



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	9 th July 2013	32	Clerkenwell

Delete as appropriate	Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Unilever, 30 Aylesbury Street, London EC1R 0ET

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 and *off supplies, exhibit films and play recorded music on Mondays to Fridays from 08:00 until 23:00.
- 1.3 The premises is not open to the public and alcohol will not be sold or supplied otherwise than to:
 - a) Directors, partners, agents, officers and employees of Unilever UK Ltd and the Licensee (and subsidiaries and affiliated companies thereof) and their bona fide guests; or
 - b) persons attending a private or organised event in the premises
- 1.4 *Sales of alcohol for consumption off the premises will be restricted to alcohol supplied to be consumed within other non-licensed areas of the building or in other corporate premises of Unilever.

2. Recommendations

- 2.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 2.2 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (See appendix 3);
 - ii. conditions recommended by responsible Authorities (see appendix 3); and
 - iii. any conditions deemed necessary by the Committee to promote the four licensing objectives.

3. Background

- 3.1 Papers are attached as follows:-
- | | |
|-------------|--|
| Appendix 1: | application form; |
| Appendix 2: | representations; |
| Appendix 3: | 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 19 letters of representation, the author of one has requested anonymity. Two of the representations were later withdrawn, one from a local resident, the other from the Health and Safety Officer on the basis that his proposed condition was agreed by the applicants.

4. Planning Implications

- 4.1 The Planning Service have reported that the lawful use of the building would seem to be as B1 (offices). The café is ancillary to the use and, as not accessible to members of the public, it would not be considered that a change of use requiring planning permission had occurred. There are also no on-going enforcement investigations relating to the property. We would therefore have no objections to the application.

5. Conclusion and reasons for recommendations

- 5.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions necessary 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

26.6.13

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Sodexo Ltd

(insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Unilever 30 Alyesbury Street			
Post town	London	Postcode	EC1R 0ET

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£Band E

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name Sodexo Ltd
Address ONE SOUTHAMPTON ROW LONDON ENGLAND WC1B 5HA
Registered number (where applicable) 00842846
Description of applicant (for example, partnership, company, unincorporated association etc.) limited company
Telephone number (if any)
E-mail address (optional)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

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

I am making the application pursuant to a statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

Part 3 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

Please give a general description of the premises (please read guidance note 1)

The premises are a co-creation and activities space for the Unilever personal care community and offices on the ground and lower ground floors, incorporating a Café, Reception area, Photography studio, Artist Studio, Trends Lounge, Plennery - AV, Sensorium space, Computer room, Workshop.

These premises are not open to general members of the public.

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

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

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

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

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

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

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

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) in connection with corporate events		
Mon	08:00	23:00			
Tue	08:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Wed	08:00	23:00			
Thur	08:00	23:00	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	08:00	23:00			
Sat					
Sun					

C

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

D

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

E

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

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08:00	23:00	Please give further details here (please read guidance note 3) generally background music, but occasional other use in connection with corporate events		
Tue	08:00	23:00			
Wed	08:00	23:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	08:00	23:00			
Fri	08:00	23:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

G

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

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p>Please give a description of the type of entertainment you will be providing Possible catwalk runway – modelling looks and styles of fashion and consumer products</p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input checked="" type="checkbox"/>
Mon	08:00	23:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	08:00	23:00	<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed	08:00	23:00			
Thur	08:00	23:00	<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri	08:00	23:00			
Sat			<p><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)</p>		
Sun					

1

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

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thur	08:00	23:00			
Fri	08:00	23:00			
Sat					
Sun			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

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

Name Colum Francis Fullerton	
Address Warrington	
Postcode	
Personal licence number (if known) tbc	
Issuing licensing authority (if known)	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

n/a

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<i>*NB. The premises are corporate offices and not open to the general public. Staff and visitors to the company may be present on site at any time.</i> <u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	
Mon	00:00*	24:00*	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)
Tue	00:00*	24:00*	
Wed	00:00*	24:00*	
Thur	00:00*	24:00*	
Fri	00:00*	24:00*	
Sat	00:00*	24:00*	
Sun	00:00*	24:00*	

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

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

These are corporate premises with ancillary facilities; the general public do not have access.

1. Alcohol shall not be sold or supplied otherwise than to:
 - a) Directors, partners, agents, officers and employees of Unilever UK Ltd and the Licensee (and subsidiaries and affiliated companies thereof) and their bona fide guests; or
 - b) Persons attending a private or organised event in the premises a list of whom is to be kept at reception and made available for inspection by the relevant authorities immediately upon request.
2. No advertising of the licensed facilities outside of the premises.
3. There will be no sales for consumption off the premises with the exception of alcohol which may be supplied for consumption in other non-licensed areas of the building or in other corporate premises of Unilever.

b) The prevention of crime and disorder

see a) above.

