



Report of: **Service Director, Public Protection**

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	13 th August 2013	B1	Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Old Sessions House, 22 Clerkenwell Green, London EC1

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The variation application is to:
 - a) Extend the permitted hours the premises may sell alcohol, for consumption on the premises, on Mondays to Sundays from 10:00 until 06:00.
 - b) Extend the permitted hours for the provision Late Night Refreshment on Mondays to Sundays to between 23:00 and 05:00.
 - c) Amend a condition which essentially restricts the category of persons who may be sold alcohol at the premises.
- 1.3 The premises is currently licensed to:
 - a) Sell alcohol for consumption on the premises, Mondays to Saturdays from 10:00 to 23:00, Sundays/Good Fridays 12:00 to 22:30, Christmas Day 12:00 to 15:00, 19:00 to 22:30, and New Year's Eve to the start of permitted hours New Year's Day.
 - b) Play recorded music and provided music and dancing (for pre-booked events for pre-invited guests only), no restrictions on days or times.
 - c) To supply Late Night Refreshment, Mondays to Saturdays, from 23:00 to 23:30.

2. Recommendations

- 2.1 To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003.
- 2.2 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (See appendix 3);
 - ii. conditions recommended by responsible Authorities (see appendix 3); and
 - iii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.

3. Background

- 3.1 Papers are attached as follows:-
- | | |
|-------------|--|
| Appendix 1: | application form; |
| Appendix 2: | representations; |
| Appendix 3: | current premises licence; |
| Appendix 4: | suggested conditions and map of premises location. |
- 3.2 The premises is located within the Bunhill and Clerkenwell Cumulative Impact Policy area, adopted by the Council on 24 January 2013.
- 3.3 The Licensing Authority has received 48 letters of representation, including one representation in support of the application. The authors of six of the representations have requested anonymity. Four letters of representation opposing the application, three from local residents and one from the metropolitan police, were received after the permitted deadline and have not been included in the report.

4. Planning Implications

- 4.1 There is a planning application pending for:

Use as a private members club (sui generis) and associated uses including conference centre, exhibitions, training, presentations, product launches, fashion shows, antique and collectors fairs, weddings, bar mitzvahs, funerals, receptions, private parties, the provision of music, dance, entertainment, bar, lounge and health and fitness suite and sleeping accommodation and restaurant/bar within the lower ground floor accessible from Clerkenwell Road. This application may affect the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67. PLEASE NOTE: There was initially a proposal to include facilities for gaming however this now been removed. This application is provisionally scheduled to be heard by the planning committee on 5 September 2013.

- 4.2 The current planning consent allows the premises to be used for:

Meetings and conferences, professional training courses, private events, exhibitions and wedding receptions. There are no restrictions on hours of use.

5. Conclusion and reasons for recommendations


5.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as considered appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing Policy
Licensing Act 2003
Secretary of States Guidance

Final Report Clearance

Signed by


Service Director – Public Protection

Date

30-7-13

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We CENTRAL LONDON MASONIC CENTRE LIMITED

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number LN/2171-160609
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Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
OLD SESSIONS HOUSE 22 CLERKENWELL GREEN			
Post town	LONDON	Post code	EC1R 0NA

Telephone number at premises (if any)	0207 250 1212
Non-domestic rateable value of premises	£186000

Part 2 – Applicant details

Daytime contact telephone number	0207 250 1212
E-mail address (optional)	
Current postal address if different from premises address	
Post Town	
Postcode	

Part 3 - Variation

Please tick yes

Do you want the proposed variation to have effect as soon as possible?

If not do you want the variation to take effect from

Day		Month		Year	
+	+	+	+	+	+

Please describe briefly the nature of the proposed variation (Please see guidance note 1)
TO PERMIT THE SALE BY RETAIL OF ALCOHOL BETWEEN 10.00 AND 06.00 FOLLOWING EVERY DAY AND THE PROVISION OF LATE NIGHT REFRESHMENT BETWEEN 23.00 AND 05.00 FOLLOWING EVERY DAY

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

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick yes

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of entertainment facilities:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

Provision of late night refreshment (if ticking yes, fill in box L)

Sale by retail of alcohol (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>	
Mon			Please give further details here (please read guidance note 3)	
Tue				
Wed			State any seasonal variations for performing plays (please read guidance note 4)	
Thur				
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat				
Sun				

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>		
				Outdoors <input type="checkbox"/>		
				Both <input type="checkbox"/>		
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue						
Wed					State any seasonal variations for the exhibition of films (please read guidance note 4)	
Thur						
Fri					Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat						
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors <input type="checkbox"/>	
				Outdoors <input type="checkbox"/>	
				Both <input type="checkbox"/>	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue						
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)			
Thur						
Fri						
Sat			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

1

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue				
Wed				
Thur			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)	
Fri				
Sat				
Sun			<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			Will the facilities for dancing be indoors or outdoors or both – please tick (see guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
			Please give a description of the facilities for dancing you will be providing	
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
			State any seasonal variations for providing dancing facilities (please read guidance note 4)	
			Non standard timings. Where you intend to use the premises for the provision of facilities for dancing at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sun				

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>	
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors <input type="checkbox"/>
Mon				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)	
Wed				
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)	
Fri				
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Sun				

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	23.00	05.00	Please give further details here (please read guidance note 3)		
Tue	23.00	05.00			
Wed	23.00	05.00	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23.00	05.00			
Fri	23.00	05.00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sat	23.00	05.00			
Sun	23.00	05.00			

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	10.00	06.00			
Tue	10.00	06.00			
Wed	10.00	06.00			
Thur	10.00	06.00			
Fri	10.00	06.00			
Sat	10.00	06.00			
Sun	10.00	06.00			
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

N

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 8)

NONE

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	00.00	24.00	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p>
Tue	00.00	24.00	
Wed	00.00	24.00	
Thur	00.00	24.00	
Fri	00.00	24.00	
Sat	00.00	24.00	
Sun	00.00	24.00	

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

ANNEX 2, CONDITION 5 TO BE REPLACED BY:

Alcohol shall not be sold or supplied on the premises otherwise than to members of the club and their guests and to persons attending conferences, trade exhibitions or lectures by ticket or invitation issued in advance.

Please tick yes

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence
COPY ENCLOSED - THE ORIGINAL TO FOLLOW

P Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

An application for membership of the club must be made at least 48 hours before admission as a member in accordance with the club rules. Persons under the age of 18 will not be admitted as members.

b) The prevention of crime and disorder

A Digital Closed Circuit Television System will be installed and maintained on the premises. The CCTV system will be recording at all times when the premises are open and the recordings shall be kept for at least 31 days and made available to the police and council on request within 24 hours. A CCTV camera will be installed to cover the entrance of the premises. Two door supervisors will be stationed at the main entrance of the premises between 10.00 and 06.00.

c) Public safety

Fire safety equipment will be checked regularly and any requirements made by the Fire Safety Officer will be complied with.

d) The prevention of public nuisance

Windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise. Signs will be displayed at the exit reminding customers to leave quietly and respect the neighbours. The door supervisors will be instructed not to allow groups of smokers to congregate and cause noise. Notices will be displayed and the numbers will be controlled by the door supervisors. A CCTV camera will be installed to cover the smoking area outside the premises. Staff will call Taxis / Mini cabs for the use of customers leaving the premises when requested to do so. Members will be asked to wait at the reception area for the cab to arrive.

e) The protection of children from harm

All staff will be trained that alcohol will only be sold to persons who can produce photographic identification where there is any doubt that they are over the age of 18.

Persons under the age of 18 will not be permitted entry to the premises unless accompanied by an adult.

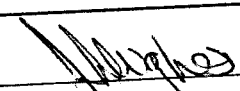
Please tick yes

- I have made or enclosed payment of the fee
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	14 th June 2013
Capacity	AUTHORISED AGENT

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)

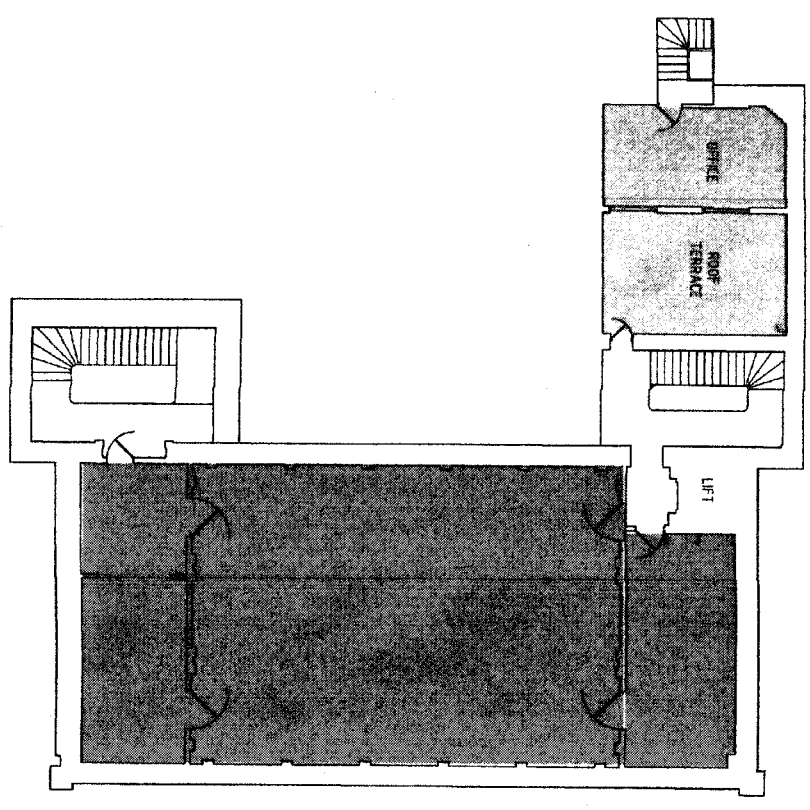
J & H LICENSING CONSULTANTS
35 WALFIELD AVENUE
WHETSTONE

Post town LONDON **Post code** N20 9PS

Telephone number (if any) 0208 446 8643

If you would prefer us to correspond with you by e-mail your e-mail address (optional)
trev.jenny@btinternet.com

SCALE: 1/4" = 1'-0"



BEING
 LIFT SHAFT
 TERRACE
 OFFICE
 CON. BALCONY
 EXISTING FOR APPROX

AVAILABLE
 OFFICE STRUCTURE FOR APPROX

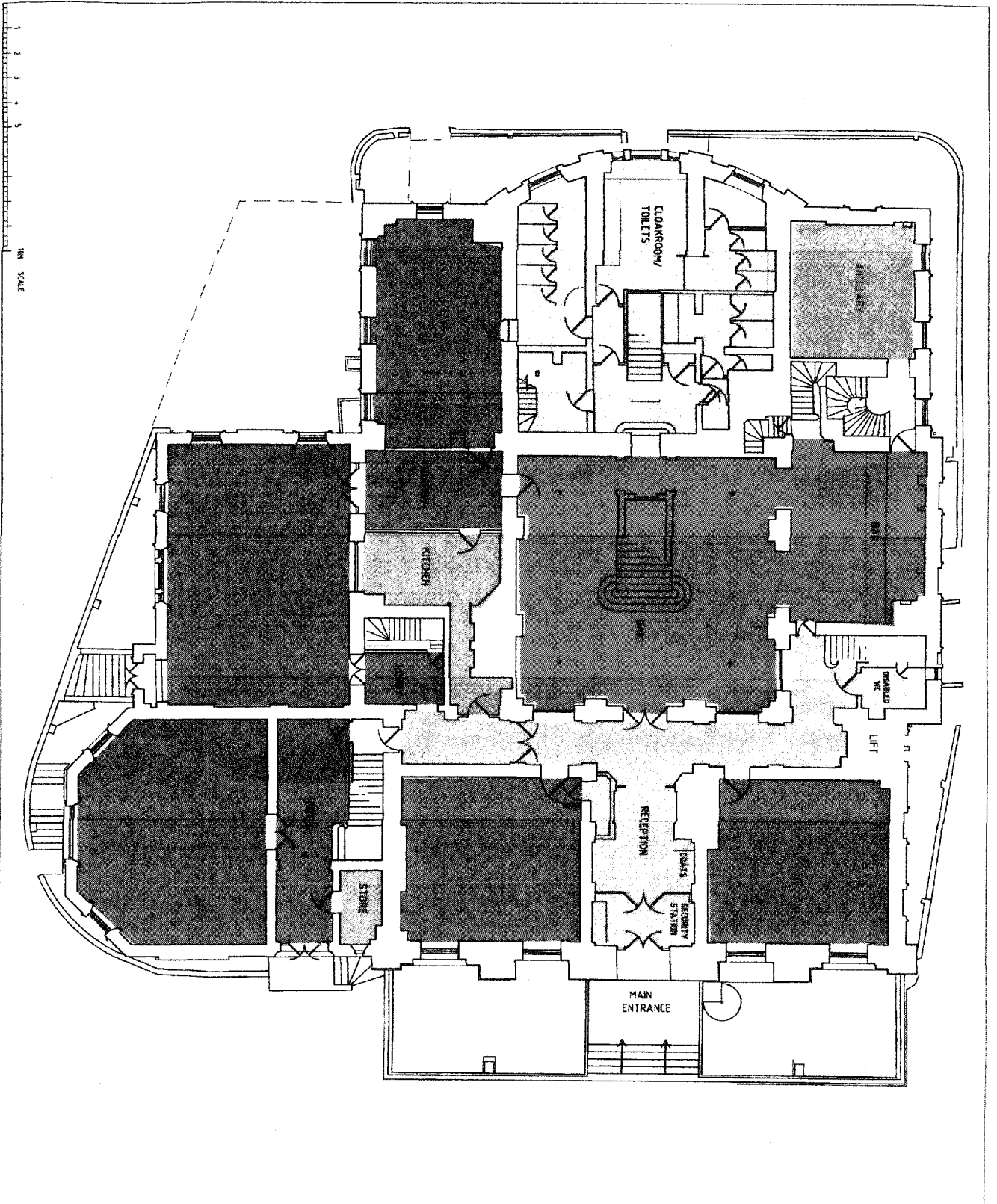
ROOF TERRACE
 BY APPROX. 2'-0"

EXISTING

PROJECT NO.	1008
DATE	10/10/08
SCALE	1/4" = 1'-0"
BY	...
CHECKED BY	...
DATE	...

