Open Agenda

Licensing Sub-Committee

Tuesday 20 October 2026
10.00 am
Online/Virtual

Membership

Councillor Jane Salmon (Chair)
Councillor Patrickson Amechi Obanya
Councillor Kath Whittam

Reserves

Councillor Andy Higson

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: 12 October 2026

PRINTED ON RECYCLED PAPER

Licensing Sub-Committee

Tuesday 20 October 2026
10.00 am
Online/Virtual

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: THE PRINCE OF PECKHAM, 1 CLAYTON ROAD LONDON SE15 5JA**	1 - 49
	ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.	

Item No.	Title	Page No.

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: 12 October 2026

Agenda Item 5

Meeting Name:	Licensing Sub-Committee
Date:	22 October 2026
Report title:	Licensing Act 2003: The Prince of Peckham, 1 Clayton Road London SE15 5JA
Ward(s) or groups affected:	Rye Lane
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made by The Arbuthnot Group Ltd to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as The Prince of Peckham, 1 Clayton Road London SE15 5JA.

2. Notes:

   a) The application seeks to vary the premises licence held in respect of the premises known as The Prince of Peckham, 1 Clayton Road London SE15 5JA. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to representations from two responsible authorities, namely, the Council's Environmental Protection Team (EPT), the Licensing Authority and four further representations from other persons which remain outstanding and is therefore referred to the licensing sub-committee for determination. A copy of the existing licence is attached to this report at Appendix A.

   b) Paragraphs 13 to 16 of this report provide a summary of the application. A copy of the application submitted with the application is attached to this report as Appendix B.

   c) Paragraphs 17 to 25 of this report deal with the representations submitted in respect of the application. There are representations from two responsible authorities and four other persons, available in Appendices C and D.

   d) A map showing the location of the premises is attached to this report as Appendix E.

e) 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 current premises licence

8. The current premises licence was issued on 26 April 2017.

9. The hours on the current licence are:

- Regulated Entertainment in the form of Films, Indoor sporting event and Recorded music (Indoors)
  - Sunday to Thursday: 10:00 to 00:00
  - Friday & Saturday: 10:00 to 02:00
- Sale by retail of alcohol to be consumed on and off the premises:
  - Sunday to Thursday: 10:00 to 00:00
  - Friday & Saturday: 10:00 to 02:00
- Late night refreshment (Indoors and Outdoors):
  - Sunday to Thursday: 23:00 to 00:00
  - Friday & Saturday: 23:00 to 02:00
- Opening hours:
  - Sunday to Thursday: 08:00 to 00:30
  - Friday & Saturday: 08:00 to 02:30

10. The premises are operated as a public house.

11. The designated premises supervisor (DPS) is Clement Ogbonnaya, who holds a personal licence with London Borough of Lambeth.

12. A copy of the current premises licence is attached to this report as Appendix A.

The variation application

13. On 18 August 2026 The Arbuthnot Group Ltd applied to this Council to vary the premises licence under the Licensing Act 2003 in respect of the premises known as The Prince of Peckham, 1 Clayton Road London SE15 5JA.

14. The application seeks the following:

- To add the basement level to the licensed area
- To remove condition 843 - That no more than 20 customers can remain in the outside area by Peckham High Street at any time.
- To remove condition 850 - That no outside area should be used after 23.00 except for a maximum of six smokers in a designated area.

15. The application form provides the applicant's operating schedule. Parts J, K, L and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives, as stated in the Licensing Act 2003. Should a varied premises licence be issued in respect of the application then the information provided in part M of the operating schedule will form the basis of any additional conditions that will be attached to the varied licence.

16. Copies of the application and the outside management plan are attached to this report as Appendix B.

Representations from responsible authorities

17. Representations were submitted by two responsible authorities, namely the Council's Environmental Protection Team (EPT) and the Licensing Authority.

18. The representation from EPT raises concerns regarding the removal of conditions 843 and 850 as they expect the applicant to have offered alternative capacity control for the outside area. They further state that application if granted as applied is likely to give rise to the following:

    a) Noise from conversation and congregation within the external area
    b) Disturbance to nearby residents during the late evening and night-time period
    c) Difficulties in dispersal management and
    d) Increased public nuisance associated with unrestricted outdoor use.

19. The representation from the Licensing Authority was submitted in relation to the prevention of public nuisance and the prevention of crime and disorder. They further state that they expect the applicant to have offered alternative number of patrons to use the outside area as the measures set out in the applicant's Outside Management Plan would not be sufficient to promote the licensing objectives.