The nature of the premises is not likely to give rise to crime and disorder

c) Public safety

All required risk assessments, fire and health & safety policies are in place and no additional measures under the licence are therefore required.

see also a) above

d) The prevention of public nuisance

4. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them.
5. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

e) The protection of children from harm

see a) above.

The nature of the premises does not require any measures beyond the mandatory conditions of the licence.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Signature	<i>Thomas & Thomas</i>
Date	17 May 2013
Capacity	Thomas & Thomas Partners LLP, Solicitors on behalf of the Applicant

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

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

TB/SOD.2.147

Thomas & Thomas Partners LLP
38a Monmouth Street

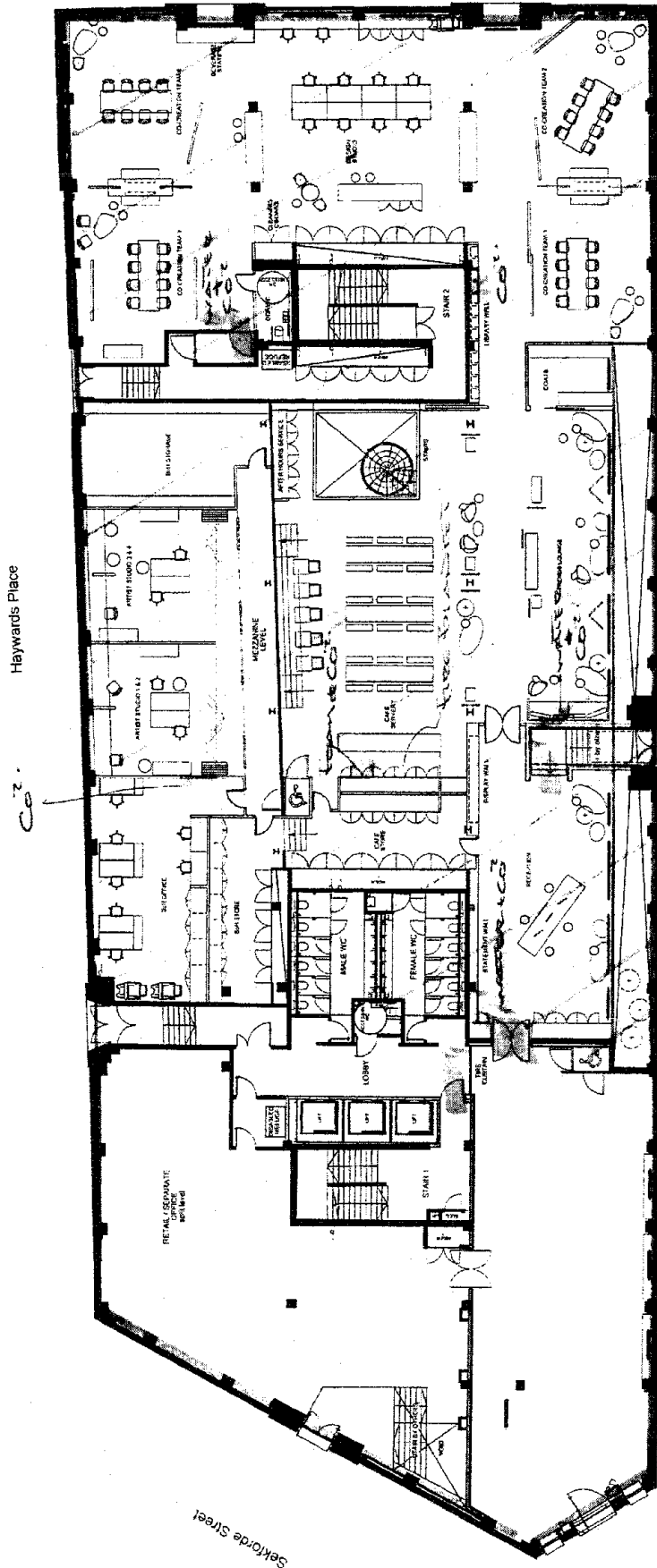
Post town	London	Postcode	WC2H 9EP
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Telephone number (if any)	020 7042 0415
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
tburton@tandtp.com

