



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	3 <sup>rd</sup> December 2013	B1	Clerkenwell
Delete as appropriate		Non-exempt	

**Subject: PREMISES LICENCE NEW APPLICATION**  
**Hill & Knowlton, 3<sup>rd</sup> and 4<sup>th</sup> Floors, 49 Clerkenwell Road, London EC1R 0EB**

## 1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to:
  - a) permit the premises to sell alcohol, on supplies only, on Mondays to Fridays from 17:00 until 21:00. Alcohol supplied will be limited to beers and wines only.
- 1.3 A licence is being sought primarily in respect of dedicated bar area located on the fourth floor of the building. However, the applicants are seeking a licence for the entire third and fourth floors to allow for the occasional consumption of alcohol in other parts of their office, save the fourth floor outside terrace area which will not be used for alcohol consumption.
- 1.4 Access to the offices will be restricted to company employees, officers and their guests. There will be no access to the general public. While the offices will be open to staff 24 hours a day, it is proposed that the licensed facility close at 22:00hrs.

## 2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	Withdrawn – conditions agreed
Health and Safety	Withdrawn – conditions agreed
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes – 16 (one anon)
Other bodies	No

## 3. Background

### 3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: 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 initially received 18 letters of representation, the author of one has requested anonymity. Two of the representations were later withdrawn, one from the Noise Officer and the other from the Health and Safety Officer, on the basis that their proposed conditions have been agreed by the applicants.

### 3.4 Prior to submitting this application, the applicants circulated a letter dated 27 September 2013, via the Licensing Service, to local residents. The applicant's letter included an invitation to attend their premises for a meeting on 8 October 2013 to discuss their proposals. This letter is shown as Appendix 1A. Following feedback from residents at this meeting, the applicants have proposed two further conditions be added to their operating schedule:

"The doors to the terrace will be locked at 8pm daily."

"The disposal of glass bottles into any external refuse area will be restricted to 08.30 to 18.30 daily."

- 3.5 The Licensing Service requested that the applicants provide a copy of their intended dispersal policy and proposed drinks prices. The applicants have provided this information, which is shown as Appendix 1B.

#### **4. Planning Implications**

- 4.1 The Planning Service have reported that: "From the description in the application, it appears that the use as a bar purely for employees and guests would be ancillary to the main use of the site and would not require planning permission. However, this stance would likely change were the bar to permit entrance to members of the public. There are no relevant enforcement cases in relation to the property. As such, the planning department has no objections to the application."

#### **5. Recommendations**

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 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.

#### **6. Conclusion and reasons for recommendations**

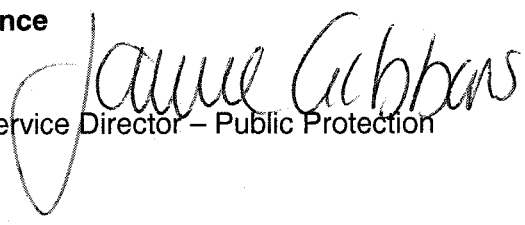
- 6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

#### **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

21/11/13

**Received by**

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)



**Islington**  
**Application for a premises licence**  
**Licensing Act 2003**

For help contact  
[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)  
 Telephone: 020 7527 3031

\* required information

**Section 1 of 19**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Other telephone number

Include country code.

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader

☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

\* Is the applicant's business registered in the UK with Companies House? ☒ Yes ☐ No

\* Registration number

\* Business name

If the applicant's business is registered, use its registered name.

\* VAT number

Put "none" if the applicant is not registered for VAT.

\* Legal status



*Continued from previous page...*

\* Applicant's position in the business

n/a

Home country

United Kingdom

The country where the applicant's headquarters are.

**Registered Address**

Address registered with Companies House.

\* Building number or name

20

\* Street

Soho Square

District

\* City or town

London

County or administrative area

\* Postcode

W1A 1PR

\* Country

United Kingdom

**Agent Details**

\* First name

Squire Sanders (UK) LLP

\* Family name

n/a

\* E-mail

nicola.smith@squiresanders.com

Main telephone number

0121 222 3230

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ An agent that is a business or organisation, including a sole trader

☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

**Agent Business**

\* Is your business registered in the UK with Companies House?

☒ Yes

☐ No

\* Registration number

OC335584

\* Business name

Squire Sanders (UK) LLP

If your business is registered, use its registered name.

\* VAT number

-

n/a

Put "none" if you are not registered for VAT.

\* Legal status

Partnership

Continued from previous page...

\* Your position in the business Solicitor

Home country

United Kingdom

The country where the headquarters of your business is located.

**Agent Registered Address**

Address registered with Companies House.

\* Building number or name

7

\* Street

Devonshire Square

District

\* City or town

London

County or administrative area

\* Postcode

EC4M 4YH

\* Country

United Kingdom

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**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

**Postal Address Of Premises**

Building number or name

Hill and Knowlton, The Buckley Building, 49

Street

Clerkenwell Green

District

City or town

London

County or administrative area

Postcode

EC1R 0EB

Country

United Kingdom

**Further Details**

Telephone number

Non-domestic rateable  
value of premises (£)

369,432

**Section 3 of 19****APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company
- ☐ A partnership
- ☐ An unincorporated association
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales
- ☐ Other (for example a statutory corporation)

**Confirm The Following**

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

**Section 4 of 19****NON INDIVIDUAL APPLICANTS**

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

**Non Individual Applicant's Name**

Name

Hill and Knowlton Limited

**Details**

Registered number (where applicable)

00953243

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Company

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

**Section 5 of 19**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of the premises

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

The premises is a purpose built office building. Hill and Knowlton Limited are a communications agency and will occupy the 3rd and 4th floors. Access to the office will only be permitted to employees and officers of the organisations in occupation and guests of either the organisation or its employees/ officers.

Hill and Knowlton Limited will be moving to these premises from their existing offices in Westminster (20 Soho Square). It is anticipated that the re-location will take place in December 2013. Hill and Knowlton's current office has the benefit of a Premises Licence issued by Westminster City Council permitting the sale of alcohol, films, recorded music, late night refreshment and private entertainment. There have never been any complaints in relation to the provision of licensable activities at these premises or any actual or threatened enforcement action or licence review.

*Continued from previous page...*

The office in Clerkenwell Green will be open to employees/ officers and guests only. Access to the premises is controlled by a swipe card system and 24 hour manned security/reception at ground floor level. There is no access to the general public. Access to the third and fourth floors will also be controlled by security passes. As such, the premises will not add to the cumulative impact of licensed premises within Islington as they will not be open to the general public and the persons using the licensed area would be at the office in any event. The space will never be 'hired out' as event space for external users.

The areas to be licensed are shown on the plans lodged with this application. The fourth floor bar area edged red on the plan (for use by staff/ guests only as set out above) is to be authorised for the sale and consumption of alcohol. The hours of operation of the bar will be limited to 17.00 to 22.00 Monday to Friday, with last orders being at 21.00 daily. Alcohol sales will be limited to wines and beers only.

The remaining areas of the office may occasionally be used for consumption of alcohol, except for the terrace. In addition to the bar area, the office will contain meeting rooms, breakout areas and general office space. Further details can be seen on the plans deposited with this application.

This application does not include any form of regulated entertainment or late night refreshment.

The application submitted is for authorisation for the sale of alcohol only during the times specified, which are within Islington's preferred finish times, as set out in the Statement of Licensing Policy. The office itself will have 24 hour security and staff will have access to the office 24 hours per day, but the bar itself will close at 22.00 as set out above. The applicant has prepared and will operate in accordance with an operation and dispersal policy relating to the bar.