20. Both authorities have no objection to the addition of the basement to the licensed area.

21. The representations from EPT and the Licensing Authority are attached to this report as Appendix C

Representations from other persons

22. Four representations were received from other persons in respect of the application.

23. The representations received from other persons raise concerns that the proposed removal of conditions 843 and 850 would lead to an increase in noise from patrons using the outside area. They are concerned that increase noise nuisance would have an adverse impact on residents in the area.

24. There is no objection from other persons to add the basement to the licensed area.

25. Copies of the representations are attached to this report as Appendix C

Conciliation

26. Copies of the representations have been forwarded to the licence holder's representative, and they are yet to respond to the representations from the responsible authorities and other persons at the time of drafting the report.

Premises history

27. The premises licence was originally granted in 2005 to The Globe Pub Company Ltd, with John Francis Kelly specified as the Designated Premises Supervisor (DPS).

28. On 15 July 2008, an application to vary the Designated Premises Supervisor from John Francis Kelly to Anthony Onojewho Enakimoni was submitted and subsequently granted.

29. On 10 September 2008, an application to transfer the premises licence to Anthony Onojewho Enakimoni was submitted and granted.

30. On 26 April 2010, applications to transfer the premises licence to Gilbert Lynch and to vary the Designated Premises Supervisor to Charles Clearey were submitted and granted.

31. On 16 November 2010, an application to vary the Designated Premises Supervisor to Theresa Valerie Adams was submitted and granted.

32. On 6 April 2012, applications to transfer the premises licence to John Kelly and to vary the Designated Premises Supervisor to Leonard Herbert Lucas were submitted and granted.

33. On 23 May 2013, an application to vary the Designated Premises Supervisor to John Kelly was submitted and granted.

34. On 3 July 2013, applications to transfer the premises licence to Star Pubs & Bars Limited and to vary the Designated Premises Supervisor to Gilbert Lynch were submitted and granted.

35. On 12 March 2015, an application to vary the premises licence was submitted seeking to extend the permitted opening hours, amend the layout of the premises, and remove duplicated conditions. The application was granted under delegated authority in May 2015.

36. On 5 June 2015, applications to transfer the premises licence to Dolis House London Ltd and to vary the Designated Premises Supervisor to Gregory James Joseph Barry were submitted and granted.

37. On 24 March 2017, an application to transfer the premises licence to The Arbuthnot Group Ltd was granted. The licence was subsequently suspended on 23 October 2018 for non-payment of the annual fee.

38. On 6 February 2017, The Arbuthnot Group Ltd applied for a new premises licence, with Clement Ogbonnaya proposed as the Designated Premises Supervisor. The application was granted by the Licensing Sub-Committee on 20 April 2017, and the new premises licence was issued on 26 April 2017.

Temporary event notices

39. The table below contains history of Temporary Event Notices (TEN) for 2026

Applicant	Dates	Activities	Counter Notice
Clement Ogbonnaya	01/01/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	09/02/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	03/04/2026 to 06/04/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	01/05/2026 to 04/05/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	22/05/2026 to 25/05/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	28/08/2026 to 31/08/2026 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 350 persons	No
Clement Ogbonnaya	01/01/2027 00:30 to 04:00 hours	Regulated entertainment and Sale by retail of alcohol (on sales) for 400 persons	No

Complaints

40. The table below contains a list of complaints submitted about the premises in the last 12 months:

Date	Source	Complaint
04/07/2026	Patron	One customer alleged unacceptable service and physical assault.
04/07/2026	Patron	One customer feeling anxious about overcrowding at the premises.
04/08/2026	Local resident	Complaint about a fight between patrons and noise from patrons leaving the venue.

Map

41. A map showing the location of the premises is attached to this report as Appendix E. The following licensed premises are situated within a 100-metre radius of the premises:

The Prince of Peckham 1, Clayton Arms, Clayton Road, London SE15 5JA

- Opening hours
    - Sunday to Thursday 08:00 to 00:30
    - Friday & Saturday 08:00 to 02:30
- Films, indoor sporting event and recorded music - indoors:
    - Sunday to Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 02:00
- Late night refreshment - indoors and outdoors:
    - Sunday to Thursday 23:00 to 00:00
    - Friday & Saturday 23:00 to 02:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Sunday to Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 02:00

The Copper Tap 190-192, Red Cow, Peckham High Street, London SE15 5EG

- Opening hours
    - Monday to Thursday 10:00 to 23:30
    - Friday & Saturday 10:00 to 01:30
    - Sunday 10:00 to 23:00

- Late night refreshment – indoors:
    - Friday 23:00 to 01:00
    - Saturday 23:00 to 01:00
- Live music – indoors:
    - Friday 23:00 to 01:00
    - Saturday 23:00 to 01:00
- Performance of dance and Recorded music – indoors:
    - Monday to Thursday 12:00 to 23:00
    - Friday & Saturday 12:00 to 01:00
    - Sunday 12:00 to 22:30
- Sale by retail of alcohol to be consumed on premises:
    - Monday to Thursday 10:00 to 23:00
    - Friday & Saturday 10:00 to 01:00
    - Sunday 12:00 to 22:30