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



GROUND FLOOR

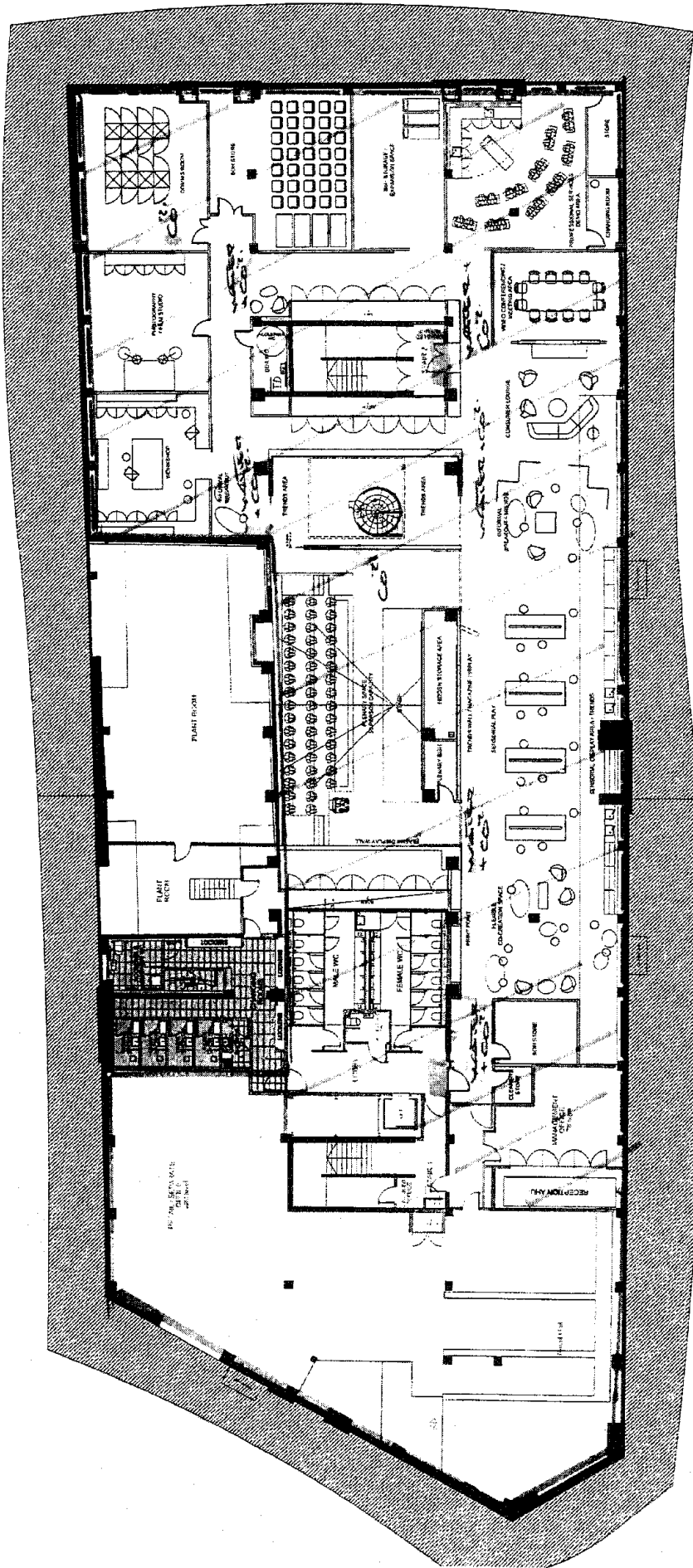
PROJECT SHOWTIME
 STAGE D - WORK IN PROGRESS PLANNING
 04.12.12 - SCALE: 1:200@A3
 DRAFT ONLY

Free Entertainment

Free Food

Free Fashion

/// Licensable activities



Five Bedrooms

LOWER GROUND FLOOR
 PROJECT SHOWTIME
 STAGE C - WORK IN PROGRESS PLANNING
 03.12.12 - SCALE: 1:200@A3

Gallacher, Simon

From:
Sent: 07 June 2013 11:01
To: Licensing; Gallacher, Simon
Subject: Spam: Fw: Fwd: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

I reside at [redacted] London EC1 and, as such, I am potentially affected by the application referred to below. Can you please regard me as objecting to that application on the same terms as set out below. Thank you.

Yours sincerely
Michael Bardell

----- Forwarded message -----

From:
Date: Tue, Jun 4, 2013 at 4:56 PM
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET
To: licensing@islington.gov.uk, "Gallacher, Simon" <Simon.Gallacher@islington.gov.uk>

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the [redacted] Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder This application would add to the local concerns of crime and disorder. The Council's Licensing Policy designates Clerkenwell as an area of cumulative impact and saturation, and notes that alcohol consumption is increasingly identified as a major factor behind violent crime and disorder in the borough.