We have included within Part P of this application the conditions which we are proposing be attached to the Operating Schedule of the new Premises Licence. This includes restricting the provision of licensable activities to staff and guests only.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

#### **Section 6 of 19**

##### **PROVISION OF PLAYS**

Will you be providing plays?

☐ Yes

☒ No

#### **Section 7 of 19**

##### **PROVISION OF FILMS**

Will you be providing films?

☐ Yes

☒ No

#### **Section 8 of 19**

##### **PROVISION OF INDOOR SPORTING EVENTS**

Will you be providing indoor sporting events?

☐ Yes

☒ No

#### **Section 9 of 19**

##### **PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will you be providing boxing or wrestling entertainments?

☐ Yes

☒ No

Continued from previous page...

**Section 10 of 19**

**PROVISION OF LIVE MUSIC**

Will you be providing live music?

☐ Yes ☒ No

**Section 11 of 19**

**PROVISION OF RECORDED MUSIC**

Will you be providing recorded music?

☐ Yes ☒ No

**Section 12 of 19**

**PROVISION OF PERFORMANCES OF DANCE**

Will you be providing performances of dance?

☐ Yes ☒ No

**Section 13 of 19**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

**Section 14 of 19**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

☐ Yes ☒ No

**Section 15 of 19**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

☒ Yes ☐ No

**Standard Days And Timings**

**MONDAY**

Start

End

Start

End

**TUESDAY**

Start

End

Start

End

**WEDNESDAY**

Start

End

Start

End

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

Continued from previous page...

THURSDAY

Start 17:00

End 21:00

Start

End

FRIDAY

Start 17:00

End 21:00

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

☒ On the premises ☐ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

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

n/a

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

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

n/a

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Lee Patrick

Family name

O'Sullivan

**Continued from previous page...**

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number  
(if known)

Issuing licensing authority  
(if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 19**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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

None

**Section 17 of 19**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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



Continued from previous page...

**TUESDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

**WEDNESDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

**THURSDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

**FRIDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

**SATURDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

**SUNDAY**

Start	<input type="text" value="00:00"/>	End	<input type="text" value="24:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

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

As a working office the premises is open to employees and officers of the organisation in occupation and guests of either the employees/officers or of the organisation 24 hours per day. The premises will remain open 24 hours per day whether or not licensable activities are being provided. However there is no access to members of the general public and access is controlled by a swipe card system and security as set out above. Furthermore, the bar area will close at 22.00 daily, which is specified as a proposed condition in section 18 of this application.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

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

N/a

**Section 18 of 19**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

**Continued from previous page...**

**a) General – all four licensing objectives (b,c,d,e)**

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

The premises is already required to comply with existing and future legislation to include (but not limited to) legislation on safety, health and environmental issues, fire safety, planning, building regulations, disability discrimination, trading standards and weights and measures and crime and disorder and security industry legislation. The premises is also required to comply with the provisions in the Licensing Act 2003. The measures covered by various legislation should not be repeated in the premises licence in accordance with Guidance to Licensing Authorities issued under section 182 of the 2003 Act.

The following conditions are proposed to be included within the Operating Schedule:

1. The provision of licensable activities shall be restricted to: employees and officers of the organisations in occupation, or their associated companies; and bona fide guests of the said employees, officers and companies.
2. There shall be no external advertisement or indication of the licensed facilities.
3. The bar shall close at 22.00 daily.
4. Consumption of alcohol shall not be permitted on the terrace.
5. Smoking shall not be permitted on the terrace.

**b) The prevention of crime and disorder**

As set out above, the provision of licensable activities shall be restricted to employees, officers and guests. As this is an office premises which is not open to the general public, it is deemed that no additional measures are appropriate.

**c) Public safety**

The following conditions are proposed:

1. A Fire Risk Assessment, Emergency Evacuation Policy and Health and Safety Risk Assessment shall be undertaken and reviewed Periodically and shall be provided to the responsible authority for health and public safety on request.
2. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
3. No bottles or glasses will be permitted to be taken outside of the licensed area.

**d) The prevention of public nuisance**

In addition to the general conditions proposed under part (a) above, the following conditions are proposed:

1. The doors to the terrace area are to be kept closed at all times that the bar is in operation, except for access and egress.
2. There shall be no deliveries on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily.
3. Rubbish shall not be placed outside on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily.

**e) The protection of children from harm**

This is an office premises which is not open to the general public and it is deemed that no additional measures are

Continued from previous page...

appropriate.

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### PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

\* Fee amount (£) 635.00

### ATTACHMENTS

### AUTHORITY POSTAL ADDRESS

*Continued from previous page...*

**Address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

**DECLARATION**

\* I/we understand 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.

☐ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

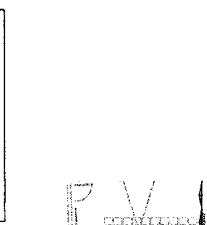
* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

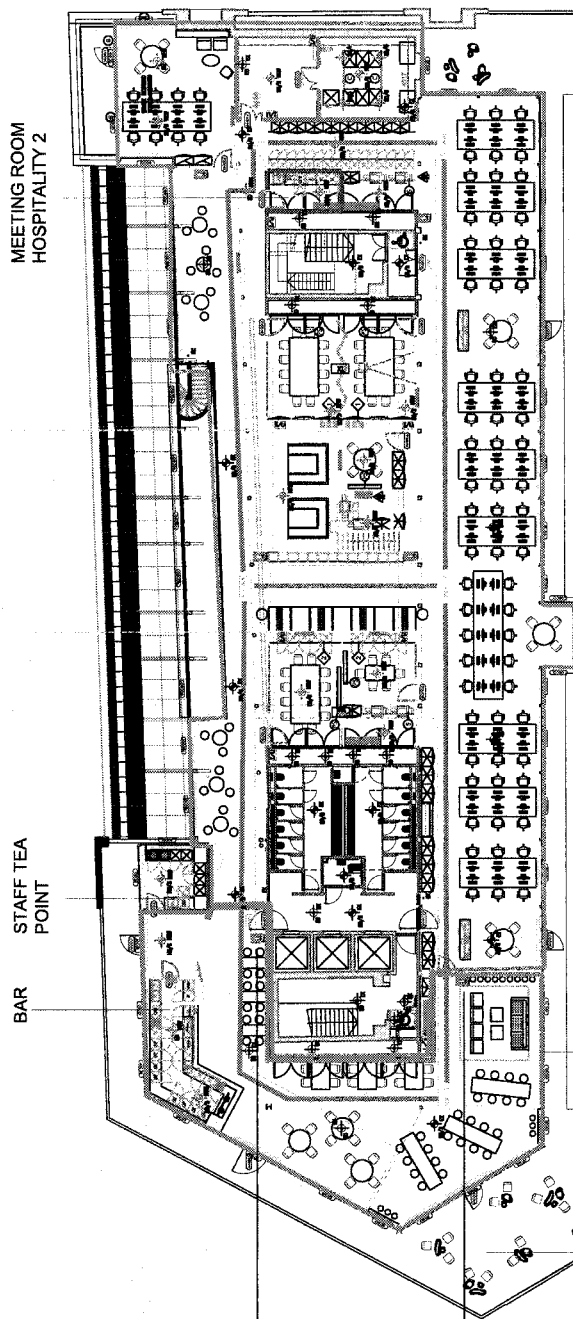
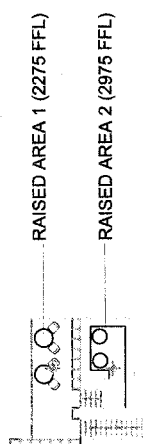
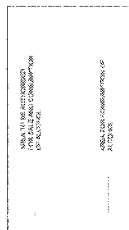
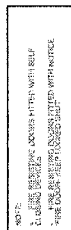
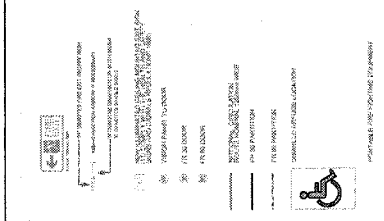
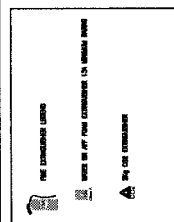
**Add another signatory**

Once you're finished you need to do the following:

1. Save this form to your computer by clicking to file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/islington/apply-1> to upload this file and continue with your application

Don't forget to make sure you have all your supporting documentation to hand.