THE OLD SESS CN HOUSE
 3RD FLOOR PROPERTIES
 THIRD FLOOR PLAN

NO.	DATE	DESCRIPTION
1	10/10/08	ISSUED FOR PERMIT



1 2 3 4 5
 MM SCALE

EXISTING

MAIN ENTRANCE
 RECEPTION
 KITCHEN
 STORE
 CLOAKROOM/ TOILETS
 DISABLED WC
 LIFT
 RECEPTION
 SECURITY STATION
 HALL

THE OLD SESS ON HOUSE
 SILVERTOWN PROPERTIES
 EXISTING GROUND FLOOR PLAN

ARCHITECT: MIDDLE ARCHITECTURAL DESIGN
 DATE: 2018

LEGEND:
 ■ EXISTING
 ■ CIRCULATION
 ■ STAIRS
 ■ LIFT
 ■ DISABLED WC
 ■ RECEPTION
 ■ SECURITY STATION
 ■ HALL
 ■ KITCHEN
 ■ STORE
 ■ CLOAKROOM/ TOILETS

NORTH

MR. SIMON GALLAGHER
YOUR REF: WH201315246

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address OLD SESSIONS HOUSE
22 CLERKENWELL GREEN, LONDON EC1R 0NA

Your Name: _____

Interest: _____

(E.g. resident)

Your Address: _____

Email: _____

Telephone: _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

THE APPLICATION TO EXTEND LICENSING HOURS EFFECTIVELY TURNS THESE PREMISES INTO AN ALL-NIGHT BAR. THE CLERKENWELL GREEN AREA BACKS ONTO DENSELY RESIDENTIAL STREETS AND ALREADY HAS A HIGH CONCENTRATION OF DRINKING/EATING ESTABLISHMENTS. EXTENDING THIS LICENCE WOULD INTENSIFY EXISTING PROBLEMS OF LATE NIGHT/EARLY MORNING NOISE, DRUNKENNESS, LOUDEST BEHAVIOUR AND STREET DEGRADATION FROM TOBACCO DRINK LITTER, VOMIT, PUBLIC URINATION.

Crime and Disorder

LOITERING, DRUNKEN ALTERCATIONS (EVIDENCED BY BLOOD SPATTERINGS ON THE STREET) AND PETTY CRIME AND VANDALISM ALREADY PLAGUE THE AREA FOR LOCAL RESIDENTS AS THEY COME AND GO FROM THEIR HOMES.

Protection of Children from Harm

SLEEP DISTURBANCE FROM NOISY LATE-NIGHT DRINKERS, SMOKERS & MOBILE PHONE USERS IS HARMFUL TO CHILDREN IN PARTICULAR.
HAVING TO WALK PAST POOLS OF VOMIT OR URINE IS A HEALTH HAZARD.
BROKEN BOTTLES + GLASSES PUT CHILDREN AT RISK OF ACCIDENT.

Public Safety

NARROW PAVEMENTS MEAN RESIDENTS/PASSERS BY ARE FORCED ONTO ROADS.
BROKEN GLASSES + BOTTLES & THE HEALTH RISKS FROM VOMIT ON STREETS, POOLS OF URINE & BLOOD SPATTERS.
EXTENDING LICENCES ONLY EXTENDS THE EXISTING PROBLEMS CAUSED BY THE NUMBER OF LICENSED ESTABLISHMENTS

I wish my identity to be kept anonymous (Yes/No -

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

I DO NOT WISH TO RECEIVE ANY REPRESENTATIONS FROM LICENCE APPLICANTS

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature S

Date 21/1/16

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

2

Gallacher, Simon

From: Williams, John on behalf of Licensing
Sent: 10 July 2013 16:05
To: Gallacher, Simon
Subject: FW: Objections to Old Sessions House Licence Application

-----Original Message-----

From: [REDACTED]
Sent: 10 July 2013 15:07
To: Licensing
Subject: Objections to Old Sessions House Licence Application

Dear Sirs,

I would like to make the following comments on the licence application for the following premises:
Old Sessions House
22 Clerkenwell Green
City of London
EC1R 0NA

My name and address is as follows:

[REDACTED]

My objections are as follows:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

* A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

* Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.

* Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).

* The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

Kind regards,



Anon (3)

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: The Old Sessions House, 22 Clerkenwell Green ("OSH")

Your Name: [REDACTED]

Interest: resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out

of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

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This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity

associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended

hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

I do not wish the applicant or their agent may make direct contact with me.

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature _____

Date _____ July 10, 2013 _____

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to: licensing@islington.gov.uk

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Licensing Act 2003 representation pro-forma

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You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address _____ OLD SESSIONS HOUSE , Clerkenwell Green EC1

Interest: _____ Resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Email:

Telephone _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

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Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

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Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further

aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous /No –

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature _____

Date _____ 09/08/2013 _____

Please ensure name and address details completed above

Return to: Licensing Service
 London Borough of Islington
 3rd Floor
 222 Upper Street
 London N1 1XR

or send by email to: licensing@islington.gov.uk

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Gallacher, Simon

From: [REDACTED]
Sent: 12 July 2013 22:28
To: [REDACTED]
Cc: Gallacher, Simon
Subject: Old Sessions House

Hi [REDACTED]

Thanks for the letterbox drop about the Old Sessions House.

I have read your letter and looked at the proposal - and I do not agree with your objections. My view is that a private members club is likely to be well managed and have control over their clientele - much more so than a nightclub like Fabric - just around the corner. Frankly, this proposal sounds much more desirable than the alternative possibilities! We have also seen the closure of a 24 hour licensed premises now that Turnmills at 63b Clerkenwell Road - immediately opposite the proposed development - and that has made no positive difference to my immediate living environment.

Clerkenwell is a vibrant area of London, and I think it's important that new business is allowed to open and flourish. I've lived in the area for 10 years, and I chose to do so for the local bars, restaurants etc. With this, for me, there comes an acceptance of some noise and some change of premises use.

For the reasons I have stated above, I cannot join your objections - and I will be supporting the application.

I appreciate this is not the response that you had hoped for - but I do think it is important that you're aware that not all local residents share your view. Happy for you to give me a call if you wish

Kind regards
[REDACTED]

Sent from my iPhone

6

Gallacher, Simon

From: Williams, John on behalf of Licensing
Sent: 12 July 2013 14:51
To: Gallacher, Simon
Subject: FW: Ref. WK/201315246 Licensing Act 2003 - Premises Licence Application Variation at Old Sessions House, 22 Clerkenwell Green, London EC1R 0NA,

-----Original Message-----

From: [REDACTED]
Sent: 12 July 2013 11:44
To: Licensing
Subject: Ref. WK/201315246 Licensing Act 2003 - Premises Licence Application Variation at Old Sessions House, 22 Clerkenwell Green, London EC1R 0NA,

Dear Sirs,

On behalf of The Clerkenwell Green Preservation Society Ltd. Registered Office on Clerkenwell Green and myself, a resident at [REDACTED] since 1989, I object to an alcohol licence for the new business at the Old Sessions House, as applied for, on the following grounds:

1. The premises falls within Islington Council's designated area of Cumulative Impact. The prospective plans propose that the lower ground floor, with its open space at the front of this Grade I listed building, will focus on entertainment requiring alcohol consumption.
2. An alcohol licence extended seven days a week from ten o'clock in the morning to 6 a.m. the following day is unacceptable, as is the Late Night Refreshment application for serving alcohol from 23.00 – 5.00 on the day following.
3. Seven days a week all night drinking, spreading into the frontage fore-court encourages, drunkenness and noisy behaviour which noise will disturb nearby neighbours sleeping.
4. Concerns are also raised about the current licence, which requires review and reconsideration. The long hours proposed for the sale of alcohol, the lack of restriction seven days a week on music and dancing and twenty-four hours late night refreshment. The experience of the crime-ridden Turnmills night club adjacent to the Old Sessions House had a similar alcohol and music and dancing, late night refreshment licenses, which brought in coach loads of "clubbers" from the West End, when Soho clubs closed. Local people have also the experience of a night club at Smithfield, with constant all-night noise and urinating in the streets from customers coming and going, slamming doors causing distress to residents at this anti-social behaviour. Licensees have no control on their customers once they have left the premises, as parents taking their children to the Sunday morning service at St. James Church, walking across the Green, strewn with bodies exhausted by Turnmills Club activities, discovered to their amazement.

5. This type of activity is not welcome in a prominent historic listed building which takes up the west side of Clerkenwell Green, the heart of the Conservation Area. If these full licenses are approved, the neighbourhood, restored on the demolition of Turnmills, will again become congested with alcohol-fuelled customers. The public open space will continue under threat, as the cumulative effect of outside drinkers from The Crown Tavern is evident, to the extent one cannot cross the road to arrive at an unblocked pavement. Already, the business interests in the Old Sessions House produces queues of people outside the building, the queue extending along the pavement and around the corner. Clearly, this queue is uncontrolled, indicating that inside the property there is insufficient space for its activities. Large plastic signs, to attract business, are hung on the listed railings of the building, detracting from its beauty.

6. Clerkenwell Green, as a public open space, is protected. It is a small enclosed area, incapable of containing the clientele anticipated by this licence application. The established public houses: Crown, Three Kings, Horseshoe, immediate neighbours to the site, provide ample and sufficient service in providing alcohol, food and entertainment, we request that new application be refused and the existing licence be reduced/limited as to timings and late night activities.

Yours faithfully,





9th July 2013

For the attention of: Simon Gallacher
Licensing Service London Borough of Islington

To whom it may concern

**Licensing Act 2003 – Premises License Application Variation – Ref: WK/201315246
Old Sessions House, 22 Clerkenwell Green (OSH)**

Public Nuisance

The effect of the license and planning application for the Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club, joined by potentially a casino and other activities open to the public 24 hours a day 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH and will have severely negative effects on the neighbouring residences and local residents and immediate surrounding area.

I **object** strongly to any license extending the current hours (23.00hrs Mon – Sat / 22.30hrs Sunday) any outdoor seating area and any club (for members or otherwise) open 24/7.

The above application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol - more so with the proposed 24hr open premises and sale of both alcohol and refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate the following:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance and even more so in the summer months when residents like to have their windows open (I live across the road to the building in question - where a lot of people seem to think is a public toilet!). The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. OSH Management and their security staff will have no power to enforce such rules as members and their guest are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the licence application is for alcohol on the premises, it is inevitable that the drinking and noise will move outdoors - the situation as witnessed for example outside The Crown Pub (Clerkenwell Green), The Three Kings Pub (Clerkenwell Close), The Green Pub (Clerkenwell Green/Farringdon Lane). Although these pubs have been part of the community for a long time - they are open for standard drinking hours).
- The building is not suitable for 24hr use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age and listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise - but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Continued...2

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as a area of cumulative impact and saturation and notes that alcohol consumption is increasingly indentified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the Licensing Policy. The Policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident I agree with the Council's Licensing Policy and ask that this particular application is rejected.

This License will have severely negative effects on the neighbouring residence and local residents and the immediate surround area. There is very little distinction between the proposed private members with guests and a night club open to the public.