Binder Off Licence 149, Peckham High Street, London SE15 5SL

- Opening hours:
    - Monday to Sunday: 24 hours
- Sale by retail of alcohol to be consumed off premises:
    - Monday to Sunday 10:00 to 00:00

Peckham Food and Wine 176, Peckham High Street, SE15 5EG

- Opening hours:
    - Monday to Sunday: 24h hours
- Sale by retail of alcohol to be consumed off premises:
    - Monday to Sunday 07:00 to 01:00.

Southwark Council statement of licensing policy

42. Council assembly approved Southwark's statement of licensing policy 2026 - 2031 on 18 March 2026 and it came into effect on 19 March 2026.

43. Sections of the statement that are of relevance to the sub-committee's consideration are:

- Chapter 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.

- Chapter 5 – Determining applications for premises licenses 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.

- Chapter 6, paragraphs 112-118 and Appendix B – 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.

- Chapter 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.

- Chapter 8, paragraphs 138-146 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.

- Chapter 8, paragraphs 147-151 – Public safety. This provides general guidance on the promotion of the second licensing objective.

- Chapter 8, paragraphs 152-155 – The prevention of public nuisance. This provides general guidance on the promotion of the third licensing objective.

- Chapter 8, paragraphs 162-195 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.

44. 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 function 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.

45. Members should take into consideration the Southwark statement of licensing policy, the Section 182 Guidance and the National Licensing Policy Framework for the hospitality and leisure sectors England and Wales November 2025 when making decisions. The links for these are below:

    Southwark policy:

    Licensing Act 2003: Statement of Licensing Policy 2026 to 2031

Section 182 Guidance:

Revised guidance issued under section 182 of the Licensing Act 2003 (September 2026) (accessible version) - GOV.UK

National Licensing Policy Framework for hospitality and leisure sectors:

National Licensing Policy Framework for the hospitality and leisure sectors - GOV.UK

Cumulative impact area (CIA)

46. The premises fall within Peckham Cumulative Impact Area (CIA), and it is located within Peckham Major Town Centre.

47. Under Southwark's statement of licensing policy 2026 - 2031 the time for public hours in a major town centre are:

- Sunday to Thursday: 11:00 to 23:00
- Friday and Saturday: 11:00 to 00:00.

Climate change implications

48. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.

49. 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.

50. Examples of such an agreement may be:

- Not to use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.

- Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.

51. The council's climate change strategy is available at:

https://www.southwark.gov.uk/sites/default/files/2024-12/Climate%20Change%20Strategy%20%28July%202021%29%20%287%29.pdf

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

Community impact statement

52. 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

53. 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.

54. 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 who have 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.

55. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2026 – 2031:

    Licensing Act 2003: Statement of Licensing Policy 2026 to 2031

Health impact statement

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

Resource implications

57. A fee of £635.00 has been paid by the applicant in respect of this application being the statutory fee payable for premises within non-domestic rateable value E.

Consultation

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Interim Director of Law and Governance

59. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.

60. The principles which sub-committee members must apply are set out below.

Principles for making the determination

61. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.

62. The principles which sub-committee members must apply are set out below.

63. 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.

64. 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.

65. 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:

- Grant the application as submitted

- Grant the application subject to such conditions mentioned in section 35 (4) (a) as the Authority considers appropriate for the promotion of the licensing objectives.

- To reject the application.

Conditions

66. 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 appropriate to do so. Conditions must be appropriate 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.

67. The four licensing objectives are:

- The prevention of crime and disorder
- Public safety
- The prevention of nuisance
- The protection of children from harm.

68. 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.

69. 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.

70. 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

71. 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

72. 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.

73. This matter relates to the determination for variation of the licence under Section 34 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

74. 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.

75. 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.

76. 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.

77. 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.

78. 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.

79. 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.

80. 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.