**New  
extinguisher -  
positions**

TERRACE DEMISE LINE FOR ALCOHOL

HILL+KNOWLTON  
STRATEGIES

20 Soho Square  
London  
W1A 1PR

Friday, 27 September 2013

Dear Sir or Madam

I am the CEO for Hill + Knowlton Limited, a communications agency which will shortly occupy the 3rd and 4th floors of the Buckley Building at 49 Clerkenwell Green.

I am aware that there have recently been a number of licence applications for this building by other companies/ operators. I am also aware that residents have raised concerns around the operation of licensed premises in the building and indeed in the area more widely, particularly as Clerkenwell Green is recognised as a cumulative impact area.

I therefore wanted to notify you that Hill + Knowlton is submitting a licence application to allow the sale of alcohol to staff and clients/ guests from 5pm to 9pm Monday to Friday. The application will be for alcohol only and will not include any form of entertainment. Alcohol sales will be wine and beer only and there will be no 'off' sales permitted.

Given the concerns that have recently been raised in relation to other applications locally, I would like to re-assure you in relation to the nature of this application and our proposed operation. I have therefore set out below some of the details, but I would also like to invite you to a meeting at the Buckley Building on Tuesday 8<sup>th</sup> October at 18:00, when I can explain matters in more detail and hopefully answer any questions you may have.

In the meantime, I confirm that access to Hill + Knowlton's office will only be permitted to employees and officers of Hill + Knowlton and their clients/ guests. The building has a 24 hour security presence for security of the building in general and Hill + Knowlton have their own 24 hour security team for their demise.

The general public will therefore not be able to gain entrance to our office and it will never be hired out as 'event space' to external users. The licence will therefore not attract additional people to the area as the proposed users will already be on site. Our licence application will include these restrictions as proposed conditions of the Licence.

We have many years' experience of operating a staff and guest facility for the sale of alcohol. We will be re-locating to the office in Clerkenwell Green from our existing office in Westminster, which is itself licensed for the sale of alcohol.

We have operated a bar at our offices for over two decades (both in Westminster and before that in Camden), as it is part of the company's culture to allow staff to relax on the premises with clients after a busy and sometimes stressful working day. In that time, there has never been a single complaint from neighbours relating to licensable activities. We believe this is because the company has always held the greatest respect for its neighbours, especially residential.

I hope that this letter satisfies any concerns you may have had regarding our application. However, if you would like to attend the meeting on Tuesday 8<sup>th</sup> October, I would be grateful if you could confirm your attendance by Friday 4<sup>th</sup> October in order that I can ensure we have sufficient facilities to accommodate the numbers that will be attending.

For queries and the acceptance of the meeting on Tuesday 8<sup>th</sup> October please contact both my Head of Facilities Lee O'Sullivan [losullivan@hkstrategies.com](mailto:losullivan@hkstrategies.com) and executive assistant Gemma Fleming [gffleming@hkstrategies.com](mailto:gffleming@hkstrategies.com). If you cannot make the meeting, but would like to discuss our operation, please let Gemma know so that one of us can come back to you.

Yours sincerely,



Richard Millar



## Introduction

The license application being made by Hill + Knowlton is in many ways unique, by virtue of the reason for the application and the intended use of the bar. The application is not simply for the sake of it but because for the past two decades it has been part of the company culture to have this facility. In that time operating in boroughs such as Camden and Westminster, there has never been a single complaint because the company has always held the greatest respect for their neighbours especially residential.

The application is for a private bar never opened to the public. It will operate with limited hours and only Monday to Friday. Many of the associated activities that produce a nuisance or inconvenience to residential neighbours will not be taking place in the Hill + Knowlton bar.

Alcohol will be strictly limited to wine and beer, sold on a not for profit basis for the enjoyment by staff and clients of Hill + Knowlton only. The bar will not attract additional people to the area as those persons will already be on site.

The bar would be open from 17.00 – 22.00 Monday to Friday only and last orders would be at 21.00.

It is part of the company culture and has been for over twenty years, to relax with clients after a busy and sometimes stressful working day. Hill + Knowlton's business is in public relations often handling crises and it is inherent in the business culture to respect others.

## Limitations of use

### 1 Non-public use.

- a *The intention of the licence application is to provide a relaxing environment after the working day specifically for the Hill + Knowlton clients and their staff.*
- b *Members of the general public will neither be invited nor admitted.*
- c *The space will never be 'hired out' as event space for external users*

### 2 Constrained opening times

- a *The application is to provide a business facility in support of the Hill + Knowlton culture and as such will only operate during the business week Monday to Friday*
- b *The times of operation will be restricted to 17.00 to 22.00*
- c *Last orders will be at 21.00*

### 3 Restricted Sales

- a *The sales will be limited to wines and beers.*
- b *Sales will be for the consumption on the premises and no off-license sales are intended.*
- c *Sales are based on a non-profit basis. Current prices are listed at the Annex to this Policy.*
- d *There will be no sales target to achieve.*
- e *No cheap drink promotions or special offers.*

### 4 Entertainment

*The aim is for a relaxing after work atmosphere allowing clients and staff to unwind together.*

- a *There will be no regulated entertainment in the form of live, or recorded music*
- b *There will be no showing of feature films for entertainment*

### 5 Deliveries

- a *Deliveries to site in relation to licensable activity will be during the working week in normal office hours and may occasionally be made on a Saturday.*
- b *No deliveries will be made on Sundays or bank holidays or outside of office hours.*

**Transport****1 Buses, Tubes and Taxis**

- a *The Buckley building has very good transport links that will all be available while the bar is in operation to assist people to leave the building and the area within minimum disruption.*
- b *There are three underground stations within easy walking distance. Faringdon or Barbican stations giving access to the Circle, Metropolitan and Hammersmith & City lines, as well as Chancery Lane giving access to the Central line.*
- c *Buses serving the area are available from stops within easy reach of the building and include numbers 55 Oxford Circus/Leyton, 243 Waterloo/Wood Green, 153, 63, 4, 56, 19, 38 and 341*
- d *Taxi – H&K Strategies use a dedicated taxi firm for all bookings made by the company. The car company used will therefore be familiar with the procedures for the building and will contact the person by text on arrival while staff wait inside reception, as with any day to day business Taxi needs. Please note Taxis will also be arriving at the building outside of any licensable activity as a core Business requirement regardless of the Bar.*

**Road Safety**

The location of the Buckley building affords it safety to its occupants as they enter or leave as it is not on a main road or thoroughfare.

**Car Parking**

Car parking is not provided on site and staff and clients get to and from the building using public transport.

**Staffing**

There will be a dedicated licensed bar team to ensure all licence conditions and this Operation and Dispersal Policy are adhered to; and that those using the bar behave sensibly and have the due respect for our neighbours when they leave. Both members of the bar team are directly employed by Hill and Knowlton Strategies and have been for the past 12 years and are therefore very experienced Bar professionals who are a credit to us as a company.