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more

controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.
- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.
- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.
- The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

Licensing Policy 7

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

This policy is clearly relevant to the above application.

Licensing Policy 8

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

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Licensing Policy 18

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

This policy is clearly relevant to the above application.

Licensing Policy 19

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

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

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

2

Gallacher, Simon

From:
Sent: 05 June 2013 13:22
To: Licensing; Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more

controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.

- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.

- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

· The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

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Conclusion

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operate late. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled.

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Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

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3

Gallacher, Simon

From:
Sent: 08 June 2013 08:38
To: Gallacher, Simon
Subject: Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

8 June 2013

Dear Sirs,

Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

I write as a party interested in and affected by the application above. I own the adjacent building, 51 Leeds Court, 201 St John Street, London EC1V 4LZ.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

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The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

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

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Conclusion

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

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The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a licence of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

Confidential
(F)

Gallacher, Simon

From:
Sent: 09 June 2013 20:51
To: Gallacher, Simon
Subject: Re: Unilever, 30 Aylesbury Street

Hi

I have also reviewed this application. In principle the risk for public nuisance seems limited. However large persons attending corporate event may still cause such a nuisance where these happen late at night or in the early morning. I suggest therefore that this application should be rejected on the basis of the presumption against new licenses in Cumulative Impact Areas unless steps are taken to mitigate this risk of nuisance. I suggest that this can be achieved by limiting the hours of operation to 0900 – 2200 Monday – Friday and making it a term of the licence that persons attending events at Unilver depart within 30 minutes of the end of licensable activities.

I request that my name be kept confidential.

Kind regards

From: "Gallacher, Simon" <Simon.Gallacher@islington.gov.uk>
To:
Sent: Wednesday, 29 May 2013, 10:14
Subject: Unilever, 30 Aylesbury Street

Dear All

As per earlier email, please find attached details of second licence application. Please note any representations must be submitted by 14 June 2013.

Should you have any queries concerning this matter then please do not hesitate to contact me.

Kind regards
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 The information contained in this E-Mail may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure, the confidentiality of this E-Mail and your reply cannot be guaranteed.

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Gallacher, Simon

From: [redacted]
Sent: 10 June 2013 17:22
To: Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

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The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.
- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.
- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm

With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

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This policy is clearly relevant to the above application.

Licensing Policy 8

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

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

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This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

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

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

6

Gallacher, Simon

From: Simon Gallagher <si...>
Sent: 10 June 2013 09:51
To: Licensing; Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the Print House, Flat 6, 32 Aylesbury Street, Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more

controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

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This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.

- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.

- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

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Licensing Objective 4, Protection of children from harm

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Conclusion

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operate late. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled.

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

7

Gallacher, Simon

From:
Sent: 06 June 2013 09:28
To: Gallacher, Simon
Subject: RE: Sydney Food Ltd, 49 Clerkenwell Green and Unilver, 30 Aylesbury Street -
OBJECTION

Dear Mr Gallacher

Thank you for your emails concerning these two licensing applications.

I live at Clerkenwell Green which is a residential building very close to the new building in respect of which these applications relate and therefore am very concerned about these proposals which could dramatically affect the character of Clerkenwell Green which is generally quiet and with a lot of residential occupation in the surrounding area.

Sydney Foods Limited:

I am concerned by the application for hot food and drink to be supplied between 23.00 and 5.00. If the restaurant is allowed to serve through the night this would cause considerable noise disturbance at unsociable hours and generally be detrimental to the character of Clerkenwell Green. Furthermore I believe that the sale of alcohol should be stopped much earlier than proposed in the application (say 10pm) for the same reason i.e the noise disturbance that would arise from people leaving the premises at a late hour.

Unilever:

This second application is a little confusing and would mean that the sale of alcohol is permitted throughout an extremely large area of this new building. Again this would add to the traffic of people, possibly the worse for wear, flowing onto Clerkenwell Green quite late at night and to the disturbance of local residents. There are of course already other licensed premises in the immediate vicinity of the Green and I am worried about the saturation of licensed premises within such close proximity to each other and in a residential neighbourhood. If a licence were to be granted I believe that the hours should be restricted to say 9pm to avoid further late night noise disturbance, the cumulative affect of which could be very significant.

Thank you for considering my views and I look forward to hearing further concerning the progress of these applications which are of great concern to the local residents in the area.

Regards,

From:

8

Gallacher, Simon

From: Simon Gallacher
Sent: 08 June 2013 10:56
To: Licensing; Gallacher, Simon
Cc:
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

We write as a party interested in and affected by the application above. We are residents at the adjacent building the Clerkenwell, London EC1R 0ET.