81. 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

82. Members are required to have regard to the Home Office 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 Resources

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Revised Guidance to the Act Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, C/O Regulatory Services, 160 Tooley Street, London SE1 2QH	Mrs. Esther Jones Tel: 020 7525 0752

APPENDICES

Name	Title
Appendix A	Current premises licence
Appendix B	Copies of the application and outside management plan
Appendix C	Representations from Responsible Authorities
Appendix D	Representations from Other persons
Appendix E	Map of the area

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure
Report Author	Ola Owojori, Principal Licensing Officer
Version	Final
Dated	28 September 2026
Key Decision?	No

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments Included**
Interim Director of Law and Governance	Yes	Yes
Strategic Director of Resources	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		2 October 2026

APPENDIX A

Licensing Act 2003 Premises Licence

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

Premises licence number 857731

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
The Prince of Peckham Clayton Arms 1 Clayton Road London SE15 5JA Ordnance survey map reference (if applicable), 534463176732	
Post town London	**Post code** SE15 5JA
Telephone number	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Films - Indoors
Indoor Sporting Event
Recorded Music - Indoors
Late Night Refreshment - Indoors and outdoors
Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises

For any non standard timings see **Annex 2**

Monday	08:00 - 00:30
Tuesday	08:00 - 00:30
Wednesday	08:00 - 00:30
Thursday	08:00 - 00:30
Friday	08:00 - 02:30
Saturday	08:00 - 02:30
Sunday	08:00 - 00:30

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

The times the licence authorises the carrying out of licensable activities
For any non standard timings see Annex 2 of the full premises licence

Films - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 02:00
Saturday	10:00 - 02:00
Sunday	10:00 - 00:00

Indoor Sporting Event

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 02:00
Saturday	10:00 - 02:00
Sunday	10:00 - 00:00

Recorded Music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 02:00
Saturday	10:00 - 02:00
Sunday	10:00 - 00:00

Late Night Refreshment - Indoors and outdoors

Monday	23:00 - 00:00
Tuesday	23:00 - 00:00
Wednesday	23:00 - 00:00
Thursday	23:00 - 00:00
Friday	23:00 - 02:00
Saturday	23:00 - 02:00
Sunday	23:00 - 00:00

Sale by retail of alcohol to be consumed on premises

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 02:00
Saturday	10:00 - 02:00
Sunday	10:00 - 00:00

Sale by retail of alcohol to be consumed off premises

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 02:00
Saturday	10:00 - 02:00
Sunday	10:00 - 00:00

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence
The Arbuthnot Group Ltd
BCL House, 2 Pavillion Business Park,
Royds Hall Road, Leeds, LS12 6AJ

Registered number of holder, for example company number, charity number (where applicable)
09821984

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

Clement Ogbonnaya

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol
Licence No.
Authority

Licence Issue date 26/04/2017



Head

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

Annex 1 - Mandatory conditions

100 No supply of alcohol may be made under the Premises Licence -
(a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
(b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
101 Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.
102 The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.
485 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -
(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -
(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
(ii) drink as much alcohol as possible (whether within a time limit or otherwise);
(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;
(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and
(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
487 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
488 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

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

(a) a holographic mark; or

(b) an ultraviolet feature.

489 The responsible person shall ensure that -

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

(i) Beer or cider: 1/2 pint;

(ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) Still wine in a glass: 125 ml;

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

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

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

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

(a) "duty" is to be construed in accordance with the Alcoholic Liqour Duties Act 1979;

(b) "permitted price" is the price found by applying the formula

P = D + (D x V),

where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence:

(ii) the designated premises supervisor (if any) in respect of such a licence; or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(v)"value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;

(2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with the operating Schedule

340 That the hours for licensable activities on New Year's Eve shall be extended to the start of permitted hours on the following day and an additional hour shall be added on the day when British Summer Time commences.

341 (a) That the premises shall be effectively ventilated. (b) Where the ventilation system is designed to maintain a positive air pressure within that part of the premises, that pressure shall be maintained whenever the public are present in that part of the premises.

342 That a sufficient number of suitable receptacles with properly fitting covers shall be provided to the satisfaction of the Council for the purpose of receiving rubbish, dust and refuse from the premises; and
all accumulations or collections of such rubbish, dust and refuse, unless immediately removed from the premises or destroyed, shall be placed in such receptacles and kept there until so removed or destroyed; provided that hot ashes, cinders or any other substances which, when in contact with flammable material, are likely to cause smoke or fire shall not be placed in the same receptacles as flammable rubbish or refuse. Such rubbish, dust and refuse shall be removed regularly from the premises. The receptacles shall be maintained in a clean and wholesome condition to the satisfaction of the Council and shall be kept in positions approved by the Council.

343 That no licensable activities shall take place in any outside area.

344 That there shall be no movement of musical or amplification equipment, to or from the premises, between the hours of midnight and 08:00.