**Music and Lighting (Internal)**

Will be suitable for a relaxed atmosphere but unobtrusive to local neighbours. The bar team will raise the lighting levels when last orders are called to encourage people to disperse gradually before the closure of the bar

**Lighting (External)**

There will be no additional external lighting.

**Minimising Noise on Exit**

It will be the company's policy, supported by its disciplinary code, to ensure neighbours are not inconvenienced in anyway.

Where required, both the Hill + Knowlton security and the building security at ground floor reception will remind those leaving to do so quietly and in an orderly manner.

**Bottles or glasses**

All bottles and glasses will remain within the Hill + Knowlton Licensed areas.

This will be strictly enforced by the bar team and Hill and Knowlton security. All Hill + Knowlton staff will have been informed of this rule.

**Litter**

The disposal of glass bottles into any external refuse area will be restricted to 08.30 to 18.30 daily.

By containing all activity within its own area the chance of litter being dropped in the surrounding streets or the need for and any litter patrol is avoided.

H+K's evening cleaners will operate between 22.00 and 22.30 to ensure all areas are clear of any rubbish and in particular the front of the building.

**Terrace**

No smoking or consumption of alcohol will be permitted on the terrace.

The doors to the terrace will be kept closed at all times that the bar is in operation except for access and egress.

The doors to the terrace will be locked at 20.00 daily.

**Security**

The building has a 24 hour security presence for security of the building in general and Hill + Knowlton have their own 24 hour security team for their demise.

The building security staff play a key role in the control of access to all tenant's areas. Only Hill + Knowlton staff with a valid entry card will have access to the company's area. All guests will have to have been checked in and validated at a two staged reception. It would therefore be extremely difficult for any members of the public, to "gate crash" the bar and present a nuisance.

Our two decades of experience in running a licensed staff bar show that Hill + Knowlton's disciplinary code and the responsible nature of its own culture will ensure the good behaviour of its staff and because of the nature of its work any clients will be respectable and morally upstanding individuals unlikely to cause any inconvenience to local residents.

**No Smoking**

The whole building operates a no smoking policy as required by law.

**Summary**

Hill + Knowlton have taken into account the licensing policy of Islington Council, especially as it relates to cumulative impact areas such as Clerkenwell.

It has also taken account of the saturation of licensed premises and that Islington has one of the highest densities in England.

Hill + Knowlton believes that its license application is different from most other applications and deserves careful consideration because of the following differences from typical applications:

- Members of the public will not be able to use the bar
- Use of the bar is restricted to staff and clients of Hill + Knowlton
- The bar will never be 'hired out' as event space to external users
- The bar will not attract additional people to the area since they will already be on site
- Hours of operation are restricted to those appropriate to the company's operation
- There will be no smoking or consumption of alcohol on the terrace and doors to the terrace will be locked at 20.00 daily.
- The culture of the company has enjoyed the bar facility for over 20 years
- In the time the company has operated a bar it has never received any complaint from any one of its neighbours and there is no history, whatsoever of licensing enforcement
- Only beer and wine will be sold for consumption on the premises and those sales will be not for profit and will not be subject to bar sales targets, neither will there be any cheap drinks or happy hour

## STRATEGIES

incentives.

- Regulated entertainment such as music or the showing of films will not be part of the facility.
- Hill + Knowlton prides itself on having the greatest respect for all their neighbours especially residential.

**Price List (£)**

- |                       |      |
|-----------------------|------|
| • Bottled beer/ lager | 2.50 |
| • Wine - glass        | 3.00 |
| • Cider – bottle      | 3.00 |

**Gallacher, Simon**

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**From:** Gallacher, Simon  
**Sent:** 19 November 2013 10:49  
**To:** Gallacher, Simon  
**Subject:** FW: Hill & Knowlton licensing application/bar at the Buckley building, 49 Clerkenwell Green

Simon Gallacher  
Licensing Officer  
Licensing Team  
Public Protection Division  
Environment and Regeneration  
Islington Council  
3rd Floor, 222 Upper Street, London N1 1XR  
Tel: (020) 7527 3879  
Alternative contact: Terrie Lane (020) 7527 3233 [www.islington.gov.uk](http://www.islington.gov.uk)

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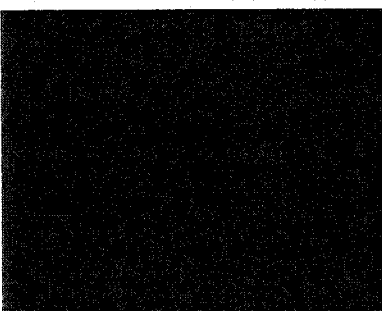
-----Original Message-----

**From:** [REDACTED]  
**Sent:** 29 October 2013 08:17  
**To:** Gallacher, Simon  
**Cc:** [REDACTED]  
**Subject:** Hill & Knowlton licensing application/bar at the Buckley building, 49 Clerkenwell Green

Dear Simon,

Please add my name to the objections outlined in [REDACTED] request for tighter conditions in line with conditions the Council has successfully negotiated with Unilever (another tenant of the Buckley Building).

With thanks, and best wishes,



Rep 2

## Clerkenwell Green Preservation Society

*The local community dedicated to maintaining Clerkenwell Green as an historic public open space*

Chairman:  
Telephone:

Address:  
Email:

**Premises Name and address: Hill and Knowlton, 49 Clerkenwell Green, London EC1**

Dear Sirs,

The Clerkenwell Green Preservation Society (CGPS) objects to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. CGPS also objects to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

We write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

We would like to highlight the fact that alcohol licences in offices are not the norm in Islington. In fact, the opposite is true with only 19 offices in all of Islington Council having premises licences according to the Licensing Authority. Therefore we maintain the Committee should consider this application to be an unusual request, and make a decision accordingly.

Furthermore we note that the applicant has claimed that it is in their corporate culture to have a Premises Licence (both in their current office in Westminster and in their prior office in Camden). However their corporate culture is not a matter of concern for this Committee and should not be considered to be a relevant factor in making a decision regarding this licence.

Simply because it may be the applicant's corporate culture to have such a licence does not mean they are necessarily entitled to an alcohol licence in their new offices and does not compel the committee to enable them to continue with this corporate culture. More to the point, if an alcohol licence was in fact so critical to H+K's corporate culture, then they could have considered taking new office space in an area that does not have a cumulative impact policy.

### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

Furthermore, this licence would add to the number of deliveries arriving at the Buckley Building. With the building only partly occupied at the moment, the current deliveries are already regularly causing road obstructions. It is the building policy for all deliveries to be on Haywards Place, which is a one-way single lane road with no dedicated loading area for the building.

Company: Clerkenwell Green Preservation Society Limited (a company limited by guarantee) Registered in England: 04353031  
Directors: Ann Pembroke, OStJ, CC. (Chairman); Helen Cagnoni;  
Honorary Secretary: Stuart Wortley  
Registered office: The Penthouse, 42 Clerkenwell Green, London EC1R 0DU

### **Crime and Disorder**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

### **Public Safety**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.



### Specific Conditions

CGPS believes this application should be refused for all of the reasons set out above. In the event the Committee does not agree, we request you amend the conditions of the licence as set out below. These amended conditions would help mitigate some (not all) concerns about the cumulative impact of this licence.

Please note we still maintain that, even with these conditions, this licence does not meet the Licensing Policy's guidelines and would add to the cumulative impact in the area.