We object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to our objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

As local residents, we must agree with the Council's policy and ask that you reject this application.

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

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

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Conclusion

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The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours sincerely,

Licensing Act 2003- Representation from the Licensing Authority
Application: 30 Aylesbury St EC1R 0ET

I am submitting a representation on behalf of the Licensing Authority with respect to the new application to permit recorded music, film and alcohol sales Mondays to Sundays from 8am to 11pm.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

<i>Licensing Policy 1</i>	<i>Location, Cumulative Impact and Saturation</i>
<i>Licensing Policy 2</i>	<i>Cumulative Impact Areas</i>
<i>Licensing Policy 10</i>	<i>Operating Schedule</i>
<i>Licensing Policy 11</i>	<i>Mixed use premises</i>
<i>Licensing Policy 20</i>	<i>Smoking, drinking and eating outside</i>
<i>Licensing Policy 21</i>	<i>Dispersal Policies</i>

Recommendation and Reasons

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

The Licensing Authority has considered the style and hours of operation proposed by the applicant, the management arrangements described in the operating schedule, the special considerations described in paragraphs 5, 6 & 7 of the Licensing Policy and Licensing Policies 1, 2, 10, 11, 20, 21.

The Licensing Authority recognises that the proposal for a corporate venue with no access by general members of the public may contribute to promoting the licensing objectives however there is no information in the operating schedule to indicate:

- the proposed operating capacity when licensable activities are provided on the premises
- the arrangements for minimising the impact on local residents in terms of nuisance when patrons leave the premises
- the arrangements for managing the impact of smokers outside the premises (other than to prohibit smokers taking drinks outside)
- the arrangements to manage alcohol lead private events to prevent adding to the existing cumulative impact in terms of alcohol related disorder

The Licensing Committee is asked to consider the above issues when determining the application.

If the applicant is unable to satisfy the Licensing Committee that the application will not add to the cumulative impact it is recommended that the application is refused.

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

13 June 2013

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Gallacher, Simon

From:
Sent: 10 June 2013 09:18
To: Licensing
Cc: Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the
., Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.
- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.
- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm

With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

Licensing Policy 7

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

This policy is clearly relevant to the above application.

Licensing Policy 8

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

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Licensing Policy 18

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

This policy is clearly relevant to the above application.

Licensing Policy 19

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the licence to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

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

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

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Gallacher, Simon

From: [redacted]
Sent: 09 June 2013 10:29
To: Licensing; Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the [redacted], Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

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licensing@islington.gov.uk, Simon.Gallacher@islington.gov.uk

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

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

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular

events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

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Gallacher, Simon

From:
Sent: 09 June 2013 19:58
To: Licensing
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the
London EC1R 0ET.

Whilst this is an application for commercial premises I would suggest it should be viewed in exactly the same way as a normal bar/restaurant/club licence. The limitation to employees and guests is meaningless without limitations on who will be a "guest", how often guests will be invited, how many people are expected to use the licensed premises etc etc. Furthermore the very extended hours are not consistent with office usage.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19 and 21.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

It is not at all obvious why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.
- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.
- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage. This is one thing in those almost entirely non-residential areas, but not acceptable in a mostly residential area.
- The application asserts no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise.

In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm

With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

Licensing Policy 7

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

This policy is clearly relevant to the above application.

Licensing Policy 8

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

This policy is clearly relevant to the above application.

Licensing Policy 18

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

This policy is clearly relevant to the above application.

Licensing Policy 19

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

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 nuisances to local residents:

1. The building's terraces should not be accessible to those using the licensed premises (to avoid a noise and smoking problem)
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and

balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to operate late. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled.

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street.

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

Many thanks.

Yours faithfully,

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Gallacher, Simon

From: ..
Sent: 04 June 2013 16:56
To: Licensing; Gallacher, Simon
Subject: Objection to Premises Licence Application for Unilever at 30 Aylesbury St, London EC1R 0ET

Dear Sirs,

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more

controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises; especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.
- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.
- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm

With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

Licensing Policy 7

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

This policy is clearly relevant to the above application.

Licensing Policy 8

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

This policy is clearly relevant to the above application.

Licensing Policy 18

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

This policy is clearly relevant to the above application.

Licensing Policy 19

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

Licensed premises properly operated and kept appropriately separated from residential areas can add to the attraction and vitality of the area. However, peaceful co-existence requires certain limits to be respected and balanced with the needs of local Clerkenwell residents who will suffer with licensed premises that are enabled to

operate late. One only has to look at the mayhem in Cowcross Street on a Friday and Saturday night to see what can happen if things are not properly controlled.