345 That staff will be trained in all aspects and objectives of the licensing law.

346 That the premises will co-operate with the police and participate in any Pub Watch or other equivalent scheme.

347 That any noise from the licensable activities provided will be monitored in order to prevent nuisance.

348 That a zero tolerance policy towards illegal drugs will be in operation at all times.

349 That no person under 18 shall be admitted to any part of the premises where adult entertainment is provided.

350 That any restrictions on the admission of children will be displayed outside the premises or relevant part thereof.

351 That a direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

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

840 That licence number 858091 be surrendered upon the issue of this premises licence.
841 That all musicians and DJs must play electrically amplified music/audio/PA through a sound cut out device or limiting device. The cut-out device shall be maintained at levels set to the satisfaction. The cut-device or noise limiting device shall be maintained at levels set to the satisfaction of the Council's Noise Team.
842 That all doors and windows excepting any that may be required to be locked open for the purposes of means of escape shall be kept closed whenever public entertainment is being provided upon the premises.
843 That no more than 20 customers can remain in the outside area by Peckham High Street at any time.
844 That there be a maximum accommodation limit on the ground floor of 170 excluding staff and on the first floor of 80 excluding staff.
845 That the Dispersal Policy will be kept at the premises with the premises licence and made available for inspection by authorised officers.
846 That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises and cover the main areas including all outside areas and immediately outside the premises.
847 That all CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council. There will be at least one person on duty at all times that is familiar with the operation of the CCTV and able to download the footage upon request.
848 That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every six months and shall, upon request, be made immediately available to officers of the police and the council.
849 That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers at all exits / entrances at the premises requesting to the effect that customers leave the premises in a quiet and orderly manner with respect for local residents. Announcements to the same effect shall also be made.
850 That no outside area should be used after 23.00 except for a maximum of six smokers in a designated area.
851 That when the terminal hour is later than 01.00 there shall be two SIA registered door supervisors who will be engaged when the premises are in operation on Friday and Saturday and will be employed at all times after 21:00 until the end of business and all patrons have vacated the premises. They will be engaged to monitor admission and re-admissions to the premises, security, protection, screening, dealing with conflict and ensure that conditions related to the use of the outside area are adhered to and that the dispersal policy for the premises is implemented.

Annex 4 - Plans - Attached

Licence No.	857731
Plan No.	P119.REV.B
Plan Date	02/03/2017

APPENDIX B

Application form and Outside management plan

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

17/08/2026
Business - Application to vary a premises licence under the Licensing Act 2003
Ref No. 2616531

Name [redacted]f Applicant

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

Name(s)	The Arbuthnot Group Ltd
Premises licence number	857731

Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - 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.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.

o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

• Recorded Music: no licence permission is required for:

o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.

o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

• Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

• Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:

o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;

o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;

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

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

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

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

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

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

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

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

9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

Premises Details

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

£	[redacted]

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

Address Line 1	PRINCE OF PECKHAM
Address Line 2	1 CLAYTON ROAD
Town	LONDON
County	
Post code	SE15 5JA
Ordnance survey map reference	
Description of the location	
Telephone number	[redacted]

Part 2 - Applicant details

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

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

Part 3 Variation

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

Please tick	Yes

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

(DD/MM/YYYY)	

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

	No

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

	The variation is to update the layout of the premises only in accordance with the plans submitted. The changes are to include the basement level and to improve the overall standard of the premises and providing plans up to current British standards. The removal of conditions 843 and 850. There are no increases in hours.

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

Please select number from range	Less than 5000

Notes

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

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

IN ALL CASES COMPLETE BOXES K, L AND M

Operating Schedule part 4

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

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

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

Supply of alcohol (if ticking fill in box J)

In all cases complete boxes K, L and M

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

	N/A

Guidance Notes

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

L - Hours premises are open to public

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

Day	Start	Finish

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

Mon		
Tues		
Wed		
Thur		
Fri		
Sat		
Sun		

State any seasonal variations (Please read guidance note 6)

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

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

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

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

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

	Removal of conditions 843 and 850 below. 843 - That no more than 20 customers can remain in the outside area by Peckham High Street at any time. 850 - That no outside area should be used after 23.00 except for a maximum of six smokers in a designated area.

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

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

	[redacted]

Reason for not uploading the premises licence

M - Steps to promote four licencing objectives

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

	Please see proposed plan and outside management plan attached

b) the prevention of crime and disorder

	Please see proposed plan and outside management plan attached

c) public safety

	Please see proposed plan and outside management plan attached

d) the prevention of public nuisance

	Please see proposed plan and outside management plan attached

e) the protection of children from harm

	Please see proposed plan and outside management plan attached

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

Guidance note 11

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

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

Upload proposed plans	[redacted]
Upload existing plans	

Checklist

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

Declaration

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

I agree to the above statement

	I agree
PaymentDescription	[redacted]
PaymentAmountInMinorUnits	[redacted]
AuthCode	[redacted]
LicenceReference	[redacted]
PaymentContactEmail	

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

Full name	[redacted]
Capacity	Solicitors on Behalf of Applicant
Today's date (DD/MM/YYYY)	17/08/2026

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

Full name	

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

Capacity	
Today's date (DD/MM/YYYY)	

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

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

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

GUIDANCE NOTES

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

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.