#### Original conditions from the licence application:

1. The provision of licensable activities shall be restricted to: employees and officers of the organisations in occupation, or their associated companies; and bona fide guests of the said employees, officers and companies
2. There shall be no external advertisement or indication of the licensed facilities
3. The bar shall close at 22.00 daily
4. Consumption of alcohol shall not be permitted on the terrace
5. Smoking shall not be permitted on the terrace
6. A Fire Risk Assessment, Emergency Evacuation Policy and Health and Safety Risk Assessment shall be undertaken and reviewed periodically and shall be provided to the responsible authority for health and public safety on request
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety
8. No bottles or glasses will be permitted to be taken outside of the licensed area
9. The doors to the terrace area are to be kept closed at all times that the bar is in operation, except for access and egress
10. There shall be no deliveries on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily
11. Rubbish shall not be placed outside on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily

#### Add these conditions that H+K said they would include as conditions on the Licence in their 15 Oct letter to residents (annexed hereto):

12. The doors to the terrace will be locked at 8pm daily
13. The disposal of glass bottles into any external refuse area will be restricted to 08.30 to 18.30 daily

#### Add this condition that H+K included in their 27 Sept letter to residents (annexed hereto) and on page 6 of their licence application, but which H+K failed to include in Section 18 of their application:

14. The premises will never be hired out as 'event space' to external users

#### Add these conditions in order to help mitigate some of the concerns raised above:

15. Consumption of all alcohol sold in the bar shall not be permitted outside of the bar area.

##### The rationale for this addition:

- The licence application as it currently stands has very few limits. Theoretically hundreds of employees and guests could drink throughout the 3<sup>rd</sup> and 4<sup>th</sup> floors of this very large office building. This would encourage employees and guests to stay longer in the office, and would increase the cumulative impact of such a licence.
- We anticipate H+K may claim it is difficult to enforce such a condition, as their agent did in their 29 Oct communications with CGPS: "However, the new offices will be an open plan environment and it is intended to allow staff to take alcohol purchased from the Café bar back to their desks if they wish to do so. We do not propose to limit consumption to the bar area only as that would be difficult to monitor given the open plan layout of the office."
- We assert that it is just as practical to enforce that alcohol sold in the bar is not consumed outside the bar area internally (i.e. in other areas of the office, at employees' desks, etc.) as it is to enforce that alcohol sold in the bar is not consumed outside the bar area externally (i.e. on the terrace, as per condition 4 suggested by the applicant).

16. Premises users shall be prevented from drinking alcohol outside the premises

We note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to this same condition. Therefore it is reasonable that this applicant should also accept such a condition.

17. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them

Again we note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to this same condition. Therefore it is reasonable that this applicant should also accept such a condition.

18. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

Again we note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to this same condition. Therefore it is reasonable that this applicant should also accept such a condition.

19. The licence holder shall ensure that all lights in the bar area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

Again we note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to this same condition. Therefore it is reasonable that this applicant should also accept such a condition.

And make these amendments to earlier conditions:

20. Amend condition 3 "The bar shall close at 22.00 daily" to "The bar shall close at 21.30 daily"

The rationale for this amendment is based on H+K's 27 Sept letter to residents:

- It states "We have operated a bar at our offices for over two decades (both in Westminster and before that in Camden), as it is part of the company's culture to allow staff to relax on the premises with clients after a busy and sometimes stressful working day."
- This statement confirms that the bar itself would encourage employees and clients to remain on the premises after completing their work, thus postponing the time at which employees leave the office. This in turn postpones the noise of departing foot and road traffic later into the night, which adds to the cumulative impact in the area.

The rationale is also based on Licensing Policy 21:

- LP21 states "The Licensing Authority will normally require all licensed premises to be cleared of patrons within a reasonable period, usually 30 minutes, after the end of the time permitted for licensable activities."
- Therefore it is also normal according to Islington's policy that dispersal be 30min vs. 60min after the terminal hour for consumption (as proposed in the licence application).
- If the Committee determines that a 60min dispersal period is appropriate, then we ask that the hours for alcohol sales are amended to 17.00 to 20.30 Monday to Friday vs. 17.00 to 21.00.
- Furthermore, we note both the other tenants in the same building that have recently obtained alcohol licences were granted their licences only after agreeing to shorter hours in order to minimise any cumulative impact. Therefore it is reasonable this applicant should also accept shorter than requested hours to minimise cumulative impact.

21. Amend condition 7 "The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety" to "The maximum number of persons accommodated at any one time in the premises shall not exceed 50"

The rationale for this amendment is based on Islington's Licensing Policy 2:

- LP2 states applications "that are likely to add to the existing cumulative impact will normally be refused".

- LP2 includes two examples may be considered as exceptional: "small premises with a capacity of fifty persons or less who only intend to operate during hours specified in Licensing Policy 8" and "premises which are not alcohol-led and operate only within the hours specified in Licensing Policy 8 such as coffee shops".

This application does not meet the first exception for premises with fifty persons or less capacity:

- In communications with the CGPS, H+K's agent wrote on 29 Oct "As we explained at the meeting, there will be seating for 60 in the Café bar area."

This application also does not meet the second exception for premises which are not alcohol-led.

- The licence application and H+K's 27 Sept letter to residents refer to the licence being for a "bar".  
*See licence application pg6 "The fourth floor bar area edged green...", pg6 "In addition to the bar area, ...", pg6 "... an operation and dispersal policy relating to the bar", pg10 "Furthermore, the bar area will close...", pg11 "The bar shall close at..." and pg11 "...at all times that the bar is in operation...". Also see H+K's 27 Sept letter to residents pg2 "We have operated a bar at our offices for over two decades..."*
- If H+K claim the licence is not alcohol-led because it is for a "Café bar" or similar reason, we note this is a disingenuous claim made for the purpose of winning this application. It is only subsequent to H+K's 8 Oct meeting with residents (when the applicant understood there would be opposition to their licence application despite their suggested conditions) that their agent began using the term "Café bar" in communications with residents and CGPS.

Thus only by including a condition for a maximum number of persons of 50 or less would this licence application be sufficiently amended to qualify for the first exception to LP2.

- We note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to a reduced maximum number of persons. Therefore it is reasonable that this applicant should also accept a reduced maximum number of persons in order to minimise any cumulative impact.
- We anticipate H+K may claim it is not practical to enforce such a condition, as their agent did in their 29 Oct communications with CGPS: "However, we do not believe that it is appropriate to include a condition on maximum occupancy as this is an open plan office environment (not a public bar with a door man who can 'count' persons in and out) and therefore it would be difficult practically to enforce such a condition."
- Yet the other tenant referred to above also has an open plan office and has accepted a reduced maximum number of persons. Therefore we assert that it is in fact possible and practical for H+K to enforce such a condition.

We note certain items are irrelevant when determining whether an application is an exception to LP2.

- LP2 includes four examples that will not be considered as exceptional: "premises will be well managed and run, premises will be constructed to a high standard, applicant operates similar premises elsewhere without complaint, similar premises operate in the area."
- Thus it is irrelevant to this decision that H+K's current office in Westminster and prior office in Camden had Premises Licences.
- It is also irrelevant that H+K claims there were no complaints in relation to their prior licences.

22. Amend condition 10 "There shall be no deliveries on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily" to "There shall be no deliveries on Sundays or Bank Holidays or between the hours of 17.00 and 08.00 daily".

The rationale for this amendment is based on H+K's 15 Oct letter to residents:

- That letter states "However, in practice, deliveries for the Café Bar will be within office hours in order that someone is on site to take delivery."
- Furthermore we note another tenant in the same building that has recently obtained an alcohol licence was granted their licence only after agreeing to the same delivery hours as suggested here.

