

**From:** Moore, Ray <[Ray.Moore@southwark.gov.uk](mailto:Ray.Moore@southwark.gov.uk)>  
**Sent:** 26 July 2022 10:40  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; David Inzani  
**Cc:** Forrest, Yemisi <[Yemisi.Forrest@Southwark.gov.uk](mailto: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](mailto:Ray.Moore@southwark.gov.uk)>  
**Cc:** Forrest, Yemisi <[Yemisi.Forrest@Southwark.gov.uk](mailto:Yemisi.Forrest@Southwark.gov.uk)>; Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto: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 26<sup>th</sup> 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](mailto:Ray.Moore@southwark.gov.uk)>  
**Sent:** Monday, August 1, 2022 3:32 PM  
**To:** David Inzani  
**Cc:** Forrest, Yemisi <[Yemisi.Forrest@Southwark.gov.uk](mailto:Yemisi.Forrest@Southwark.gov.uk)>; Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto: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](mailto:Raymond.Binya@southwark.gov.uk)>

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

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto: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

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

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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](mailto:southwarklicensing@met.police.uk)

[mark.a.lynch@met.police.uk](mailto:mark.a.lynch@met.police.uk)

**Our**                    **MD/877905**  
**reference:**

**Date:**                **29<sup>th</sup> 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

*Working for a safer Southwark*



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