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted – accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

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

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

Yours faithfully,

Islington Licensing Authority
Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority - Environmental Protection

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

Name of the premises you are making a representation about	Unilever
Address of the premises you are making a representation about	30 Aylesbury Street Islington EC1R 0EB

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

To prevent public nuisance
We are making our representation for the minimisation and prevention of the risk of noise pollution to neighbouring occupiers.

Noise Team has visited the premises and has considered the current Licensing Policy. We object to the application however this can be withdrawn if the applicant agrees to the conditions set out below.

<p>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.</p>	<p>A. Sound Amplification</p> <ol style="list-style-type: none"> 1. A music noise limiting device shall be used in relation to all sound amplification equipment used in conjunction with the premises licence. 2. The device will be installed and set at a level to the satisfaction of, and approved by, the Council's Noise Service prior to the opening of the premises in conjunction with the premises licence 3. The device shall be properly secured so it cannot be tampered with. 4. The device shall only be reset with the authority of the Council's Noise Service <p>B. Doors and Windows</p> <ol style="list-style-type: none"> 1. Doors to access and egress the premises shall be kept closed so far as practicable at times when
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	<p>regulated entertainment is taking place.</p> <p>C. Deliveries</p> <ol style="list-style-type: none">1. No deliveries will take place on Sundays or Bank Holidays and between the hours of 23:00 and 07:00 hours other days of the week. <p>D. Rubbish Clearance</p> <ol style="list-style-type: none">1. No rubbish will be moved, removed or placed in outside the premises on Sundays or Bank Holidays and between the hours of 23:00 and 07:00 hours other days of the week. <p>E. External Areas, Drinking and Smoking</p> <ol style="list-style-type: none">1. Premises users shall be prevented from drinking outside the premises.2. Premises users shall be permitted to smoke outside the premises and on premises external areas but this shall be restricted to a reasonable number at all times and between 21:00 and 23:00 to no more than five persons.3. The outside area and premises external areas will not be permitted to be used by patrons after 23:00.
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Signed: _____ Date: 14th June 2013

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

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

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Gallacher, Simon

From: ...
Sent: 31 May 2013 08:05
To: Licensing
Subject: FW: SYDNEY FOOD LIMITED - 49 CLERKENWELL GREEN, LONDON EC1

For the attention of Simon Gallacher

As a resident of Clerkenwell Green I completely concur with the letter below.

From: ...
To: licensing@islington.gov.uk
Subject: SYDNEY FOOD LIMITED - 49 CLERKENWELL GREEN, LONDON EC1
Date: Thu, 30 May 2013 18:49:00 +0000

For the attention of Simon Gallacher

1. PREMISES LICENCE APPLICATION - SYDNEY FOOD LIMITED - 49 CLERKENWELL GREEN, LONDON EC1

I would like to register my objection to any scenario of this, or any other premises, on Clerkenwell Green being granted a "Late Night Refreshment" license. As the Council will be aware, there are only two licensed premises on Clerkenwell Green – The Crown Tavern and The Green. Both premises have worked hard to minimise noise and the area outside The Crown Tavern is cleared of customers and swept every night by 10.30pm in respect of its residential neighbours. The granting of any licence beyond these hours would substantially and detrimentally alter the character of the immediate area, generating noise from both vehicles and people throughout the night. This type of license would therefore be entirely unprecedented and unsuitable in Clerkenwell Green.

However, I have no objection to the premises being granted a license for "normal" restaurant trading hours, which I would consider to be:

- 8am-11pm Mon-Sat (last orders 10.30pm)
- 9am-10pm Sun (last orders 9.30pm)

2. PREMISES LICENCE APPLICATION – UNILEVER, 30 AYLESBURY STREET, EC1R 0ET

Please advise as to why this private company (Unilever) are requesting a license to sell alcohol on their premises and how/why the application is linked to the above application (as it's the same building). My understanding is that Unilever are to be a tenant in these business premises and should have no requirement to sell alcohol at any time of the day or night.

In addition to the above, I would also like to point out that both of the above applications were originally submitted without any notification to the immediate neighbours and without the display of any notices at the premises. While

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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

12 June 2013

Dear Sirs,

Re: Unilever – 30 Aylesbury Street, EC1R 0ET

I write as a party interested in and affected by the application above. I am a resident at the adjacent building the f , Clerkenwell, London EC1R 0ET.

I object to this application on the basis that it would run counter to government and Council policy to issue new licenses of the kind being requested. Please refer to my objections below on the grounds of all four of Islington's licensing objectives, as well as on the basis of Licensing Policy numbers 1, 2, 7, 8, 18, 19, 21 and 24.