23. Amend condition 11 "Rubbish shall not be placed outside on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily" to "Rubbish shall not be placed outside or collected on Sundays or Bank Holidays or between the hours of 18.00 and 08.00 daily"

The rationale for this amendment is based on the building's own policy for rubbish collection:

- CGPS has confirmed with Derwent, the developers of the Buckley Building, that rubbish collection for the building will be centrally managed for all commercial tenants, that it will be collected during business hours, and that business hours are defined for these purposes as between 08.00 to 18.00.
- Therefore despite claims by the applicant's agent in their 29 Oct communications with CGPS ("We cannot agree a condition regarding rubbish collection as rubbish collection will be arranged by the landlord and it is therefore outside of our direct control."), we assert that it is in fact possible and practical for H+K to agree to such a condition.

## **Conclusion**

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

CGPS hopes that you will therefore give the society's and the residents' objections due and proper consideration, and reject this licence application. Thank you in advance for your time in considering this representation.

## **Annex 1: H+K 27 Sept Letter to Residents**

20 Soho Square  
London  
W1A 1PR

Friday, 27 September 2013

Dear Sir or Madam

I am the CEO for Hill + Knowlton Limited, a communications agency which will shortly occupy the 3rd and 4th floors of the Buckley Building at 49 Clerkenwell Green.

I am aware that there have recently been a number of licence applications for this building by other companies/ operators. I am also aware that residents have raised concerns around the operation of licensed premises in the building and indeed in the area more widely, particularly as Clerkenwell Green is recognised as a cumulative impact area.

I therefore wanted to notify you that Hill + Knowlton is submitting a licence application to allow the sale of alcohol to staff and clients/ guests from 5pm to 9pm Monday to Friday. The application will be for alcohol only and will not include any form of entertainment. Alcohol sales will be wine and beer only and there will be no 'off' sales permitted.

Given the concerns that have recently been raised in relation to other applications locally, I would like to re-assure you in relation to the nature of this application and our proposed operation. I have therefore set out below some of the details, but I would also like to invite you to a meeting at the Buckley Building on Tuesday 8<sup>th</sup> October at 18:00, when I can explain matters in more detail and hopefully answer any questions you may have.

In the meantime, I confirm that access to Hill + Knowlton's office will only be permitted to employees and officers of Hill + Knowlton and their clients/ guests. The building has a 24 hour security presence for security of the building in general and Hill + Knowlton have their own 24 hour security team for their demise.

The general public will therefore not be able to gain entrance to our office and it will never be hired out as 'event space' to external users. The licence will therefore not attract additional people to the area as the proposed users will already be on site. Our licence application will include these restrictions as proposed conditions of the Licence.

We have many years' experience of operating a staff and guest facility for the sale of alcohol. We will be re-locating to the office in Clerkenwell Green from our existing office in Westminster, which is itself licensed for the sale of alcohol.

We have operated a bar at our offices for over two decades (both in Westminster and before that in Camden), as it is part of the company's culture to allow staff to relax on the premises with clients after a busy and sometimes stressful working day. In that time, there has never been a single complaint from neighbours relating to licensable activities. We believe this is because the company has always held the greatest respect for its neighbours, especially residential.

I hope that this letter satisfies any concerns you may have had regarding our application. However, if you would like to attend the meeting on Tuesday 8<sup>th</sup> October, I would be grateful if you could confirm your attendance by Friday 4<sup>th</sup> October in order that I can ensure we have sufficient facilities to accommodate the numbers that will be attending.

For queries and the acceptance of the meeting on Tuesday 8<sup>th</sup> October please contact both my Head of Facilities Lee O'Sullivan [losullivan@hkstrategies.com](mailto:losullivan@hkstrategies.com) and executive assistant Gemma Fleming [gffleming@hkstrategies.com](mailto:gffleming@hkstrategies.com). If you cannot make the meeting, but would like to discuss our operation, please let Gemma know so that one of us can come back to you.

Yours sincerely,



Richard Millar

## Annex 2: H+K 15 Oct Letter to Residents



HILL+KNOWLTON  
STRATEGIES

By Email: [REDACTED]

15<sup>th</sup> October 2013

Dear [REDACTED]

I would like to thank you for taking the time to attend our new offices on Tuesday. We were grateful for the opportunity to explain the nature of our business, including the operation of our staff Café bar; and to discuss with you our licence application to authorise the sale of alcohol.

It was clear from the meeting that one of the key concerns of residents was the potential use of the fourth floor terrace. For clarity, I confirm that no smoking or consumption of alcohol will be permitted on the terrace. Furthermore, the doors to the terrace will be kept closed at all times when the bar is in operation, except for access and egress. These restrictions form part of our licence application and will be conditions of the Licence, if it is granted.

In addition to those restrictions, I confirm that the doors to the terrace will be locked at 8pm daily. We will volunteer this as an additional condition on the Licence.

Since the meeting, the Council has advised that they have received a representation to our application which refers to deliveries and putting bottles outside. To clarify, bottles would never be left on the street and would always stay within our demise or the landlords secured demise off street. However, to deal with any concerns regarding the noise from disposal of bottles, we will also volunteer the following as a condition on the Licence:

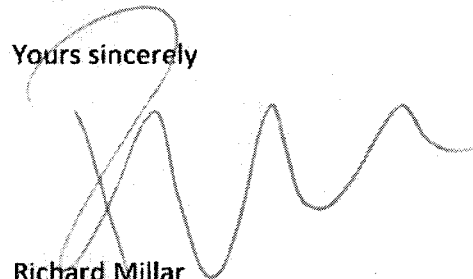
- The disposal of glass bottles into any external refuse area will be restricted to 08.30 to 18.30 daily.

In relation to deliveries, we have already included a condition in the application that there will be no deliveries on Sundays or Bank Holidays or between the hours of 23.00 and 07.00 daily (these are the times commonly sought from environmental health on licence applications). However, in practice, deliveries for the Café Bar will be within office hours in order that someone is on site to take delivery.

Concerns were raised during the meeting regarding the potential for the operation to change in future if the offices were subsequently occupied by another operator. However, we would ask you to bear in mind that if any future occupier wished to change the hours or conditions attached to the Licence, they would have to apply for formal variation of the Licence, which would be required to be advertised on the premises and in the press in the same way as a new Licence application (and residents would therefore have the opportunity to make representations to any such application). In addition to the conditions relating to the terrace, we have included the proposed condition that sales will be restricted to employees, officers and guests only. Any future occupier would also be bound by this, unless they applied to vary the Licence. The premises could therefore not become a public bar or restaurant without further consultation.

I hope that you found the meeting useful.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Richard Millar', written over a circular stamp that is partially obscured.

Richard Millar  
CEO

Cc Licensing Officer, Islington Council, by Email

Rep 3

Premises Name and address: The Buckley Building, Clerkenwell Green, EC1

Your Name: [REDACTED]

Interest: Local resident

Your Address: [REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18, 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 which notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 which seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

#### Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

#### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

#### **Public Safety**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

#### **Specific Conditions**

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri
3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60

6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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.