PRINCE OF PECKHAM
OUTSIDE MANAGEMENT PLAN

This Outside Management Plan has been prepared to set out the strategy and approach to the operation of the outside area of the entrance of the Prince of Peckham.

Its purpose is to give a clear overview of the proposed operation and the ethos and management strategy underpinning the use of the outside area.

This Outside Management Plan has been prepared by the management of the Prince of Peckham following careful consideration of all concerns raised. In developing the Outside Management Plan, due regard has been given to best practices.

We have carefully considered site-specific issues raised by local consultees and stakeholders and built into this Outside Management Plan measures to address their concerns. This Outside Management Plan is a document that will be improved from time to time as it is a working best practices document that may change through discussions with interested parties and more specifically with our neighbours to ensure their concerns are addressed.

Staffing of Outside Areas

1. staffing levels shall be assessed, and an additional approved SIA door supervisor will ensure that the outside terrace, particularly at busy periods, will be adequately supervised;

2. each member of the Outside Area management team will have received adequate training on this Management plan, and this will be documented appropriately and records kept. The associated training record will be held in the Register (see below) on the licensed premises and made available for inspection by the Licensing Officer, Trading Standards or the Police;

3. the management team will ensure that all cups, glasses and plates etc. are picked up from the terraces on a regular basis, including throughout the operation

4. There will be designated cleaners and collectors during the busy periods to ensure that the outside areas remain clean and tidy throughout the operation.

Management of the Outside Area

5. The approved SIA door Supervisor will ensure that there is effective management of customer behaviour while using the outside areas.

6. There will always be a duty manager on duty on the premises.

7. When customers are outside after 10pm, the management team shall ensure that the area noise will be kept to a minimum so as to minimise the risk of noise disturbance and prevent patrons from potentially talking too loud. Noise levels will be monitored by the Staff and customers who are noisy will be politely asked to keep the noise down. Should a customer decline they will be

asked to leave the premises and will be banned.

8. Responsible use of the outside areas shall be promoted to customers

9. Appropriate signage shall be in place on the outside to remind customers to respect our neighbours and to use the area quietly.

10. A 30 - 60 minute winding down time is incorporated so that dispersing customers outside the premises is more gradual.

11. Prince of Peckham will not tolerate any person congregating outside of the agreed area or making a noise, and if they do not comply with staff instructions, then they will be banned from using the premises.

APPENDIX C

Representations from Responsible Authorities

From:	Owojori, Ola
To:	Owojori, Ola
Subject:	FW: Application to vary a Premises Licence under the Licensing Act 2003 for Prince of Peckham, 1 Clayton Road, London SE15 5JA our ref A78402
Date:	18 September 2026 14:35:04
Attachments:	image001.png

From: Binya, Raymond <[redacted]>
Sent: Wednesday, September 2, 2026 2:58 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [redacted]
Subject: Application to vary a Premises Licence under the Licensing Act 2003 for Prince of Peckham, 1 Clayton Road, London SE15 5JA our ref A78402

Dear Licensing Team,

RE: Application Reference Number: 888818
Address: Prince of Peckham
1 Clayton Road
London **SE15 5JA**

On behalf of the Environmental Protection Team (EPT) in our capacity as Environmental Health Responsible Authority, I wish to make a representation in respect of the above application.

The application seeks to:

a. Amend the licensed plans to include the basement level and update the plans to reflect the current layout of the premises and
b. Remove Conditions 843 and 850 relating to the use of the external area.

1) Amendment of Licensed Plans

EPT has no objection in principle to the amendment of the plans to include the basement area and bring the plans up to date.

This element of the application reflects issues identified during recent visits to the premises by Licensing Officers and the Metropolitan Police, during which it became apparent that the basement area was not accurately reflected on the licensed plans despite being in use. EPT considers it appropriate that the licensed plans accurately represent the layout of the premises and therefore raises no objection to this aspect of the variation.

2) Removal of Conditions 843 and 850

EPT objects to the proposed removal of Conditions 843 and 850 which currently state:

Condition 843: That no more than 20 customers can remain in the outside area by Peckham High Street at any time.

Condition 850: That no outside area should be used after 23:00 except for a maximum of six smokers in a designated area.

These conditions were clearly imposed to promote the prevention of public nuisance licensing objective and provide important controls over the use of the external area, which is located within a busy mixed-use environment with nearby residential properties.

Whilst the applicant has submitted an Outside Management Plan and rightly notes a number of management measures, including SIA supervision, customer monitoring, noise monitoring and signage, these measures do not adequately explain why the existing restrictions should be removed entirely.