This application opens the door to use OSH as an all night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on experience of nearby clubs such as Dust and Ghost– both located close to OSH – and not forgetting Turmills (which we know has since been demolished) but which attracted numerous issues such as shootings, drugs and violence.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already significant licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination and defecation, violence, noise, nuisance, thefts, damage to property and vehicles obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

St. James' Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. As does the residents car park to the rear of 36 Clerkenwell Green which is situated adjacent to OSH. **This is where I live and we get enough unwanted "visitors" as it is!** An all night club and potential casino just around the corner from the Churchyard and adjacent to 36 Clerkenwell Green residents car part seems only likely to encourage and increase such antisocial activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a membership fee with only a credit care requirement. The application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules but provided neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible in like with the freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no knowledge and over whom it would therefore have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the application to give any confidence that the club will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirables' late activity from antisocial behaviour such as drunkenness, urine, faeces, vomit and disturbance to more serious crime such as drug dealing, fighting, firearms and murder as per the recent experiences with Turmills, Dust and Ghost.

Continued...3

Protection of Children from Harm

With the supply of alcohol until 06.00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular this license could aggravate existing problems with antisocial behaviour in nearby St. James Churchyard which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in increase in crime, disorder and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions such as the presence of vomit, open containers of alcohol, food refuse and other rubbish associated with alcohol consumption.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact saturation. This situation should not be further aggravated with the addition of an all night license. Please note our earlier comments regarding antisocial behaviour (drunkenness, urine, faeces, vomit and disturbance) to more serious crime (drug dealing, fighting, firearms and murder) – as per the neighbourhood's recent experiences with Turmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from nightclub or casino - especially with the extended hours of alcohol sales and late night refreshment - coupled with the fact the premises will be open to the public 24hours a day even day a week.

Yours faithfully



8

Gallacher, Simon

From: [REDACTED] >
Sent: 15 July 2013 13:29
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Old Session House Licence change

Dear Mr Gallacher

With this email I would like to express my strongest opposition to the possible extension of the licence re Old Session House (Clarkenwell).

At [REDACTED] we will again be subjected to extreme noise (early hours) and various other disturbances that we reported to you in 2010 due to the Murphis (102 Clarckenwell). Please note that councillor George was involved and campaigned in our favour.

This was a nightmare and as you may remember we worked extensively with Islington council to remedy the problem.

Given the above mentioned case and the Licensees' Charter that you provided us in 2010 (see below) I will be very surprise and concerned if Old Session house is turned to an establishment which will damage the character of the area and also inflict miserly on its residence.

1. I look forward to hearing from you.

Regards
[REDACTED]

9

Gallacher, Simon

From: [REDACTED] >
Sent: 10 July 2013 20:05
To: Gallacher, Simon
Subject: Licence Application Variation at Old Sessions House--Objection

As a neighbour living within 20 meters of Old Sessions House, I wish to object to the proposal to extend drinking hours to 6am at the venue.

In recent years, there have been four all-night drinking clubs in the immediate local area--Turnmills, Ghost, Dust and Murphis. All four were major public nuisances and brought criminal activity to the neighbourhood. There is no reason to believe this time will be any different.

Public Nuisance. It is inevitable that there will be large groups of people outside OSH throughout the early hours of the morning who will be smoking, drinking, laughing, arguing, etc..
Further, as customers leave, local taxis will be honking throughout the morning to attract customers. When Murphis was operating, it was not unusual for several taxis to engage in "honking contests" at 4am to compete for customers.

Crime and Disorder. As with the other local late night drinking clubs mentioned above, an increase in criminal activity will occur. The venue will contend that as a "private members" club it will have better control over its clientele. However, in its planning application, no membership requirements or membership fees are disclosed. So one can assume anyone and everyone who wants to drink can easily gain entry.

In addition to these specific concerns, Clerkenwell has been designated as an area of cumulative impact and saturation. The proposed extension of drinking hours at OSH will only add to this problem and should be rejected.

Yours sincerely

[REDACTED]

10

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [REDACTED]

Interest: resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]
OET [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

x

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

11

Gallacher, Simon

From: [REDACTED]
Sent: 10 July 2013 10:03
To: Licensing
Cc: Gallacher, Simon
Subject: WK/201315246

RE: License application for Old Sessions House, 22 Clerkenwell Green

I live at [REDACTED] and have done since 1994 when there were only a few public houses and no restaurants in the vicinity. Neither the Public Houses or the recent spate of restaurants are bothersome as they all adhere to the standard licensing hours which already apply to the Old Sessions House. However I strongly object to any variation of those licensing hours as it would potentially seriously disturb this peacable residential neighbourhood. As an example of the nuisance caused by overnight licensing hours I can cite the real trouble the area endured when Turnmills Night Club existed, noise and fights, pavement blocking even into Sunday morning hours were just the norm and those nuisances still apply to the night clubs in the Smithfield Area. Indeed as a recent example of that nuisance my front door was vigorously attacked by a drunken group at [REDACTED]. I feared for my safety and called the Police [REDACTED].

This neighbourhood does not need any more entertainment venues and I vigorously object to the proposed application.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

12

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: **Old Sessions House, 22 Clerkenwell Green, EC1R 0NA**

Your Name: [REDACTED]

Interest: **Resident**

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

13

Gallacher, Simon

From: [REDACTED]
Sent: 15 July 2013 13:51
To: Licensing
Subject: License and planning application regarding Old Sessions House Clerkenwell Green

This is a written objection to any proposals for a licence of casino / All night Club for the above.

We are a residential area, the impact would be awful if such a venue was given the go ahead.

Should not a building as the Old Sessions House reflect the spirit of Clerkenwell which is on the Historic trail.

The overspill from such a proposed venue would no doubt lead to increased noise levels and anti social behaviour when people have had to much alcohol.

Yours Sincerely

[REDACTED]

14

Gallacher, Simon

From: [REDACTED]
Sent: 14 July 2013 12:30
To: Gallacher, Simon
Subject: Licensing Objection to the Old Sessions House Re:casino and club

Dear Sir.

[REDACTED]

Having put up with trouble day and night, drugs and the residential area being used as a toilet plus endless noise from Turnmills and Ghost night club the proposed idea for the Sessions house would not be a welcomed proposal from Islington council and for the residents of Clerkenwell.

CLERKENWELL HAS HAD ENOUGH!!

[REDACTED]

Sent from my iPad

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address _____ Old Sessions House Clerkenwell Green _____

Your Name: _____
Orphanides _____

Interest: _____ Residents _____

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Email: _____

Telephone _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

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This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes/No –

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Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature _____

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premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. **It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.** The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning. **I used to live near a premises in Islington with an alcohol licence until 3am, and moved solely because of the noise and disturbance caused by drunk people loitering, shouting and fighting in the middle of the night. They vomited outside homes and urinated in the street. There is no doubt that the licence applied for re OSH would cause exactly the same problems, but even more so given the extended hours.**
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

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3

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4

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Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes/No –

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

[Empty box for providing reasons for anonymity]

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature 

Date 11 July 2013

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
or send by email to: licensing@islington.gov.uk

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Islington Licensing Authority
Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority - Environmental Protection

Your Name	Eryka Bancroft
Job Title	Senior Environmental Health Officer
Postal and email address	Pollution Project Team Public Protection Division 222 Upper Street London N1 1XR
Contact telephone number	020 7527 3846

Name of the premises you are making a representation about	The Old Sessions House
Address of the premises you are making a representation about	22 Clerkenwell Green London EC1R 0NA

*Please detail the evidence supporting your representation. Or the reason for your representation.
Please use separate sheets if necessary*

To prevent public nuisance

We make a representation in relation to the minimisation and prevention of the risk of noise pollution to neighbouring occupiers.

The Pollution Projects Team has visited the premises and has considered the current Licensing Policy.

It is noted that the premises is situated in the Clerkenwell Cumulative Impact Area and as such a rebuttable presumption is that where representations are received then applications are normally refused unless the applicant can demonstrate, in their operating schedule, that there will be no adverse cumulative impact on the licensing objectives.

It is noted that the existing Premises Licence already provide hours for regulated entertainment the whole week from 00:00 to 24:00 and that the application is for the use of the premises for late night refreshment from 23:00 to 23:30 Monday to Saturday and the sale of alcohol on the premises from 10:00 until 23:00 Monday to Saturday and until 22:30 on Sunday.

Having reviewed the proposal our principle noise concern relates the potential for people noise outside the premises when leaving it to smoke and disperse.

In the event that the issue of the premises being in a cumulative impact zone not be an issue for the Committee we object to the granting of the Licence at this time but I would be happy to withdraw my objection if we could agree the conditions stated below.

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

A. Smoking Area and Number of Smokers

1. Premises users shall be prevented from taking drinking vessels outside the premises.
2. A designated smoking area and number of smokers outside the premises at any one time will be agreed with the Council's Noise Service.
3. Suitable receptacles will be provided for cigarette litter within the designated smoking area.
4. The Premises Licence Holder or nominated person shall supervise and control levels of noise on the smoking area and advise customers of the need to respect local residents where appropriate.

B. Deliveries and Collections

1. The handling of kegs, bottles cleaning equipment, bottle disposal and waste shall not take place before 07:00 or after 23:00 hours Monday to Saturday, and not on Sundays nor on Bank Holidays.
2. The delivery of goods is restricted to between the hours of 07:00 and 23:00 hours Monday to Saturday, and not on Sundays nor on Bank Holidays.

C. Dispersal

1. A dispersal policy and procedure shall be agreed with the Council's Noise Service before the extended hours and licensable activities applied for are granted.

D. Notices

1. The Premises Licence Holder or nominated person shall erect and maintain, in a prominent position at every exit a clear, conspicuous and legible notice requesting patrons to avoid causing noise, nuisance or disturbance to local residents.

Signed: _____

Date: 12th July 2013

Please send this form along with any additional sheets to the applicant. A copy should be sent to: Islington Council, Licensing Team, 159 Upper Street London N1 1RE or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

Anan

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Dear Sirs,

I am writing to you to make a representation and express my objections to the current Licence Application for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA.

As per your letter/circular, it is understood that they are applying for:

1. Licence to sell alcohol on Mon to Sun between 10am and 6am the following day.
2. Licence for 'Late Night Refreshment' from Mon to Sun from 23 pm to 5 am on the following day.

As a local resident, living immediately opposite the Sessions House, I object to all 3 requests on the following basis:

1. The sale of ALCOHOL in the local area is already a problem for residents, especially during the warmer months of the year, when punters tend to carry their drinks out into the street.
 - a. I acknowledge that the Licence request specifies that alcoholic drinks are to be consumed on the premises; IN PRACTICE however, given the constraints of internal spaces and the ready availability of external areas, especially on Clerkenwell Green, this is extremely likely NOT to be adhered to... Besides, it's not the consumption of alcohol (or food) that creates a problem for local residents, but then ENSUING BEHAVIOUR of INEBRIATED PUNTERS when they LEAVE the premises...
2. The sale of alcohol also causes problems in terms of 'rowdy behaviour' by intoxicated punters once they leave the licenced premises, even if they have consumed all their alcoholic beverages on the licenced premises... Historically we have had many problems with
 - a. Severe NOISE NUISANCE...
 - i. (more of that later)
 - b. Anti-Social Behaviour (AGGRESSION, FIGHTS, etc.),
 - c. HEALTH and SAFETY ISSUES, which includes,
 - i. inebriated punters URINATING on our door step (literally!... And I can attest to that, not only by the debris – and SMELL – left behind, but also by having witnessed both MALE and FEMALE members of the public in the ACT of doing so, while drifting away from the alcohol licenced venues in the vicinity!...).
 - ii. Very recently HUMAN FAECES were found just under the few steps which lead up from the CAR ENTRANCE to our COURTYARD, immediately opposite the Sessions House!... Necessitating residents to buy sand to cover them to avoid the already accumulating flies and smell, and to take steps to have them removed!... You will agree that such INCIDENTS are extremely UNDESIRABLE – on our DOORSTEP!... – not to mention the HEALTH and SAFETY risks involved!...
 - iii. and INAPPROPRIATE SEXUAL behaviour (easily observable in our PRIVATE Courtyard and Car Park, where – again – inebriated – punters often wander in, away from the licenced premises in the area!...
 - d. THEFT and CRIMINAL Behaviours
 - i. This has included disposing of stolen bags and jackets in our courtyard, where they find enough seclusion, as opposed to local streets or squares...
 - ii. It has often been a problem too, that prowlers consuming and selling DRUGS 'hang out' under the archways leading from Clerkenwell Green into our CAR PARK and up towards our COURTYARD, in the late hours of the night...
3. The COUNCIL's various services are FULLY AWARE of these,
 - a. Including NOISE PATROL
 - b. ASB Unit
 - c. And the local POLICE station
4. The LOCAL HISTORICAL CHARACTER of Clerkenwell is basically that of a Medieval Lay-Out, with winding streets, which cannot accommodate a lot of traffic.