Yours faithfully

28 October, 2013

Ref 4

### Licensing Act 2003 representation pro-forma

Premises Name and address: Hill and Knowlton, 49 Clerkenwell Green, London EC1

Your Name: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18, 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. I am a resident at the next-door building the Print House [REDACTED] Aylesbury Street, Clerkenwell, London EC1R 0ET. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

#### Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted

anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

### **Public Safety**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

### **Specific Conditions**

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri
3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily

7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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** –

Signature \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_

Date 26 Oct 2013

**Please ensure name and address details completed above**

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

or send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)



Anon

Rep

(5)

### 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 HILL & KNOWLTON  
3rd & 4th FLOORS 19 CLERKENWELL GREEN EC1

Your Name: [REDACTED]

Interest: [REDACTED]

(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

THERE IS ALREADY CONSIDERABLE PUBLIC NUISANCE (NOISE, NOISY LATE-NIGHT DISPERSAL, HUMAN AND OTHER DEBRIS) FROM EXISTING LICENCED PREMISES IN THE CLERKENWELL GREEN AREA. HK SAY ONLY EMPLOYEES & BONA FIDE GUESTS, BUT THERE IS NO LIMIT ON NUMBERS - IT COULD BE SCORES. CONSUMPTION AREA IS HUGE. NO NEED FOR BAR ON PREMISES, AS MANY LICENCED PREMISES IN AREA. APPLICATION INCLUDES BAR CLOSING TIME, BUT NO 'DRINKING UP' TIME, AND BUILDING OPEN 24 HOURS NOTHING TO STOP BUYING LARGE AMOUNTS BEFORE CLOSING, AND DRINKING ON UNTIL MUCH LATER, WITH LATE NIGHT DISPERSAL. MUCH TIGHTER

#### Crime and Disorder

ALCOHOL LEADS TO NOISY DISPERSAL, ESPECIALLY LATE AT NIGHT, COULD BE QUITE A NUMBER OF EMPLOYEES/GUESTS ATTRACTS OTHER SORTS OF CRIME TO AREA.

RULES NEEDED IF APPLICATION ALLOWED TO GO AHEAD IN ANY FORM. 9PM IS TOO LATE TO CLOSE BAR FOR THIS PURPOSE.

COMMERCIAL

**Protection of Children from Harm**

THE AREA HAS MANY LICENSED PREMISES, ALL OF WHICH CONTRIBUTE TO GREATER OR LESSER DEGREE TO NOISE, LITTER, BROKEN GLASS, PUBLIC URINATION & VOMIT ON PAVEMENTS, ALL OF WHICH ARE HARMFUL TO CHILDREN LIVING NEAR OR PASSING THROUGH THE AREA

**Public Safety**

WITH NO LIMIT ON NUMBERS, DISPERSAL INTO NARROW STREETS A POTENTIAL PROBLEM.

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 ANY DIRECT CONTACT FROM COMPANY OR THEIR REPRESENTATIVES

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 21/10/13

Please ensure name and address details completed above

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Ref 6

### 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: Buckley Building

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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
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This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

## Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

## Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

## Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

### Specific Conditions

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri
3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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 \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_

Date 28<sup>th</sup> October 2013 \_\_\_\_\_

**Please ensure name and address details completed above**

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to:

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Rep 7

### 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: Hill and Knowlton, 49 Clerkenwell Green, London EC1

Your Name: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: 0 [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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. I am a resident at the next-door building the Print House, [REDACTED] Aylesbury Street, Clerkenwell, London EC1R 0ET. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

### **Crime and Disorder**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

### **Public Safety**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.



### Specific Conditions

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
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4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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** –

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Signature\_\_\_\_\_ Sent via email, please accept as signed\_\_\_\_\_

Date 24 Oct 2013

**Please ensure name and address details completed above**

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to:

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**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.

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Premises Name and address: \_\_\_\_\_

Your Name: \_\_\_\_\_

Interest: \_\_\_\_\_ (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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

**Public Nuisance**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
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### **Crime and Disorder**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

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### **Public Safety**

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The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
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4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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** –

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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 \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_  
Date \_\_\_\_\_

**Please ensure name and address details completed above**

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to:

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Ref 9

### 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 HILL & KNOWLTON, 49 CLERKENWELL GREEN

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

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

Deliveries to 49 Clerkenwell Green will significantly increase if multiple premises are to be granted licenses to sell alcohol, with all the different companies coordinating deliveries at random times. The increase in noise from the disposal of bottles at various times of the evening as well as large groups of staff/clients leaving these premises together will also be very disturbing. It is on this basis that I would object.

However, with the acknowledgment from this company that they have a responsibility for the behavior of their staff when exiting the premises located in a residential area, that the licence would be granted Monday-Friday only and the times of deliveries and disposal of glass bottles is strictly controlled then I would withdraw my objection.

#### Crime and Disorder

I don't expect crime to increase in order way, but any parties leaving the premises under the influence of alcohol could potentially create significant disorder.

#### Protection of Children from Harm

N/A

**Public Safety**

I note the letter to residents from the company, and trust that should any licence be granted that it would be revoked if HILL & KNOWLTON staff do not conduct themselves in a responsible manner.

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

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Signature

Date 3 OCTOBER 2013

Please ensure name and address details completed above

Return to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)



**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: The Print House, Flat 5, 32 Aylesbury St, London, EC1R 0ET  
 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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

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**Public Nuisance**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
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13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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:

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Signature\_\_\_\_\_ Sent via email, please accept as signed\_\_\_\_\_  
Date\_\_\_\_\_24.10.2013\_\_\_\_\_

**Please ensure name and address details completed above**

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to:

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

lep 11

### 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: Buckley Building on Clerkenwell Green

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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 which notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 which seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

## Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

## Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

## Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

### Specific Conditions

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri
3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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 **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 \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_  
Date \_\_\_\_\_ 28<sup>th</sup> October 2013 \_\_\_\_\_

**Please ensure name and address details completed above**

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to:

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)



Rep 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: Buckley Building on Clerkenwell Green

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:

Dear Sirs,

Please note I have discussed this application with other local residents and the following therefore reflects our collective view as well as my personal view. I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18, 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 which notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
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### **Crime and Disorder**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

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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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

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### Conclusion

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I wish my identity to be kept anonymous **No**

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Signature \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_  
Date \_\_\_\_\_ 28<sup>th</sup> October 2013 \_\_\_\_\_

**Please ensure name and address details completed above**

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

or send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**Licensing Act 2003 representation pro-forma**

Premises Name and address: Hill and Knowlton, 49 Clerkenwell Green, London EC1

Your Name:

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

Your Address:

Email:

Telephone:

Date \_\_\_\_\_

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

Signature \_\_\_\_\_ Sent via email, please accept as signed \_\_\_\_\_

Send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Dear Sirs,

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**Public Nuisance**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
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**Crime and Disorder**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy

recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

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The application also does not address:

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- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

### **Specific Conditions**

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri

3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### **Conclusion**

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' objections due and proper consideration, and reject this licence application. Thank you in advance for your time in considering this representation.

Rep 14

**Gallacher, Simon**

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**From:** [REDACTED]  
**Sent:** 29 October 2013 09:44  
**To:** Gallacher, Simon; licencing@islington.gov.uk  
**Subject:** Licence application Hill + Knowlton

Sent from my iPad

Begin forwarded message:

From: <[REDACTED]>  
Date: 29 October 2013 09:42:03 GMT  
To: [REDACTED]  
Reply-To: <[REDACTED]>

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: \_\_\_\_\_  
Your Name: [REDACTED]  
Interest: resident (E.g. resident, business, TRA Chair, Councillor, solicitor)  
Your Address: [REDACTED]  
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 write with reference to the proposed licence for the bar with the Hill + Knowlton office, 49 Clerkenwell Green, EC1.

Further to our visit to the site and their letter to me on 15th October 2013, I was reasonably happy with the application, however on further consideration I would support my neighbour's specific conditions to the licence as set out below:

Specific Conditions



If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
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A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs.