EPT notes that the application does not propose any replacement conditions or alternative capacity controls for the external area. The practical effect of removing both conditions would be to remove:

- Any restriction on the number of patrons occupying the external area and
- Any restriction on the use of that area after 23:00 hours.

This is a significant change.

Recent discussions between Police, Licensing Officers and the premises have already highlighted concerns regarding activity within the external area and the challenges associated with managing customer behaviour. EPT understands that some of the issues reported to responsible authorities have related to the use of this outside space. The current conditions therefore continue to serve a clear licensing purpose.

Whilst EPT acknowledges that the applicant considers the existing restrictions to be operationally challenging, no substantive evidence has been provided demonstrating that the conditions are unnecessary, disproportionate, or no longer required to promote the licensing objectives.

Indeed, the applicant's own Outside Management Plan recognises the importance of controlling customer behaviour in the external area, reducing noise after 22:00, supervising patrons, preventing congregation, and ensuring gradual dispersal. These commitments support the rationale for retaining controls over the use of the outside area rather than removing them altogether.

In EPT's opinion, removing both conditions would materially increase the risk of:

a. Noise from conversation and congregation within the external area
b. Disturbance to nearby residents during the late evening and night-time period
c. Difficulties in dispersal management and

d. Increased public nuisance associated with unrestricted outdoor use.

Therefore, for the reasons set out above:

a. EPT has no objection to the proposed amendment of the plans to include the basement level and update the licensed layout.
b. EPT objects to the removal of Conditions 843 and 850 and recommends that both conditions remain on the licence.

Kind Regards

Raymond Binya [redacted]
Principal Environmental Protection Officer
Environmental Protection Team | Environment, Sustainability and Leisure
Southwark Council
T: [redacted]
W: www.southwark.gov.uk



airTEXT - a free subscription service: daily information on pollution and more, by text, email, voicemail, or mobile phone app; download from: http://www.airtext.info/
Southwark Website - information on what you can do to improve air quality. See: https://www.southwark.gov.uk/planning-environment-and-building-control/environment/air-quality

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

NRMM LEZ standards are changing!
From January 2025 standards will be EU Stage IV across Greater London.
Details are on the GLA website: Non-Road Mobile Machinery (NRMM) | London City Hall

To: Licensing Unit	**From:** Andrew Heron a[redacted] (on behalf of the Licensing Unit in its role as a responsible authority)		**Date:** 26/08/2026
Subject:	Representation		
Act:	The Licensing Act 2003 (the Act)		
Premises:	The Prince of Peckham – 1 Clayton Road, London, SE15 5JA		
Application number:	**890047**		
Location ID:		**Ward:**	Rye Lane

We object to the grant of an application for a premises licence, submitted by The Arbuthnot Group Ltdunder the Licensing Act 2003 (the Act), in respect of the premises known as The Prince of Peckham – 1 Clayton Road, London, SE15 5JA.

1. The application

This is an application for a full variation to an existing premises licence, following consultation with Licensing. The application seeks to update the plans following the use of the basement area; and to manage the external area differently.

2. The Locale

The premises sits within the centre of Elephant and Castle. There are residential addresses directly opposite to the premises



3. The Statement of Licensing Police (SoLP)

According to section 7 of this council's statement of licensing policy 2026 – 2031 (the SoLP), the premises falls inside the Peckham Cumulative Impact Area. The premises are listed as being within the Peckham and Castle Major Town Centre area.

A copy of the SoLP is available via:

Our licensing policies | Southwark Council

There are no changes to the hours; and therefore they are not for consideration.

4. Our objection

Our objection relates to the promotion of all of the following licensing objectives, but specifically:

- The prevention of public nuisance;
- The prevention of crime and disorder.

The application seeks to amend the current plans for the premises, for which we do not dispute. The application also seeks to remove the following conditions:

- 843 - That no more than 20 customers can remain in the outside area by Peckham High Street at any time;

- 850 - That no outside area should be used after 23.00 except for a maximum of six smokers in a designated area.

We would have expected the application to have offered alternative numbers of patrons for both conditions. This is so that the use of the external area can be effectively managed. It also means that Officer from the Council are able to effectively enforce such conditions. We would therefore welcome the Applicant to come back with new conditions that list the new numbers of patrons. We are happy for the Applicant to suggest such numbers as they believe are reasonable and manageable.

Secondly, the application refers to an 'Outside Management Plan'. This appears to form some sort of policy for the use of the external area.

The numbered points within this Plan also need to be made into enforceable conditions. We therefore invite the Applicant to formulate appropriate conditions, based on the contents of this Plan. We wouldn't accept a condition that simply makes this Plan a condition. In their current format, the numbered points are not specific to the activities of the premises and are therefore unenforceable.