- a. If local LICENCED premises start attracting more and more cars we – residents – start experiencing the ensuing problems of NOISE, CONGESTION, cars parking, banging doors, horns, breaks, etc. and accompanying increase in NOXIOUS FUMES...
 - b. Even if there is no increase in automotive traffic, an increase in PEDESTRIAN TRAFFIC in an area which is devoid of car traffic, means that 'intoxicated punters' then take to the streets with ROWDY behaviour which REVERBERATES in the constraints of tight RESIDENTIAL streets!... (I have often witnessed such 'passers-by' sitting in the middle of the street to have inebriated 'conversations' and laughing banter... This has also often included some people being upset and in tears, and FIGHTS...
5. Considering the SIZE of the area, the fact that we already have a number of regular LICENCED PREMISES (namely The Anchor, the Three Kings, The Crown Tavern, The Green, and the pub on Bowling Green Lane, and the Betsy Trotwood), and considering the vicinity of other MAJOR LICENCED AREAS, such as Old Street/Clerkenwell Road and FARRINGDON to the South, and the ANGEL to the North, and such MAJOR BUSY ROADS such as Farringdon Road to the West, Rosebery Avenue to the North, and St John's Street to the East, it begs the question of establishing a CEILING LIMIT to the number of LICENCES to be allowed at all!...
- a. The serious problems we used to have in the days before the TURNMILLS CLUB was closed and when the FARRINGDON Area was awash with late-night LICENCED VENUES, which meant the COUNCIL have to cover the expenses of EXTENSIVE CLEANING and SECURITY bills every SAT and SUN MORNING and every FRI and SAT night!...
 - b. I would claim the application of your 'CUMULATIVE IMPACT POLICY' on the case at hand.
 - c. The recent 'relaxation' of LICENCING LAWS calls for a stronger need to be even more THOROUGH in CONSIDERING the IMPACT of any new LICENCES on the local community!...
6. I understand that their current licence allows them to sell alcohol from Mon to Sat from 10 am to 23 pm, on Sundays from 12 am to 22:30 pm, and to sell late night refreshments from Mon to Sat from 23: to 23:30. So effectively their current application would mean an increase in the HOURS they would be allowed to sell both, to include licence to sell both throughout the night until early mornings, and to extend their licence from Mon to Sat into Sun (including the following day).
- a. The APPLICATION in question is basically an EXTENSION to their current licence until 5 or 6 am EVERY DAY of the WEEK AND WEEKEND – which potentially means PERMISSION for ALL of the ABOVE to be a CONSTANT PROBLEM EXTENDED THROUGHOUT the NIGHT 7 days a week throughout the year!!!!!!!!!!!!!!!!!!!!!! This is TOTALLY INACCEPTABLE!...

Based on all of the above, I would suggest that this application be refused without a doubt.

As per your explanations about the REPRESENTATIONS procedures, I also request that my name and exact address NOT be DISCLOSED to the Applicants (I do not mind being 'identified' as 'a resident in the immediate vicinity'), seen that this is a small community and I do not wish to be IMPORTUNED by the Applicants in any way.

I am copying both our MP, Ms Emily Thornberry, and the 3 LOCAL COUNCILLORS into this Representation and shall be asking them to make further representations on behalf of the local residents.

I shall also be contacting local Tenants and Residents Associations and Neighbourhood Watch.

Many thanks,

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 ████████████████████
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 ████████████████████

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address ___ Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: _____

Interest: _____ resident

Your Address: _____
_____ EC1R 0EA

Email: _____

Telephone _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address OLD SESSIONS HOUSE
72 CLERKENWELL GREEN LONDON EC1R 0NA.

Your Name: [REDACTED]

Interest: RESIDENT

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their

security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
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Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts,

damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

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With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

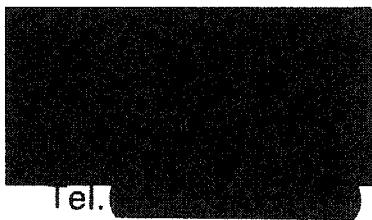
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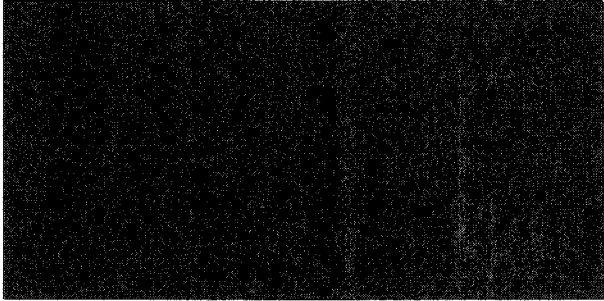
tel.

DEAR SIMON GALLACHER

I AM WRITING

TO OBJECT MOST
 STRONGLY APPLICATION TO
 LICENSE FOR ALCOHOL
 OLD SESSIONS HOUSE
 CLEAREN WELL GREEN
 THIS WOULD DESTROY
 NICE AREA AND INCREASE
 CRIME DRUNKENNESS IN
 NIGHT JUST LIKE
 TURNMILLS NIGHT CLUB
 AND SHOOTINGS FIGHTS
 STABBINGS UNTIL TURNMILL
 CLOSED DOWN
 PLEASE STOP THIS
 NIGHTMARE
 BEGINNING

THANK



Anon 22

Licensing Act 2003

**OLD SESSION HOUSE, CLERKVENWELL GREEN
OBJECTION TO LICENCE**

Premises Name and address _____ Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: _____

Interest: Resident _____

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: _____

Email _____

Telephone: 0 _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open

to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature _____

Date 11 July 2013 _____

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

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Gallacher, Simon

From: [Redacted]
Sent: 04 July 2013 07:37
To: Gallacher, Simon
Subject: Fwd: By 15 July - Please object - licence app for potential casino

Subject: Objection to Premises Licence Application for Old Sessions House, 22 Clerkenwell Green, London EC1R 0NA

Simon,

Please find attached and below my objection to the premises licence application for Old Sessions House. Please accept this email as my signature to the attached document, which I have submitted in your pro-forma format.

Thank you for your time in considering these objections.

Many thanks,

[Redacted Signature]

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address _____ Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: _____ [Redacted]

[Redacted]

Interest: _____ resident _____

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: _____

Email: _____

Telephone _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of

CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I hope that you will therefore give our objections due and proper consideration, and reject this licence application.

Thank you in advance for your time in considering this representation.

I wish my identity to be kept anonymous Yes/No –

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be

Licensing Act 2003- Representation from the Licensing Authority
Application: Old sessions House 22 Clerkenwell Green London EC1

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I am submitting a representation on behalf of the Licensing Authority with respect to the variation application to permit late night refreshment until 5am and the supply of alcohol until 6am Mondays to Sundays.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

<i>Licensing Policy 2</i>	<i>Cumulative Impact Areas</i>
<i>Licensing Policy 7</i>	<i>Licensing Hours</i>
<i>Licensing Policy 8</i>	<i>Licensing Hours</i>
<i>Licensing Policy 9</i>	<i>Standards of Management</i>
<i>Licensing Policy 10</i>	<i>Operating schedule</i>
<i>Licensing Policy 21</i>	<i>Dispersal Policy</i>

Recommendations and reasons

The premises is located in the Clerkenwell Cumulative Impact area which means that the council has determined that the area is already saturated with licenced premises and any licence applications need to be carefully examined to ensure that the proposed activities, opening hours, style of operation and management arrangements contained in the operating schedule will not add to the cumulative impact to such an extent that the licensing objectives are undermined.

The Licensing Authority has considered the style and hours of operation proposed by the applicant, the management arrangements described in the operating schedule, the special considerations described in paragraphs 5, 6 & 7 of the Licensing Policy and Licensing Policies 2, 7, 8 & 11.

The Licensing Authority is of the opinion that the application to provide late night refreshment and alcohol until 6am will add to the cumulative impact.

The application should be refused because the applicant has failed to demonstrate in there operating schedule that the operation of the premises will not add to the cumulative impact in particular:

1. The operating schedule suggests that alcohol will be available to supply to persons attending conferences and trade exhibitions during the proposed hours of 11pm to 6am
2. The dispersal policy is inadequate
3. The proposals for controlling the impact of club members smoking outside appears to be hastily put together in the operating schedule
4. The operating schedule hints at door supervisors but contains no details as to who and when door supervisors will be deployed and numbers
5. The arrangements for mitigating against the adverse impact on local residents of patrons arriving and departing after 11pm are inadequate
6. There are no proposed measures to minimise the impact of alcohol related disorder and antisocial behaviour arising from this premises.

The proposed operating schedule falls significantly below the standard that we would expect of a premises proposing to extend their hours of operation in a cumulative impact area and therefore it is recommended that the application be refused.

Janice Gibbons
Service Manager
Islington Council
Public Protection Division
222 Upper St
London N1 1XR

13 June 2013

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [Redacted]

Interest: resident
(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Gallacher, Simon

From: [REDACTED] >
Sent: 01 July 2013 10:18
To: Gallacher, Simon
Subject: RE: Old Sessions House - Licence Application

Dear Mr Gallacher

Thank you for informing me of this application. The residents of Clerkenwell Green feel a bit bombarded by licence applications at the moment.

The Old Sessions House is very close to our residential building at [REDACTED] and I would like to object to the extension of this Licence. I feel that the hours already granted should be sufficient and that to extend such hours throughout the night as applied for could result in noise disturbance and other nuisance affecting local residents at unsociable hours and hence detrimentally affect the character of this area which is generally peaceful at night.

Thank you for your attention.

Regards,

[REDACTED]

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Licensing Act 2003 representation pro-forma

Your Address:



Email:



Telephone



Please comment on the licensing objectives below relevant to your concerns or observation you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club, joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related anti-social behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer

months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not

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short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would therefore have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the

Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the

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applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes No

We will treat representations as anonymous where there is a genuine reason to do so, if yo

wish your name and address details to be withheld then please explain the reason:

[Redacted area for name and address details]

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone number and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature 

Date July 7, 2013

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to: licensing@islington.gov.uk

I would add that I vehemently object to this proposal. For many years, while Turnmills, Ghost, Dust and Murphy's Karaoke Bar were open, our lives were made miserable. Loud music, hooting cars and taxis, drunks and drug dealers, crime against residents, vomit and urine regularly 'deposited' on our cars and in our entrance hall, and owners who flaunted their licensing permits were a 'normal' part of our lives. We fought hard to close those offending establishments, and will do so again. This new club/casino would destroy any semblance of a normal, acceptable life, and seriously affect the value of our property.

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Gallacher, Simon

From: [REDACTED] >
Sent: 12 July 2013 08:25
To: Gallacher, Simon
Subject: Licensing Application for Old Sessions House.

Dear Simon

As you know I am a local resident at [REDACTED] St James's Walk and wish to submit my objections to the licensing application which has been made for the Old Sessions House. I have made my points under the relevant headings below. I think I am supposed to quote an Application number but I am writing this from abroad where I am on holiday and I just don't seem to be able to track down an Application number on the website but am mindful that I must submit this objection by Monday so I hope sending it direct to you will suffice.

1. Public Nuisance

The Old Sessions House to which this licence extension Application relates is a Grade II* listed building situated in the current Clerkenwell Cumulative Impact Area as specified in the Islington Licensing Policy 2013-2017 Document. The building is also situated in the Clerkenwell Conservation Area and a designated Area of Special Character.

The CCIA is a well framed policy designed to restrict the further development of licensed premises in the CCIA by a rebuttable presumption against further licences or licence extensions unless:

"The applicant can demonstrate why the operation the premises will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives." (Licensing Policy ("LP") 2)

It goes on to state that applications will normally be refused unless the applicant can demonstrate that there will be no adverse cumulative impact on the licensing objectives

The Application seeks to extend the Licensed hours substantially by a further 7 hours per night for each weekday and each Saturday from 2300 to 0600 and by a further 2 hours in the morning (1000-1200) and 7.5 hours per night on Sundays from 2230 -0600. The hours sought by the applicant far exceed the hours outlined for favourable consideration in Licensing Policy 8.

The excessive nature of the Application calls into question whether the applicant has given any proper and careful consideration of the LPD or the need to balance its interests with those of its business and residential neighbours.

The likelihood of public nuisance arising from such extended hours in the CCIA bordered by numerous mixed council, social housing and private residential areas should be apparent to any reasonable person without detailed explanation. However, for clarity, in my opinion they will be likely to include the following:

1. Patrons exiting the OSH, standing outside the OSH, continuing conversations in the Green and surrounding areas and making their way via the routes through significantly, or predominantly, residential areas such as Sekforde Street, Britton Street and Clerkenwell Close late at night when only a few people can make a highly intrusive nuisance of themselves talking, arguing or singing.