The licence application seeks permission from Mon to Fri (08:00 – 23:00) to supply alcohol, show films, play music and other similar activities (they state, i.e. possible catwalk runways) from within their corporate office space. The license says alcohol will be sold or supplied to any employees and their guests, and may be supplied for consumption in other non-licensed areas of the building.

The impact of this license on the neighbouring residences would be the same as a bar, restaurant or night club with such late night hours. Allowing these activities throughout the day and late night hours (08:00 – 23:00) will have severely negative effects on local residents and the immediate surrounding area.

The application refers to the ground and lower ground floors running along Aylesbury St, Woodbridge St and Haywards Place. There are a large number of residences adjacent to this part of the building – namely 32 Aylesbury St, 1-6 Haywards Place and the large block at 201 St John Street (with residences along Haywards Place and Woodbridge St). Additionally, the neighbouring areas of Sekforde St, St James Walk and Sans Walk are very quiet and include a large number of residences.

Licensing Objective 1, Prevention of crime and disorder

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

The Council's Licensing Policy notes that the increasing number of late night premises supplying alcohol for consumption and the resulting impact on crime and antisocial behaviour has created an imbalance and more controls are being proposed. One additional means of control cited by the policy is restricting the number of outlets supplying alcohol in cumulative impact areas such as Clerkenwell. The policy also notes that further expansion (i.e. with this

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and the other current license application at the same building) could provide disproportionately negative benefits for local residents.

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

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

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

Licensing Objective 2, Prevention of public nuisance

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol and with the proposed late hours of operation. The sale of alcohol from as early as 08:00 will also create a daytime nuisance and possible anti-social behaviour. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

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

- A greater number of people loitering and smoking outside the premises. The application notes that people will leave the premises temporarily, i.e. for smoking, but is defective in terms of its management of smokers. It is inconceivable that this noise will not be a public nuisance, and even more so in the summer months when residents in adjacent buildings are more likely to have their windows open.

- Dispersal of people with late night alcohol. Patrons may well be waiting for taxis or simply gathering in the narrow street, as there is not much through traffic to discourage them. Despite best efforts, it would be impossible to eliminate noise disturbance as patrons leave the vicinity.

- Even though the license application states drinks will not be allowed outside, it is inevitable that the drinking and noise will move outdoors – witness for example the situation outside The Crown and The Three Kings pubs on Clerkenwell Green and The Dovetail on Jerusalem Passage.

- The application states no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance – but no acoustic report is supplied to confirm this premise. In this manner the application has failed to comply with the Council's Licensing Policy (pg 50) which states that the applicant should ... prepare a scheme of sound insulation and noise control measures... to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. Nor has the applicant proposed any plans to comply with the policy's statement (also pg 50) ... Doors and windows to the premises will be kept closed at all times when noise generating regulated entertainment is taking place...

Licensing Objective 3, Public safety

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

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

Licensing Objective 4, Protection of children from harm

With the supply of alcohol from 08:00 – 23:00 Monday through Friday, alcohol related antisocial behaviour on the street after exiting the premises would expose children in the nearby residences to all of the harms caused by an increase in crime and disorder, as mentioned above.

Licensing Policy 1

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

- whether the premises is located in an area of cumulative impact – yes
- the location of the premises and character of the area – adjacent to local residences
- the proposed hours of operation – extensive hours of operation from 08:00 – 23:00

Licensing Policy 2

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

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

Licensing Policy 7

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

This policy is clearly relevant to the above application.

Licensing Policy 8

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

This policy is clearly relevant to the above application.

Licensing Policy 18

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

This policy is clearly relevant to the above application.

Licensing Policy 19

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

Licensing Policy 21

This policy states ... An application for a new late night premises licence will not normally be granted unless a proposed dispersal policy is included in the operating schedule. The applicant has shown no such consideration or proposal.

Licensing Policy 24

This application proposes the showing of films, but has not highlighted arrangements to ensure compliance with Licensing Policy 24 in relation to the age restrictions of the appropriate British Board of Film Classification (BBFC) in their operating schedules.

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 nuisances to local residents:

1. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking.
2. The applicant should be obliged as a condition of the licence to ensure that all deliveries and removals take place during normal working hours of 09:00 – 17:00.
3. The applicant should be obliged as a condition of the licence to sweep up and remove cigarette butts and other detritus from outside the premises, especially at the end of the night, and washed down on a daily basis.
4. Patrons should not be allowed to stand outside or opposite and obstruct a relatively narrow pavement, and the applicant should be under a positive obligation to enforce this as a condition of the licence.