We believe that this request is both reasonable and proportionate. If these conditions can be agreed, the representation will be withdrawn and the matter will not need to proceed to the Sub Committee stage, as long as there are no other outstanding representations.

Further information to support this representation may be presented prior to the licensing sub-committee hearing to determine the application.

Yours sincerely,

Andrew Heron
Principal Licensing Officer

Representations from Other persons

APPENDIX D

Other person A

From: Regen, Licensing
To: [redacted]
Subject: FW: The prince Peckham pub
Date: 09 September 2026 10:27:24
Attachments: IMG_2803.png

From: [redacted]>
Sent: Tuesday, September 8, 2026 2:02 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: The prince Peckham pub

You don't often get email from [redacted]. Learn why this is important

Hi I am a neighbour living across the pub owner of a [redacted] flat and I object this new license application , this is very noisy every day , but be able to get people around there for longer hours will make our life worse than is now .,. Please send me
If I need to fill any other document to object this new licence .., sincerely [redacted] ,
[redacted]

Other person B

From: [redacted]
To:
Subject: Re: Objection to License Variation Application - Prince of Peckham - 890047
Date: 09 September 2026 11:16:58

Hi Claire,
Thanks for your email. Unfortunately I'm not part of a residents association. Does that mean that my address will be shared with the business?

Either way, I would still like to restinster my objection.

My address is:
[redacted]

Thanks in advance,

[redacted]

On Wed, 9 Sept 2026 at 10:32, Beswick, Claire [redacted] wrote:

> Good morning,
>
> Thank you for your email.
>
> However, we are unable to process your representation as you have not provided your full postal address.
>
> Please provide a postal address to make this a valid representation
>
> Also please note that If you don't want your address to be given you must ask your local ward councillor or residents' association to object for you on your behalf.
>
> Regards,
>
> Southwark Licensing Team

From: [redacted]
Sent: Tuesday, September 8, 2026 2:27 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to License Variation Application - Prince of Peckham - 890047

You don't often get email from [redacted] Learn why this is important
Dear Licensing Team,

I am writing to formally object to the application to remove conditions 843 and 850 from the premises licence for the Prince of Peckham (890047).

Condition 843 currently limits the outside area by Peckham High Street to a maximum of 20 customers at any time. Condition 850 currently restricts use of the outside area after 23:00 to a maximum of six smokers in a designated area.

As a local resident, I already experience excessive noise from the premises' outside area on nights when the pub has late opening, from the smoking area and with crowds also gathering in the street during opening and well after closing time. This has a genuine and ongoing impact on the quality of life of residents living nearby.

Removing the existing customer limit and the 23:00 cut-off would, in my view, directly increase noise levels from the outside area, both during the evening and into the early hours. Rather than easing existing problems, this would allow larger crowds to gather outside for longer, exactly when noise is already causing disturbance.

I would ask that the licensing objective of preventing public nuisance be given full weight when considering this application. I do not believe removing conditions 843 and 850 is appropriate given the current situation, and I would ask that this objection be formally recorded against the application.

I am happy to provide further detail if helpful, and would be grateful for confirmation that this objection has been received and logged.

Kind regards,

[redacted]

[redacted]

[redacted]

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this in error please notify us immediately. If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful. Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

Other person C

From: [redacted]
To: Regen, Licensing
Subject: 890047
Date: 12 September 2026 07:43:19

You don't often get email fro[redacted]. Learn why this is important

I am objecting to application 890047 Removal of conditions 843 and 850 below. 843 - That no more than 20 customers can remain in the outside area by Peckham High Street at any time. 850 - That no outside area should be used after 23.00 except for a maximum of six smokers in a designated area.

I live opposite. The pub is extremely noisy late into the night often until 2am or 3am. Even after 11pm people congregate on the street. There is frequent disruption. The outside area is rarely limited to six smokers after 11pm. People spill out into the street. To increase the number of people outside will make it impossible to sleep. In the summer you can't have your windows open because of the noise levels.

Please don't agree to this change!

[redacted]

Other person D

From:	Regen, Licensing
To:	[redacted]
Subject:	FW: objection against Applications for Premises Licences and Reviews Details for Licence Number: 890047
Date:	09 September 2026 10:27:25

From: [redacted]>
Sent: Tuesday, September 8, 2026 2:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection against Applications for Premises Licences and Reviews Details for Licence Number: 890047

> You don't often get email from [redacted]. Learn why this is important

I would like to object to the change.
The area is one air, and opposite and to the side of a residential building.
The number of people and the time limit help to minimise the disruption.
If the change goes ahead, it will be impossible for residents to sleep!
Please deny the change.
Regards

[redacted]

PRINCE OF PECKHAM 1 CLAYTON ROAD LONDON SE15 5JA

APPENDIX E



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