2.

2. Taxis and minicabs congregating in the Green and around the OSH waiting for trade as happens all along Charterhouse Street and Cowcross Street to service patrons of Fabric until 4 or 5 am. Whilst they are waiting, the drivers appear to stand in large and noisy groups chatting and smoking.

3. Late night patrons, having been enabled to drink until very late, are more likely to be involved in trouble from breaches of the peace, public drunkenness, and assault with the associated involvement of the police and further commotion generated.

Urine, vomit and defecation are currently significant and increasing issues in the area of the Green.

5. Smokers congregating at the exposed back of the OSH will inevitably cause noise and cigarette butts and if patrons choose to smoke other than in the designated area, there seems little that the club can do effectively if that occurs off-site.

6. There are no late night food venues in the area of the Green or surrounding streets which therefore seems likely to attract unlicensed "food" stalls to set up in the adjacent streets and alleys with the consequent rise in food waste and rubbish which in turn will attract vermin.

7. The character of the area is a mix of both numerous residential areas and a vibrant creative working environment. These principal activities live in a successful and peaceful co-existence with most of the businesses, other than bars and restaurants, operating on weekdays between 0800 and 1800. Bars and restaurants are generally restricted to licences ending before midnight, every night. There are no late night clubs in the immediate area of the OSH.

The protected Special Character of the area of the Green clearly includes peace and quiet after midnight.

2. Crime and disorder.

Late night entertainment, clubs and bars on, or near, Clerkenwell Road have an unhappy history to date. Most of the worst issues relate, or have related, to premises south of Clerkenwell Road. The Green and the area north of Clerkenwell Road (and east of Farringdon Road) have not to date been subjected to any such premises.

Beyond the more normal lower level drunkenness and disorder, late night venues appear to attract numerous more serious criminal activities from drug dealing, prostitution, violence and even murder near Turnmills before it closed. These impacts are well documented.

Whatever steps the new owners and operators of the OSH may take, and they place significant emphasis on their "management plan", the fact of the matter is that the effectiveness of that plan ends at the doors of the OSH. OSH staff have absolutely no jurisdiction, control or authority over any person beyond the bounds of the OSH. In practical terms therefore they have no power at all and the management plan will not help protect the surrounding area, from the behaviour of patrons off-site or the various "trades" that feed off late night patrons and venues.

For clarity, there is no suggestion whatsoever that the owners of the OSH would take any steps to encourage, or allow, any form of such behaviour at all but the point is they cannot control any part of such activities outside of the OSH. This in turn would require already stretched police resources to resolve any issues.

You only have to pass through the bottom of Greville Street in the late evening on Farringdon Road beside Farringdon Tube to find yourself being approached by men standing on the corners touting for illegal minicabs often as a precursor to offering drugs and/or prostitutes (these men also use the back alleys of Saffron Hill as their nightly toilet). One can see how effective a management plan may be at Cowcross Street where patrons for Fabric urinate, defecate, litter and fight leaving it filthy and rubbish strewn; the front of Fabric is immaculately pressure-washed.

Given recent history, there seems no reason to expect a late licensed private members club to be any different in attracting illegal late night activities even if these only occur off OSH premises. Indeed a successful management plan by OSH would have the odd consequence of keeping that sort of activity out of the OSH but push it into the immediate surrounding area which has plenty of narrow streets and dark corners. The Applicant's management policy's highly limited effectiveness in respect of the surrounding area is further and significantly compromised by a lack of clarity on what constitutes a private members' club and the applicant's intention to use the premises as a venue for non-member third party events. The Masons previously operated the OSH and their membership and hours were closely controlled; the Masons will no longer be involved in the operations of the OSH.

The Applicant claims the OSH will operate as a private members' club. What constitutes membership of that club is not specified by the Applicant. It is more than conceivable that membership may be loosely controlled with daily or temporary membership permitted and therefore very little actual knowledge of, or control over, any such "member". Casinos and "gentlemen's clubs" are often described as "members' only" but the only bar to membership is paying a fee on the night. If the private members' club designation is likely to be of that nature, then any guarantees as to the behaviour of "members" is likely to be next to worthless.

3. Protection of Children from Harm

Whilst I do not myself have children who would be affected by the degradation of our neighbourhood as outlined under 1 above, one of the pleasures of our area is the mixture of residents and particularly families with young children which makes up a balanced community. I believe that the risks to children from contact with or exposure to the side consequences of further late night drinking (vomit, urination/defecation, broken glass in our local streets and drunken people loitering in the nearby areas - none of which the applicant has shown will not happen) are such that it will drive families out of the area. For these reasons I believe the application should be rejected.

4. Health and Safety

I have already mentioned some of the obvious possible health and safety consequences resulting from the vomiting, urination/defecation and broken glass in our local streets that is the unfortunate by product of excess alcohol consumption. However I would also like to point out that the location of the OSH and the planned use of the Clerkenwell Road Entrance as the entry point for the lower ground floor bar will undoubtedly cause a safety hazard. I recollect very well the queues that wound out of Turnmills which was directly opposite on the Clerkenwell Road but had a less constrictive entrance. But despite that, frequently one had to walk into the road to get round them. As you will be aware the Clerkenwell Road is very busy road and it should not be expected that residents and passers by have to walk in the road to accommodate bar/ night club entrances. The situation is likely to be similar but worse in respect of the entrance to the lower ground floor of the OSH which is a set of narrow stone steps and the proximity of the traffic lights also risks taxis stopping in an unsafe place to drop people off or collect them.

My conclusion.

The Application seeks a substantial increase in licensed hours but seems not simply to have ignored much of the key issues of the LPD but to have a worryingly disregard for the following:

- the likely material adverse impact of such hours on a Islington Council Designated Area of Special Character
- the fact that the OSH is in the principal Clerkenwell Cumulative Impact Area
- the fact that they have no ability to control behaviour outside of the OSH premises
- the unhappy licensing history of late night premises on the Clerkenwell Road
- the numerous residential neighbourhoods in close proximity to the OSH

The OSH has operated successfully as a proper private members' club and venue in peaceful co-existence with its neighbours for more than 25 years. The new owners and management would be very welcome to continue that happy relationship on substantially the same terms. However, it seems to me that based on the Application that has been submitte there is a risk that the real aim is to achieve a (very) late night licence for a club or casino with only the barest lip service being paid to any concept of a private members' club or proper controls.

Accordingly, I would submit that the Application has failed to demonstrate proper or sufficient evidence of the applicant having properly considered matters and proposed necessary steps to ensure that there will be no adverse cumulative impact on the surrounding area of the CCIA and so the Application should be rejected.

Yours sincerely



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Gallacher, Simon

From: Nash, Rosemary on behalf of Licensing
Sent: 09 July 2013 15:11
To: Gallacher, Simon
Subject: FW: OSH. Clerkenwell Green

-----Original Message-----

From: [REDACTED]
Sent: 09 July 2013 15:13
To: Licensing
Subject: OSH. Clerkenwell Green

To whom it may concern

I am a resident of St John Street, and wish to formally object to the application for a 24 hour license for the Old Sessions House.

The increased risk of violence and anti-social behaviour from extended licensing hours is now well documented, and indeed recognized by LBI itself. The associated noise, traffic, loitering, and disturbance from 24/7 operations should be considered.

Yours sincerely

[REDACTED]

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Gallacher, Simon

From: [REDACTED] <[REDACTED]@delipip.com>
Sent: 15 July 2013 23:28
To: Gallacher, Simon
Subject: Sessions House, Clerkenwell

Further to our telephone conversation earlier today, my objections to the licence application for the Sessions House will follow on Wednesday when I expect to recover the text that is locked away in my computer that crashed yesterday and is presently inaccessible.

Please accept this note as a registration of my intention to object most strongly.

Thankyou

[REDACTED]
Resident & Chairman of the Regeneration Trust, Clerkenwell

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Gallacher, Simon

From: [REDACTED] <[REDACTED]@mishachmoudbenet>
Sent: 10 July 2013 12:17
To: Gallacher, Simon
Subject: Re: Old Sessions House - Licence Application

Thank you for bringing this application to our notice.

We would object on the grounds that any change to the current operation/license would be out of character for the immediate area and generate a considerable amount of public nuisance throughout the night to local residents.

With apologies that as I am currently out of the UK I am unable therefore unable to use the pro-forma letter on the available handheld device.

With thanks,

[REDACTED]

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [REDACTED]

Interest: Resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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10-7-13

36E Clerkenwell Green
London EC1R 0DU

Attention Simon Gallacher

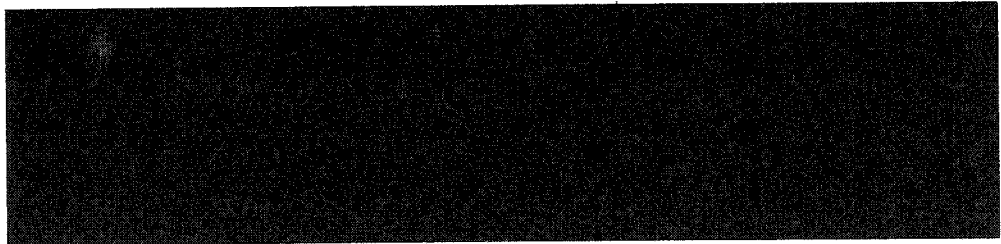
Re:

LICENSING ACT 2003 - PREMISES APPLICATION VARIATION
OLD SESSIONS HOUSE 36 CLERKENWELL GREEN EC1R 0NA

As a resident of Clerkenwell Green I am writing to register my objection to the application made to change the licence at the above address.

Taking into account the very close proximity to my home I feel any proposed late night activities would create public nuisance to all local households.

Yours faithfully



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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address **_ OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, LONDON EC1R 0NA**

Your Name: _____

Interest: Resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: _____
OAP _____

Email: _____

Telephone _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

My objections to this application are based upon the cumulative impact of new licensed premises on the Clerkenwell Area. The impacts are well documented (p 8,9,10 of the Council Planning Policy) – specifically :

13.

In more recent years the Licensing Authority has seen an increase in concerns raised by local residents, councillors and local businesses about the impact that the night time economy is having on the local environment in this area. Typical issues of concern include:

- *Public urination*
- *Litter*
- *Noise nuisance from patrons of licensed premises*
- *Drug dealing*
- *Thefts*
- *Damage to property and vehicles*
- *Obstruction of the public highway*

Clerkenwell Green and its surrounding residential streets are already badly affected by all of the above, and more licensed premises will only have a negative impact. This simple fact is acknowledged by the Council in its Cumulative Impact Policy statement.

'This special policy will create a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

This policy should result in all new licenses and extensions being rejected in all but exceptional circumstances.

Such exceptional circumstances might exist, but certainly do not include this application whose terms display a complete lack of sensitivity to the cumulative impact of the application. It is the **applicants responsibility to show how there will be NO negative incremental impact**, and they have completely failed to do so. In fact in the 'real world' it is impossible for such a venue (night club/casino masquerading as a 'private-members club') not to have a significant negative incremental impact – as any reasonable city dweller will understand.

My understanding of Policy is that the council recognises the problem faced by residents in Clerkenwell and accepts that new licenses will likely have a negative impact and contribute to the problems that exist regardless of the best efforts of applicants. This is the reason saturation zones have been established.

65. Furthermore the Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate that any such disturbance to residents when patrons have left the vicinity of a licenced premises.

It is quite likely that the applicants have made this ridiculous application to gauge the level of response before they fall back to their core plan. This 'shadow boxing game', whilst tiresome for all concerned, can produce a happy compromise. But in this location, at this time, I object and will continue to object to any late hours application.

The problems that exist in Clerkenwell will only be countered by the council **pushing back hard against applicants and constraining licensing hours** such that the benefits of alcohol related commercial activity are balanced against the negative consequences. If the council is serious in this regard, it would reject this application and should be very concerned about the situation that is developing around Clerkenwell Green.

This is a mixed use/residential area, and many people have to start work early so do not have the luxury of endless nights disturbed by noise. We choose to live here because of the special character of the Green, and accept that a degree of nuisance is unavoidable, but over recent years the development of the surrounding area and proliferation of licensed premises has had and will continue to degrade one of Islington's crown jewels. The council has a responsibility to prevent that from happening.

Crime and Disorder – see above

Protection of Children from Harm – see above

Public Safety – see above

I wish my identity to be kept anonymous Yes/No – No

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week. The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7. This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this. Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the

vicinity at all hours of the night and early morning.

- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough. The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents. As a local resident, I must agree with the Council's policy and ask that you reject this application. This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public. This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all

have now closed or have been closed. Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder. There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol. Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities. Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership. The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control. Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour

associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost. Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [redacted]

Interest: resident
(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [redacted]

Email: [redacted]

Telephone [redacted]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

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OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

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This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: Old Sessions House, 22 Clerkenwell Green, London EC1R 0NA

Your Name: [REDACTED]

Interest: Resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

I am against this licensing application as it stands now for the reasons given below.