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:

Sent by email

29 Oct 2013

Signature \_\_\_\_\_ Sent via email, please accept as signed

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](mailto:licensing@islington.gov.uk)

Sent from my BlackBerry® smartphone

Rep 15

### 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: H+K bar, Buckley Building  
Your Name: [REDACTED]  
Interest: Resident (E.g. resident, business, TBA 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:

Dear Sirs,

I object to this application on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 8, 9, 11, 13, 16, 18 19 and 21. I also object to this application because it does not meet either of the Licensing Policy's exceptions to the Cumulative Impact Policy.

I write as a party interested in and affected by the application above. The impact of this license on the neighbouring residences will have negative cumulative impact on local residents and the immediate surrounding area. Clerkenwell is a preservation area as well as an area of cumulative impact.

#### Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Public Nuisance.

It also does not address:

- Licensing Policy 8 nor 21 given there is no active dispersal policy to mitigate disturbance to residents. LP21 notes licensed premises will normally be required to be cleared of patrons within a reasonable period, usually 30 minutes after the end of the time permitted for licensable activities.
- Licensing Policy 18 which notes complaints of noise in Islington have risen substantially over the last 10 years and expansion of the night-time economy has increased noise above the national average.
- Licensing Policy 19 which seeks to minimise the impact on residents from deliveries and collections. Local residents request all deliveries and collections are during working hours (08:00-18:00 Mon-Fri).

This bar would postpone the foot and road traffic associated with H+K employees/guests leaving the office. And this in a low traffic, heavily residential area. Thus the H+K bar will have a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area later than typical office leaving hours. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime.

#### Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Prevention of Crime and Disorder.

It does not rebut the presumption in Licensing Policy 2, that new applications in areas such as Clerkenwell are likely to add to existing cumulative impact and will accordingly normally be refused. The Licensing Policy recognises Clerkenwell as an area having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. It notes further licenses could provide disproportionately negative effects for local residents, such as disorderly conduct, littering, public urination and noise nuisance.

With no maximum number of patrons, no terminal hour of consumption and consumption permitted anywhere on the two floors of office, this application does not meet Licensing Policy 1, which takes into account the location of the premises and character of the area. The premises are located on Sekforde St, Haywards Place, Clerkenwell Green and Aylesbury St – in a cumulative impact area and conservation area with narrow streets, low traffic flow and many residential properties.

Sekforde St is primarily residential. Haywards Place is partially residential. The large residential block of 201 St John St backs onto Haywards Place and neighbouring Woodbridge St. A residential block on Aylesbury St backs onto Haywards Place. Neighbouring St James's Walk and Sans Walk have significant residential populations, and include a large block for older residents a mere 90 yards from the proposed bar location.

### **Protection of Children from Harm**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Children from Harm.

This application also does not consider the character of the area as per Licensing Policy 1 in terms of protecting children. The aforementioned increase in disorder and antisocial behaviour also threatens children. In particular, this license could aggravate existing problems with antisocial behaviour in St James churchyard (directly opposite the premises). This is an area where local children play and where there is a toddler playground. These children and their local amenities should be safeguarded, not further threatened by yet another licensed location for alcohol sales in an area of cumulative impact.

### **Public Safety**

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for Protection of Public Safety. Not only due to aforementioned increase in disorder and antisocial behaviour, but also due to loitering in the street after the licensed hours.

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. Licences for offices are not typical, with only 18 offices licensed in all of Islington. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

The application also does not address:

- Licensing Policy 9 in that it does not include the applicant's own detailed risk assessments on their businesses, nor does the operating schedule provide enough details.
- Licensing Policy 11 which requires the operating schedule to demonstrate robust arrangements for promoting the licensing objectives for applications that are predominantly for drinking vs. mixed use premises with alcohol sales being offered to customers alongside food.
- Licensing Policy 13 in that it lacks sufficient detail to demonstrate how the applicant will meet the requirements of this policy, in particular drunkenness on premises.
- Licensing Policy 16 in that it fails to specify the use of toughened glassware and polycarbonate – this is suggested in the council's policy in order to reduce the danger to public safety.

### **Specific Conditions**

If despite the above objections the Council is minded to grant a licence, it would be very much appreciated if the Council would also add specific conditions on the following to minimise the likely cumulative impact to local residents:

1. Alcohol sales restricted to the bar area only and from 17:00-21:00 Mon-Fri
2. Bar opening hours restricted to 17:00-21:30 Mon-Fri
3. Consumption of all alcohol sold in the bar to terminate at 21:30 Mon-Fri, be restricted to the bar area only and not be permitted on the terrace
4. The licensed premises to be cleared of patrons by 22:00 Mon-Fri
5. Maximum number of persons in the bar area at any one time shall not exceed 60
6. Doors to the terrace area are to be kept closed at all times the bar is in operation (except for access and egress) and to be locked at 8pm daily
7. Alcohol and smoking shall not be permitted on the terrace
8. No bottles or glasses shall be permitted to be taken outside of the bar area
9. There shall be no external advertisement or indication of the licensed facilities
10. Music shall not emanate from the premises
11. Deliveries and rubbish collection shall take place in Haywards Place on weekdays (other than Bank Holidays) between the hours of 08:00 and 18:00 hours
12. The provision of licensable activities excludes client events, holiday parties and other similar activities hosted in the premises; such activities would require a temporary licence
13. The provision of licensable activities shall be restricted to company employees, company officers and guests (defined as clients of the company)

### Conclusion

Clerkenwell is a mixed use 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. And most offices have been operating in the area without the need for alcohol licenses.

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 to ensure an already saturated area does not suffer from additional cumulative impact. The applicant premises are on the border of mainly residential streets, in close proximity to numerous older residents and sheltered housing.

A reasonable number of licensed premises are welcome provided that they demonstrate by both word and deed that they are responsible neighbours who will respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's own Licensing Policy and does not take sufficient measures to avoid cumulative impact.

I hope that you will therefore give residents' 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\_\_\_\_\_ Sent via email, please accept as signed\_\_\_\_\_

Date\_\_\_\_\_ 28.10.13\_\_\_\_\_

**Please ensure name and address details completed above**

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**Suggested conditions of approval consistent with the operating schedule**

1. The provision of licensable activities shall be restricted to: employees and officers of the organisation in occupation, or their associated companies; and bona fide guests of the said employees, officers and companies.
2. There shall be no external advertisement or indication of the licensed facilities.
3. The bar shall close at 22:00 hours daily.
4. Consumption of alcohol shall not be permitted on the terrace.
5. Smoking shall not be permitted on the terrace.
6. A fire risk assessment, emergency evacuation policy and health and safety risk assessment shall be undertaken and reviewed periodically and shall be provided to the responsible authority for health and public safety on request.
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
8. No bottles or glass shall be permitted to be taken outside of the licensed area.
9. The doors to the terrace area are to be kept closed at all times that the bar is in operation, except for access and egress and shall be locked at 8pm daily.
10. There shall be no deliveries on Sundays or Bank Holidays or between the hours of 23:00 and 07:00 daily.
11. Rubbish shall not be placed outside on Sunday or Bank Holidays or between the hours of 23:00 and 07:00 daily.
12. The disposal of glass bottles into any external refuse area will be restricted to 08:30 to 18:30 daily.

**Suggested conditions of approval suggested by the Health and Safety Officer, agreed by the applicant.**

13. The premises shall not be used under the licence until and the arrangements at the premises are suitable and sufficient for health and public safety and have been approved in writing by the responsible authority for health and public safety, when this condition will be removed from the licence.

**Suggested conditions of approval suggested by the Noise Officer, agreed by the applicant.**

14. No movable chairs or tables shall be placed on the Roof Top Terrace.



**Title : Hill & Knolwton**

Islington Borough  
Boundary

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