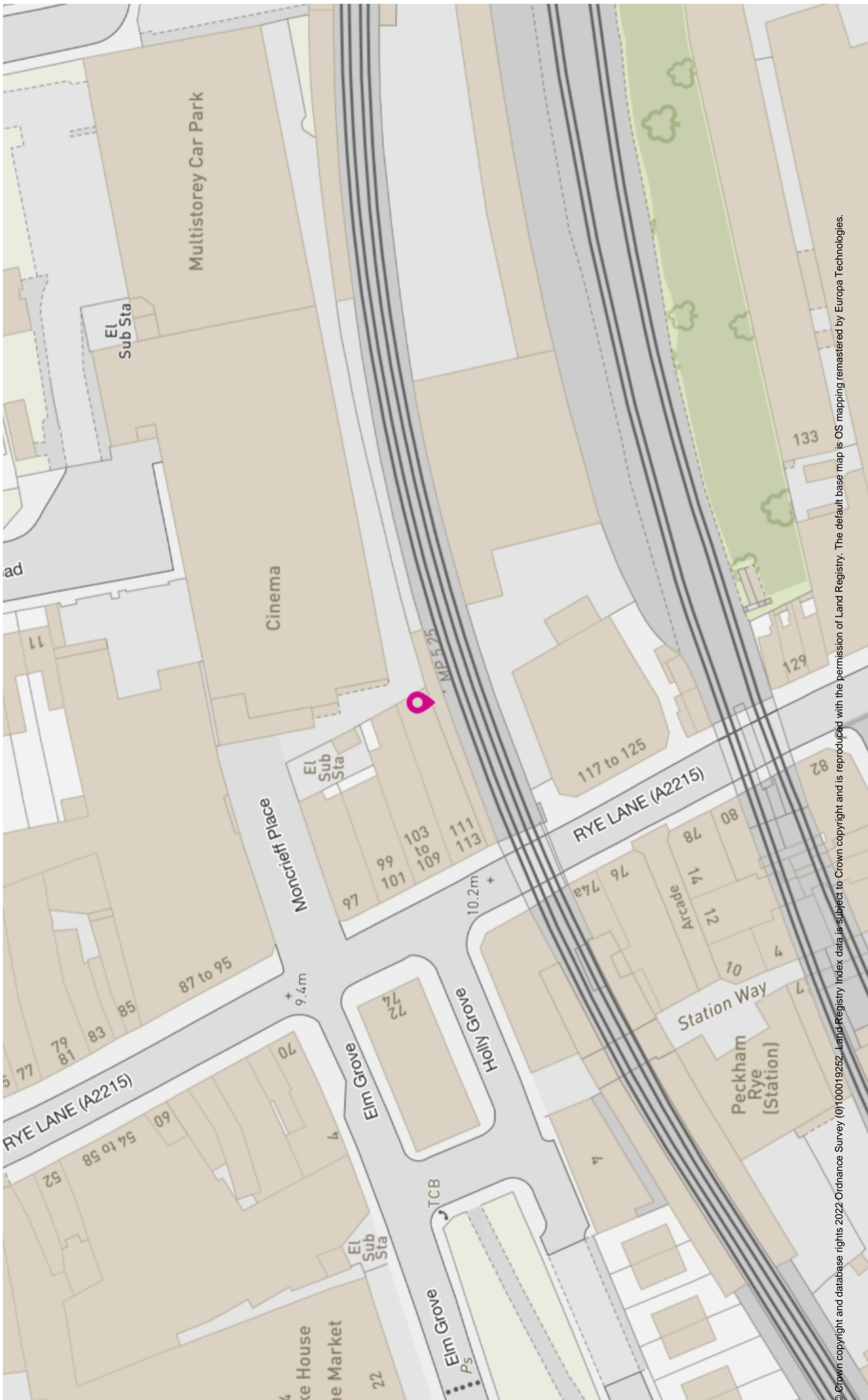
To whom it may concern,

I would like to represent an objection to the licence application 877905. The "hours of operation" and "sale of alcohol" timings, do not comply with the "Southwark Statement Of License Policy 2019". There are already too many licenced venues outside the station and drunk people will leave the area a mess. Another licensed venue in the "cumulative impact zone" would add to crime and disorder in the area and antisocial behaviour.

Thank you for your time

A

Start date	End date	Times	Maximum attendees	Sale of alcohol?	Regulated entertainment?	Late night refreshment?	Police objection?	EPT objection?
05/02/2022	06/02/2022	19:00 - 06:00	220	Yes	Yes	No	No	No
11/03/2022	13/03/2022	18:00 - 06:00	200	Yes	Yes	No	No	No
01/04/2022	03/04/2022	18:00 - 06:00	250	Yes	Yes	No	No	No
20/05/2022	22/05/2022	18:00 - 06:00	250	Yes	Yes	No	No	No
28/05/2022	29/05/2022	18:00 - 06:00	250	Yes	Yes	No	No	No
01/07/2022	03/07/2022	18:00 - 06:00	250	Yes	Yes	No	No	No
22/07/2022	24/07/2022	18:00 - 06:00	250	Yes	Yes	No	No	No



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6-Oct-2022



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		Steve Warby, legal team	
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