A major concern with this application is the extension of the licence through to 6am (every day of the week). The now-closed Murphis club just a short distance away on Clerkenwell Road attracted a lot of complaints about the noise and disruption caused by people leaving the club in the small hours and the associated traffic – and Murphis' licence did not run through to 6am. Apart from the general extra noise, there was often a lot of shouting, car horns being sounded, etc in the small hours of the morning. As a part of Clerkenwell that has a significant residential population and is generally quiet at night-time, I do not think the operation of the proposed club in this location into the early hours of the morning and through to 6am would be appropriate.

Crime and Disorder

There is a real risk that with a licence running through to 6am some people will be leaving the club in an intoxicated state, with the resultant risk of arguments, fights, traffic incidents and general disorder, in turn leading to the police having to be called. This was a frequent occurrence with Murphis.

A secondary concern is the impact on parking in the area, which is already very constrained in terms of street parking spaces. Given this, it seems likely that there will be a related increase in illegal parking in Clerkenwell Green itself and the surrounding streets.

Protection of Children from Harm
Public Safety

I wish my identity to be kept anonymous: No

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

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Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature: 

Date: 13 July 2013

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
or send by email to: licensing@islington.gov.uk

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Interest: __Resident_____

(E.g. resident, business, TRA Chair, Councillor, solicitor)

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Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

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The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for

taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.

- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

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This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

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This application opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded

area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

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Premises Name and address OLD SESSIONS HOUSE
CLERKENWELL GREEN, LONDON EC1

Your Name: to [REDACTED]

Interest: RESIDENT & LOCAL BUSINESS

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

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impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

I wish my identity to be kept anonymous Yes/No –

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature

Date

15/07/2013

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [REDACTED]

Interest: resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

[REDACTED]

Telephone [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: Old Sessions House
Clerkenwell Green, London EC1

Name:

[REDACTED]

Interest:

Residents

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address:

[REDACTED]

Email:

[REDACTED]

Telephone:

[REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the licence and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this licence is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their

security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning. Alternatively, minicabs will probably congregate to collect patrons of the club at all hours, further causing disruption in the area. We have seen the results of late night clubbing in Vauxhall, where drunken clubbers and minicabs gather at all hours, often late in the morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours). Crowds gather outside many pubs and restaurants, with no thought for the safety of other users, who are forced into the road.
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

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This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

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Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [Redacted]

Interest: residents

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [Redacted]

Email: [Redacted]

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Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

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The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

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The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

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- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

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This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

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This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

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Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As local residents, we must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

Licensing Policy 7

This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

We hope that you will therefore give our objections due and proper consideration, and reject this licence application.

Thank you in advance for your time in considering this representation.

I wish my identity to be kept anonymous Yes/No –

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature



Date 5 July 2013

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [REDACTED]

Interest: resident

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

I object to this application for Old Sessions House (OSH) on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 5, 7, 8, 18 and 19.

The licence application seeks permission from Mon to Sun (10:00 – 06:00) to sell alcohol and from Mon to Sun (23:00 – 05:00) late night refreshments to members and their guests, with the premises being open 24 hours a day, 7 days a week. This is a very significant change from the historical use of OSH, which is only licensed and has only operated with events until 23:00 Monday to Saturday (22:30 Sundays and Bank Holidays).

OSH was a Masonic hall with occasional events and a very ancillary bar/restaurant which, because of the way it was used, never presented noise, disturbance or other problems for the neighbourhood. Now the bar/restaurant use will be the predominant use as part of a private members' club; joined by potentially a casino and other activities as noted in the applicant's separate planning application, and open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

Clerkenwell Green is a mixed use area with residential neighbours at the east and more importantly the west end, the closest of which is a residential block immediately opposite the north aspect of the OSH. The surrounding streets of Clerkenwell Close, Sans Walk, Sekforde St, St James Walk and Aylesbury St are very quiet and include a large number of residences. An all night members club is not suitable for the area and contradicts Islington's licensing policy.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

Public Nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers; however OSH management and their security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.
- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Licensing Policy 5

This policy states that applicants are expected to have measures in place to ensure that their customers do not contribute to problems of anti-social drinking, for example drinking in the street. The applicant notes the use of CCTV and that door supervisors will not allow groups of smokers to congregate. However in practice the applicant has little control of its members once they are outside the premises and no control of its members' guests.

Licensing Policy 8

This policy states ... The Licensing Authority considers that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning and despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate any such disturbance to residents when patrons have left the vicinity of a licensed premises.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 18

This policy states ... Complaints about noise in Islington have risen substantially over the last ten

years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Licensing Policy 19

This policy encourages applicants to consider whether early morning deliveries and collections to their premises could potentially result in a public nuisance. The applicant has shown no such consideration and has not proposed any measures to minimise the impact of early morning deliveries and collections on local residents.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members

must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Licensing Policy 1

This policy states ... Careful consideration will be given to the need to add to the number of licensed premises given Islington has one of the highest densities in England. The Licensing Authority will take into account, among others:

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – nearby to local residences
- the proposed hours of operation – extensive all night hours of operation 24hrs seven days per week premises open to public, 10:00 – 06:00 sale of alcohol seven days per week, 10:00 – 05:00 provision of late night refreshments seven days per week

It should also be noted that existing nearby licensed premises such as the Sekforde Arms, the Three Kings, The Crown, The Dovetail and the Modern Pantry all have licences only until 23:00 and all of which stop serving food by not later than 22:00, allowing an orderly wind-down of business. Even if it were appropriate to create a new licensed premises of this type (which I do not accept), there seems no proper reason or justification to set a precedent or provide a commercial advantage to the applicant by extending the applicant's licence to Midnight seven days a week. This is especially the case given its much closer proximity to the more densely residential areas to the north and east of the Green than the other currently licensed premises.

If such a precedent were to be set by the council, it would be much more difficult to oppose existing premises seeking to extend their licences with the consequent erosion of the peaceful character of the area.

Licensing Policy 2

The Licensing Authority's special policy relating to Clerkenwell creates a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused. The effect of adopting a special policy of this kind is to create a rebuttable presumption that where representations are received applications will normally be refused.

Given that representations are being made by numerous neighbours, I understand that the Policy requires the Licensing authority when refusing an application to show that the grant of the application would undermine one or more of the licensing objectives and that conditions or restrictions would be an ineffective solution. The first requirement is demonstrated as per the above comments relating to objectives 1-4. The second requirement is demonstrated as per current saturation levels, which mean additional licenses (regardless of restrictions) will serve no added benefit to the community and only pose potential harms.

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This policy states ... Where representations are received the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. ... the evidence in Islington that extended opening hours has seen increased levels of crime and anti social behaviour such as noise and disturbance to local residents. Later opening hours also

impact on the response times for emergency services. The number of late night premises is now at a level where to allow more would adversely impact on this balance.

This policy is clearly relevant to the above application, and therefore this application should be rejected – not approved with moderated hours or conditions.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Conclusion

Clerkenwell is a mixed used area and those of us who have lived here for many years accept and even enjoy that aspect of its character. Offices and skilled craft workshops can co-exist easily with the resident population largely without any significant issues since their hours are principally limited to normal office hours on weekdays.

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate all night long, seven days a week. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled, as well as the neighbourhood's recent experience with Turnmills, Dust and Ghost.

The applicant premises are nearby a large residential block to the north and numerous other residences within the Green and nearby streets, all of which will be adversely impacted by new licensed premises at OSH.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from a nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day, seven days a week.

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Licensing Act 2003 representation pro- forma.

The Old Sessions House, 22 Clerkenwell Green.

[REDACTED]

Resident : [REDACTED]

[REDACTED]

Public Nuisance.

The effect of the license and planning application for the Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24hrs a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have a severely negative effects on the neighbouring residences and local residents and immediate surrounding area.

I object strongly to any license extending the current hours (23.00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24hr. open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guest leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behavior. There is the added possibility of public nuisance caused by alcohol-related antisocial behavior and crime, as noted above. The presence of gaming facilities and only exacerbate this.

• A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents like myself in adjacent buildings are more likely to have windows open. The application notes a management Plan for smokers; however OSH management and their security staff will have no power to enforce such Rules once members and their guest are out of the building. Thus the application is defective in terms of Management of smokers.

• Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. OSH Management and their security staff will have no power to enforce such rules as members and their Guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as Patrons leave the vicinity at all hours of the night and early morning.

• Even though the license application is for alcohol on the premises, it is inevitable that the drinking and Noise will move outdoors – witness for example the situation outside The Crown, The Three Kings and

The Green pubs on Clerkenwell Green and The Dovetail on Jerusalem passage(although these pubs have been part of the community for a long time and are open for standard drinking hours).

The building is not suitable for 24hr use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behavior has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have a severely negative effects on the neighbouring residence and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application opens the door to use OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills(located directly opposite OSH) as well as Dust and Ghost (both located just down the block from OSH) – all of which attracted numerous such issues (one man being gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); All have now closed or been closed.

Since Islington Council has recognized the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination and defecation, violence, noise, nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

St. James's Churchyard is just a 100yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. As does the residents carpark

To the rear 36 Clerkenwell Green which is situated adjacent to OSH. An all night club and potential casino just around the corner from the Churchyard and adjacent to no: 36 residents carpark seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership too be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card requirement. The application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, inlike with the freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no knowledge and over whom it would, therefore, have virtually no control.

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With the supply of alcohol until 06.00 seven days a week, alcohol related antisocial behavior on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behavior further threatens children. In particular, this license could aggravate existing problems with antisocial behavior in nearby St. James Churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

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This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behavior associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish associated with alcohol consumption).

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact saturation. This situation should not be further aggravated with the addition of an all night license. Please note our earlier comments regarding anti-social behavior (drunkenness, urine, faeces, vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guest only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the impact seems to us indistinguishable from nightclub or casino – especially with the extended hours of alcohol sales and late night refreshment, coupled with the fact the premises will be open to the public 24 hours a day seven days a week.



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You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address:

OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, LONDON EC1R 0NA

Your Name: [REDACTED]

Interest: **Local Resident**

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The Old Sessions House (“OSH”) to which this licence extension application (the “Application”) relates is a Grade II* listed building situated in the current Clerkenwell Cumulative Impact Area (“CCIA”) as specified in the Islington Licensing Policy 2013-2017 Document (“LPD”). The building is also situated in the Clerkenwell Conservation Area and a designated Area of Special Character.

The CCIA is designated as such to restrict the further development of licensed premises in the CCIA by a rebuttable presumption against further licences or licence extensions unless:

“The applicant can demonstrate why the operation the premises will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.” (Licensing Policy (“LP”) 2)

LP2 goes on to state that applications will normally be refused unless the applicant can demonstrate that “there will be no adverse cumulative impact [my emphasis] on the licensing objectives”

The Application seeks to extend the Licensed hours by a further 7 hours per night for each weekday and each Saturday from 2300 to 0600 and by a further 2 hours in the morning (1000-1200) and 7.5 hours per night on Sundays from 2230-0600 on Monday. This amounts to an increase in licensed hours of over a full working week, comprising an additional 51.5 hours beyond the current total licensed hours of 76.5 hours (M-S 1000-2300; Su 1200-2230). This would represent a grotesque gross increase in licensed hours of more than 67%!!

If granted, the requested licensing hours will amount to a total of 133 hours out of a total of 168 hours in a week, just shy of 80% of the hours in a full seven day week. The hours sought by the applicant far exceed the hours outlined for favourable consideration in Licensing Policy 8.

The blatant and excessive nature of the Application calls into question whether the applicant has given any proper and careful consideration of the LPD or the need to balance its interests with those of its business and residential neighbours. In turn such an approach by the applicant

appears almost worryingly wilful and causes serious concern as to whether such an applicant's claims and representations in the Application can, and should, be truly relied upon.

The likelihood of public nuisance arising from such extended hours in the CCIA bordered by numerous mixed council, social housing and private residential areas should be apparent to any reasonable person without detailed explanation. However, for clarity, they will be likely to be manifold including, but not limited to, the following:

1. Patrons exiting the OSH, standing outside the OSH, continuing conversations in the Green and surrounding areas and making their way via the routes through significantly, or predominantly, residential areas such as Sekforde Street, Britton Street and Clerkenwell Close late at night when only a few people can make a highly intrusive nuisance of themselves talking, arguing or singing.
2. Taxis and minicabs congregating in the Green and around the OSH waiting for trade as happens all along Charterhouse Street and Cowcross Street to service patrons of Fabric until 4 or 5 am. Whilst they are waiting, the drivers appear to stand in large and noisy groups chatting and smoking. It seems entirely realistic that similar activity would be attracted to the Green by a late opening private members' club
3. Late night patrons, having been enabled to drink until (very) late, are more likely to be involved in trouble from breaches of the peace, public drunkenness, and assault with the associated involvement of the police and further commotion generated.
4. Urine, vomit and defecation are currently significant and increasing issues in the area of the Green. Attracting further late night patrons, minicab drivers and taxi touts and others will only add to these issues and further degrade the special character of the Green and one of Clerkenwell's oldest and grandest buildings
5. Smokers congregating at the exposed back of the OSH will inevitably cause noise and cigarette butts and if patrons choose to smoke other than in the designated area, there seems little that the club can do effectively if that occurs off-site.
6. There are no late night food venues in the area of the Green or surrounding streets which therefore seems likely to attract unlicensed "food" stalls to set up in the adjacent streets and alleys with the consequent rise in food waste and rubbish which in turn will attract vermin and seagulls..
7. The character of the area is a mix of both numerous residential areas and a vibrant creative working environment. These principal activities live in a successful and peaceful co-existence with most of the businesses, other than bars and restaurants, operating on weekdays between 0800 and 1800. Bars and restaurants are generally restricted to licences ending before midnight, every night. There are no late night clubs in the immediate area of the OSH. The only really late licences appear to be at Smithfield, such as Fabric, and the "gentlemen's" club called the House of Burlesque (formerly the lapdancing bar, the Venus Club) on Farringdon Road.

This means that the protected Special Character of the area of the Green includes peace and quiet after midnight and no late night bars.

Crime and Disorder

Late night entertainment, clubs and bars on, or near, Clerkenwell Road have an unhappy history to date. Most of the worst issues relate, or have related, to premises south of Clerkenwell Road. The Green and the area north of Clerkenwell Road (and east of Farringdon Road) have not to date been subjected to any such premises.

Beyond the more normal lower level drunkenness and disorder, late night venues appear to attract numerous more serious criminal activities from drug dealing, prostitution, violence and even murder. The late Bar "Dust" was shut-down for having attracted drug dealing and associated violence; the late bar/club "Ghost" which is visible from the OSH shut for similar reasons following stabbings and gun-related violence. Turnmills across the road from the OSH suffered numerous incidents including the execution of a patron on Clerkenwell Road whilst sitting in his crashed Audi TT following an incident in the club. Turnmills closed several years ago. Fabric suffers incidents and approximately two years ago there was a murder involving a patron on the other side of Smithfield.

Whatever steps the new owners and operators of the OSH may take, and they place significant emphasis on their "management plan", the fact of the matter is that the effectiveness of that plan ends at the doors of the OSH. OSH staff have absolutely no jurisdiction, control or authority over any person beyond the bounds of the OSH. In practical terms therefore they have no power at all and the management plan will not help protect the surrounding area, from the behaviour of patrons off-site or the various "trades" that feed off late night patrons and venues.

For clarity, there is no suggestion whatsoever that the owners of the OSH would take any steps to encourage, or allow, any form of such behaviour at all but the point is they cannot control any part of such activities outside of the OSH. This in turn would require already stretched police resources to resolve any issues.

You only have to pass through the bottom of Greville Street in the late evening on Farringdon Road beside Farringdon Tube to find yourself being approached by men standing on the corners touting for illegal minicabs often as a precursor to offering drugs and/or prostitutes (these men also use the back alleys of Saffron Hill as their nightly toilet). One can see how effective a management plan may be at Cowcross Street where patrons for Fabric urinate, defecate, litter and fight leaving it filthy and rubbish strewn; the front of Fabric is immaculately pressure-washed.

Given recent history, there seems no reason to expect a late licensed private members club to be any different in attracting illegal late night activities even if these only occur off OSH premises. Indeed a successfully management plan by OSH would have the odd consequence of keeping that sort of activity out of the OSH but push it into the immediate surrounding area.

The Green could actually provide an excellent venue for such activities, potentially, with lots of dark corners and numerous alleys and routes allowing a quick escape. A one-way system in the Green ensures uniformed police can be seen long before any action could be taken. Combined with the honeypot of a late night private members club, it seems clear that this is significant potential risk for increased and more serious criminal activity in the area of the Green.

Licensing Policy Para 59 clearly recognises this issue and the need for a balance to be achieved with the needs of local residents and states:

"The number of late night premises is now at a level where to allow more would adversely impact on this balance"

Given the location of the OSH, that is particularly true for all of those in proximity of the Green and accordingly no extension of the current licences should be considered appropriate.

The Applicant's management policy's highly limited effectiveness in respect of the surrounding area is further and significantly compromised by a lack of clarity on what constitutes a private members' club and the applicant's intention to use the premises as a venue for non-member third party events. The Masons previously operated the OSH and their membership and hours were closely controlled; the Masons will no longer be involved in the operations of the OSH.

The Applicant claims the OSH will operate as a private members' club. What constitutes membership of that club is not specified by the Applicant. It is more than conceivable that membership may be loosely controlled with daily or temporary membership permitted and therefore very little actual knowledge of, or control over, any such "member". Casinos and

"gentlemen's clubs" are often described as "members' only" but the only bar to membership is paying a fee on the night. If the private members' club designation is likely to be of that nature, then any guarantees as to the behaviour of "members" is likely to be next to worthless.

Protection of Children from Harm

Even with the current number of premises, in the area surrounding the Green, which has an increasing number of younger families living and visiting, our two children (10 and 5), especially on a Saturday or Sunday morning, run the gauntlet of broken glasses and bottles, piles of sick (around the Green and Jerusalem Passage seem favourite spots) and urine (the back of the churchyard and any number of doorways) and worse in the bushes of St James's churchyard, such that there is a significant risk that shoes, bike/scooter wheels or hands become cut or contaminated by these various "revellers' delights". Even if hands don't touch, the smells are acridly fragrant, especially in hot weather.

The Green does not need yet another source of alcohol, or late night patrons and allied industries, to encourage yet more disgusting morning after the night before aftermath that materially and adversely affects the enjoyment of residents, especially the younger children, in the peace, quiet and small green areas of Clerkenwell.

Public Safety

The Application includes a restaurant/bar in the lower ground floor area accessed separately directly from Clerkenwell Road (opposite the old entrance to the now closed Turnmill Club). The Planning Application for this has yet to be determined at the date of these submissions and so it is not known whether that Clerkenwell Road Entrance ("CRE") will be approved. Objections to the planning application on the OSH have been filed.

However, if the separate CRE is approved, there appears to be significant public safety issues arising as follows:

1. The pavement outside the CRE is not suitable for queues of patrons to form or for exiting patrons to gather, being adjacent to the busy east bound single carriageway of Clerkenwell Road and 20m from a pelican crossing situated between two busy side roads. The OSH staff have no power to move on exiting patrons. There therefore appears to be a significant risk that patrons (some inebriated), pedestrian passers-by and road users will be exposed to possible accidents or injury.
2. The CRE will be likely, as the Turnmills entrance opposite clearly demonstrated, attract unlicensed cabs who park on the pelican crossing or other restricted areas of the road, obstruct the single east-bound carriageway and create a significant traffic hazard. Moving these around the corners to the Green or the road behind the OSH will still create traffic hazards.

Turnmills did at least have two west bound lanes so the blockage of the one outside Turnmills did not cause total mayhem; any blockage outside OSH on Clerkenwell Road would rapidly cause a tailback blocking junctions at Turnmill Street and Farringdon Road.

3. The CRE appears to be currently used only as an emergency exit and is accessed using relatively narrow and steep stone steps to/from street level. The applicant has not sought planning permission to alter these steps or the CRE and there is a concern that these are not likely to be safe or appropriate for significant numbers of patrons' use especially from a bar. The applicant does not appear to have disclosed the fire limits for the building, the number of members of the club or the anticipated volume usage of the building so it is not

possible to be definitive but these steps to the CRE do look to be inappropriate, and less than safe against risks of falls or crushes, if there are more than a few patrons.

Conclusion

The Application seeks an outrageous 67% increase in licensed hours with overall licensed hours representing 80% of an entire week. The applicant seems not simply to have ignored much of the key issues of the LPD but to have a worryingly wilful disregard for the following:

- the likely material adverse impact of such hours on a Islington Council Designated Area of Special Character
- the fact that the OSH is in the principal Clerkenwell Cumulative Impact Area
- the fact that they have no ability to control behaviour outside of the OSH premises
- the unhappy licensing history of late night premises on the Clerkenwell Road
- the numerous residential neighbourhoods in close proximity to the OSH

The OSH has operated successfully as a proper private members' club and venue in peaceful co-existence with its neighbours for more than 25 years. The new owners and management would be very welcome to continue that happy relationship on substantially the same terms. However, having spoken to other residents, and speaking for myself and my family, we are deeply concerned at the approach and intentions of the owners as evidenced by the Application's terms and that there is a risk that the real aim is to achieve a (very) late night licence for a club or casino with only the barest lip service being paid to any concept of a private members' club or proper controls.

Accordingly, I would submit that the Application has failed to demonstrate proper or sufficient evidence of the applicant having properly considered matters and proposed necessary steps to ensure that there will be no adverse cumulative impact on the surrounding area of the CCIA and so the Application should be rejected on the basis.

I wish my identity to be kept anonymous No

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

N/A

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature _____

Date _____

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor

or send by email to:

222 Upper Street
London N1 1XR
licensing@islington.gov.uk

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Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address _____ Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: _____

Interest: RESIDENT

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address: _____

Email: _____

Telephone: _____

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

The effect of the license and planning applications for Old Sessions House (OSH) is that the bar/restaurant use would become the predominant use as part of a private members' club; joined by potentially a casino and other activities open to the public 24 hours a day, 7 days a week.

The impact of this license is therefore more akin to an all night club or casino. Such an operation would be entirely out of character for the area, would bear no relation to the current and recent historic use of OSH, and will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area.

I object to any licence extending the current hours (23:00 Mon-Sat, 22:30 Sun), any outdoor seating area and any club (for members or otherwise) open 24/7.

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol – and with the proposed 24 hour open premises and sale of both alcohol and late night refreshments all night until 6am 7 days a week. Members and their guests leaving early in the morning after a night of drinking and possible gaming will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above. The presence of gaming facilities can only exacerbate this.

Aspects that will significantly impact noise levels and create a nuisance for all of the adjacent residences and neighbouring community include, but are not limited to:

- A greater number of people loitering and smoking outside the premises all night long. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open. The application notes a management plan for smokers, however OSH management and their

security staff will have no power to enforce such rules once members and their guests are out of the building. Thus the application is defective in terms of its management of smokers.

- Dispersal of people with late night and early morning alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite a management plan to call taxis for exiting members and their guests, OSH management and their security staff will have no power to enforce such rules as members and their guests are free to exit the building. It would therefore be impossible to eliminate noise disturbance as patrons leave the vicinity at all hours of the night and early morning.
- Even though the license application is for alcohol on premises, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage (although these pubs have been part of the community for a long time and are open for standard drinking hours).
- The building is not suitable for 24 hour use of any kind because noise inside the building cannot be prevented from disturbing the neighbourhood due to the age/listed status of the building. The application states windows and doors will not be left open when regulated entertainment is taking place to prevent the escape of noise – but no acoustic report is supplied to confirm this premise and the Grade II listed status of OSH means that windows cannot be acoustically sealed.

Crime and Disorder

This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. Extending licensable hours till 6am is not in-line with the hours for nearby restaurants and is in contradiction with the licensing policy. The policy also notes that further expansion could provide disproportionately negative benefits for local residents.

As a local resident, I must agree with the Council's policy and ask that you reject this application.

This license will have severely negative effects on the neighbouring residences and local residents and the immediate surrounding area. There is very little distinction between the proposed private members with guests and a nightclub open to the public.

This application and opens the door to use of OSH as an all-night club and/or casino which will have disastrous effects on the neighbourhood. Please keep in mind this is not an overstatement based on the experience of nearby clubs such as Turnmills (was located directly opposite OSH) as well as Dust and Ghost (both were located just down the block from OSH) – all of which attracted numerous such issues (one man was gunned down and killed on Clerkenwell Road following an incident at Turnmills and both Dust and Ghost were apparently shut down for drugs and violence); all have now closed or have been closed.

Since Islington Council has recognised the statistical evidence for alcohol-related crime and disorder in the borough, it is not desirable to add to the more than 1300 premises in Islington licensed to sell alcohol and thus adversely affect our local environment with increased potential for crime and disorder.

There are already a significant number of licensed premises in the neighbourhood – we are not short of places to drink. Further extensions of licenses will lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts,

damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

Moreover, St James's Churchyard is just 100 yards from OSH and already provides a secluded area for anti-social activities ranging from drinking, drug taking and dealing, rough sleeping and other activities. An all night club and potential casino just around the corner from the Churchyard seems only likely to encourage and increase such anti-social activities.

Furthermore, there is no explanation on the Application of what constitutes a private members' club or any reference to any definition of it. It therefore appears to be open for private membership to be widely interpreted or even misused. There are numerous examples of supposedly private clubs or casinos which provide temporary membership subject to payment of a "membership fee" with only a credit card required. The Application merely states that members must apply at least 48 hours prior to admission in accordance with the club rules, but provides neither definition of said rules nor evidence of what checks will be performed to determine membership.

The objection here is that without some form of clear definition of private members' club, it is possible, unlike with the Freemasons who have operated OSH in harmony with the neighbourhood, for membership to be granted with virtually no checks or identification. This is important because it would open the OSH to much wider use by people about whom the "club" had virtually no knowledge and over whom it would, therefore, have virtually no control.

Closed private members clubs such as the Masons are one thing but there is nothing in the Application to give any confidence that the "club" will, in any meaningful way, be private in the way of the Masons. A club which is not in fact truly private seems likely to attract undesirable late night activity from anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the recent experience with Turnmills, Dust and Ghost.

Protection of Children from Harm

With the supply of alcohol until 06:00 seven days a week, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

In addition to the aforementioned increase in crime, disorder and antisocial behaviour further threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in the nearby St James churchyard – which is an area where local children play and where there is a specific playground for toddlers. These children and their local amenities should be safeguarded, not further threatened by an all night location for alcohol sales.

Public Safety

This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours and unsanitary conditions (such as the presence of vomit, open containers of alcohol, food refuse and other rubbish which are associated with alcohol consumption)

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with the addition of an all night licence. Please note our earlier comments regarding anti-social behaviour (drunkenness, urine and vomit and disturbance) to more serious crime (drug-dealing, fighting, firearms and murder) – as per the neighbourhood's recent experience with Turnmills, Dust and Ghost.

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for members and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted. Accordingly the

**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	LN/2171-160609		
Postal address of premises, or if none, ordnance survey map reference or description			
CENTRAL LONDON MASONIC CENTRE LIMITED OLD SESSIONS HOUSE CLERKENWELL GREEN			
Post town	London	Post code	EC1R 0NA
Telephone number	020 7250 1212		

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
<ul style="list-style-type: none"> • The provision of regulated entertainment by way of: The playing of recorded music • The provision of late night refreshment • The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities																																																				
<ul style="list-style-type: none"> • The provision of regulated entertainment for the playing of recorded music: <table> <tr><td>Monday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Tuesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Wednesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Thursday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Friday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Saturday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Sunday</td><td>00:00</td><td>to</td><td>24:00</td></tr> </table> • The provision of late night refreshment: <table> <tr><td>Monday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Tuesday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Wednesday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Thursday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Friday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Saturday</td><td>23:00</td><td>to</td><td>23:30</td></tr> </table> 	Monday	00:00	to	24:00	Tuesday	00:00	to	24:00	Wednesday	00:00	to	24:00	Thursday	00:00	to	24:00	Friday	00:00	to	24:00	Saturday	00:00	to	24:00	Sunday	00:00	to	24:00	Monday	23:00	to	23:30	Tuesday	23:00	to	23:30	Wednesday	23:00	to	23:30	Thursday	23:00	to	23:30	Friday	23:00	to	23:30	Saturday	23:00	to	23:30
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• The sale by retail of alcohol:

Monday	10:00	to	23:00
Tuesday	10:00	to	23:00
Wednesday	10:00	to	23:00
Thursday	10:00	to	23:00
Friday	10:00	to	23:00
Saturday	10:00	to	23:00
Sunday	12:00	to	22:30

Except on:

Good Friday: 12:00 to 22:30

Christmas Day: 12:00 to 15:00 and 19:00 to 22:30

New Year's Eve, except on a Sunday: 10:00 until the time authorised on the following day

New Year's Eve on a Sunday, 12:00 until the time authorised on the following day.

If there are no permitted hours on the following day, midnight on the 31st December

The opening hours of the premises:

Not Specified

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On supplies

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Central London Masonic Centre Limited
The Old Sessions House
Clerkenwell Green
London
EC1R 0NA
020 7250 1212
dmp@sessionshouse.com

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

970323

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

Dorian Mark Price
13 Wayside Avenue
Bushey
Hertfordshire
WD23 4SH

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

PER-0020 – Hertsmere Borough Council

Islington Council
Public Protection Division
222 Upper Street
London
N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk

Assistant Director - Public Protection

Date of Issue

Annex 1 - Mandatory conditions

1. 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.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. If door supervisors are employed they shall be licensed by the Security Industry Authority.

Annex 2 - Conditions consistent with the Operating Schedule

1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means the authorised hours specified on this licence for the sale by retail of alcohol. This restriction does not prohibit:
 - a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
 - b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
 - c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
 - d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
 - e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
 - f) the sale of alcohol to a trader or club for the purposes of the trade or club;
 - g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
 - h) the taking of alcohol from the premises by a person residing there; or
 - i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
 - j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:
 - a. He is the child of the holder of the premises licence.
 - b. He resides in the premises, but is not employed there.
 - c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
 - Children and Young Persons Act 1933
 - Cinematograph (Safety) Regulations 1955
 - Sporting Events (Control of Alcohol Etc) Act 1985
5. The sale of intoxicating liquor shall be restricted;
 - a) To members of Masonic Lodges and their guests.
 - b) To persons attending conferences, trade exhibitions or lectures organised by the companies firms or societies, attendance at which is restricted to Directors, Principals, Employees and members of such companies, firms, societies and the organisers of and lecturers at such conferences, exhibitions or lectures and to persons attending by ticket or invitation
ISSUED IN ADVANCE

2. Notwithstanding condition five, restaurant conditions will apply to the basement only, from twelve noon till three in the afternoon.
 - a) Intoxicating liquor shall not be sold or supplied in the basement otherwise than to persons taking table meals there and for consumption by such persons as an ancillary to their meal.
 - b) Suitable beverages other than intoxicating liquor(including drinking water) shall be equally available for consumption with or otherwise as an ancillary to meals served in the basement.

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

Nil

Annex 4 – Plans

Reference Number: 11796 E5 Date: July 2004

Suggested conditions of approval consistent with the operating schedule

1. Alcohol shall not be sold or supplied on the premises otherwise than to members of the club and their guests and to persons attending conferences, trade exhibitions or lectures by ticket or invitation issued in advance.
2. An application for membership of the club must be made at least 48 hours before admission as a member in accordance with the club rules. Persons under the age of 18 will not be admitted as members.
3. A Digital Closed Circuit Television shall be installed and maintained on the premises. The CCTV system shall record at all times when the premises are open and the recordings shall be kept for at least 31 days and made available to the police and the council on request within 24 hours. A CCTV camera will be installed to cover the entrance of the premises.
4. Two door supervisors shall be stationed at the main entrance of the premises between 10:00 and 06:00.
5. Fire safety equipment shall be checked regularly and any requirements made by the Fire Safety Officer shall be complied with.
6. Windows and doors shall not be left open when regulated entertainment is taking place to prevent the escape of noise.
7. Signs shall be displayed at the exit reminding customers to leave quietly and respect the neighbours.
8. The door supervisors shall be instructed not to allow groups of smokers to congregate and cause noise. Notices shall be displayed and the numbers of smokers will be controlled by door supervisors.
9. A CCTV camera shall be installed to cover the smoking area outside the premises.
10. Staff shall call Taxis/Mini cabs for the use of customers leaving the premises when requested to do so. Members shall be asked to wait at the reception area for the cab to arrive.
11. All staff shall be trained that alcohol shall only be sold to persons who can produce photographic identification where there is any doubt that they are over the age of 18.
12. Persons under the age of 18 shall not be permitted entry to the premises unless accompanied by an adult.

Suggested conditions of approval suggested by the Noise Officer.**Smoking Area and Number of Smokers**

13. Premises users shall be prevented from taking drinking vessels outside the premises.
14. A designated smoking area and number of smokers outside the premises at any one time will be agreed with the Council's Noise Service.
15. Suitable receptacles will be provided for cigarette litter within the designated smoking area.

16. The Premises Licence Holder or nominated person shall supervise and control levels of noise on the smoking area and advise customers of the need to respect local residents where appropriate.

Deliveries and Collections

17. The handling of kegs, bottles cleaning equipment, bottle disposal and waste shall not take place before 07:00 or after 23:00 hours Monday to Saturday, and not on Sundays nor on Bank Holidays.
18. The delivery of goods is restricted to between the hours of 07:00 and 23:00 hours Monday to Saturday, and not on Sundays nor on Bank Holidays.

Dispersal

19. A dispersal policy and procedure shall be agreed with the Council's Noise Service before the extended hours and licensable activities applied for are granted.

Notices

20. The Premises Licence Holder or nominated person shall erect and maintain, in a prominent position at every exit a clear, conspicuous and legible notice requesting patrons to avoid causing noise, nuisance or disturbance to local residents.

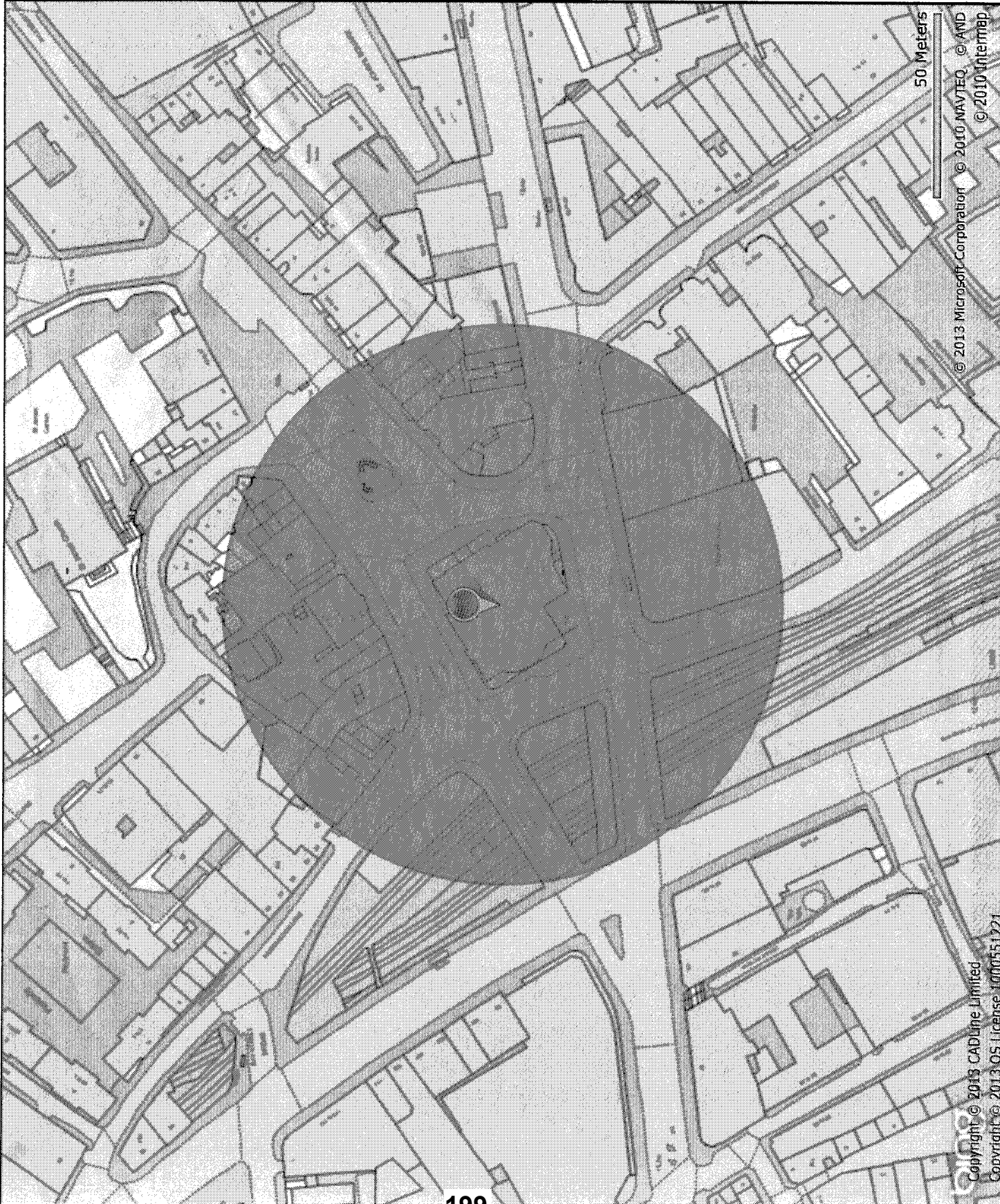
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