Conclusion

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

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

The applicant premises are adjacent to numerous residential blocks which will be adversely impacted by a new licensed premises at 30 Aylesbury Street. I don't see any reason why an office requires a license of this type – it doesn't seem to be appropriate or necessary for a business to sell alcohol to its employees or guests. And if the applicant has have particular events, then they are of course free to apply for temporary licenses on an ad hoc basis (and we would not object in principle to applications of that kind).

Finally, we would note for completeness that we do not obtain any comfort from the fact that the applicants are seeking a license for employees and guests only. No controls are proposed on the number of such guests, or the frequency with which they would be admitted –

accordingly the impact seems to us indistinguishable from a bar or restaurant (and indeed the extended hours being applied for are more suggestive of a bar or restaurant than for normal office use).

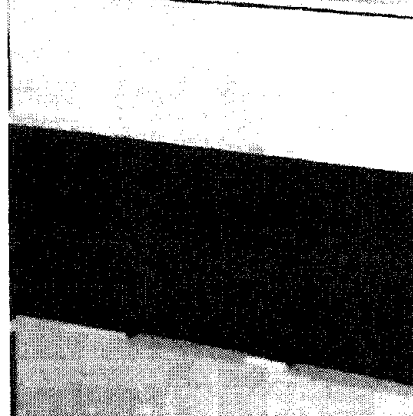
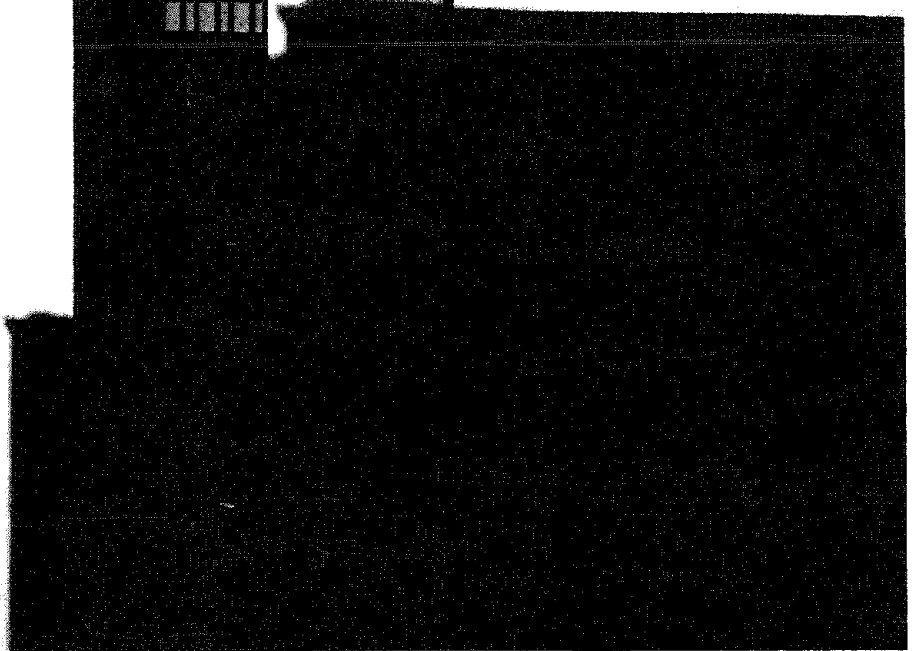
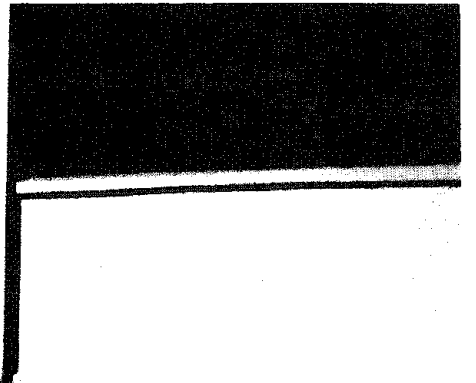
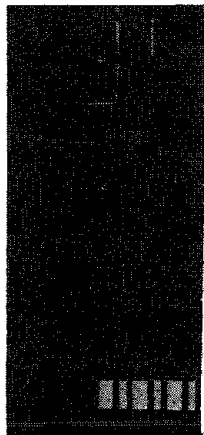
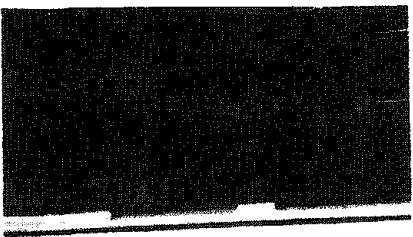
I hope that you will therefore give our objections due and proper consideration, and reject this licence application.

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

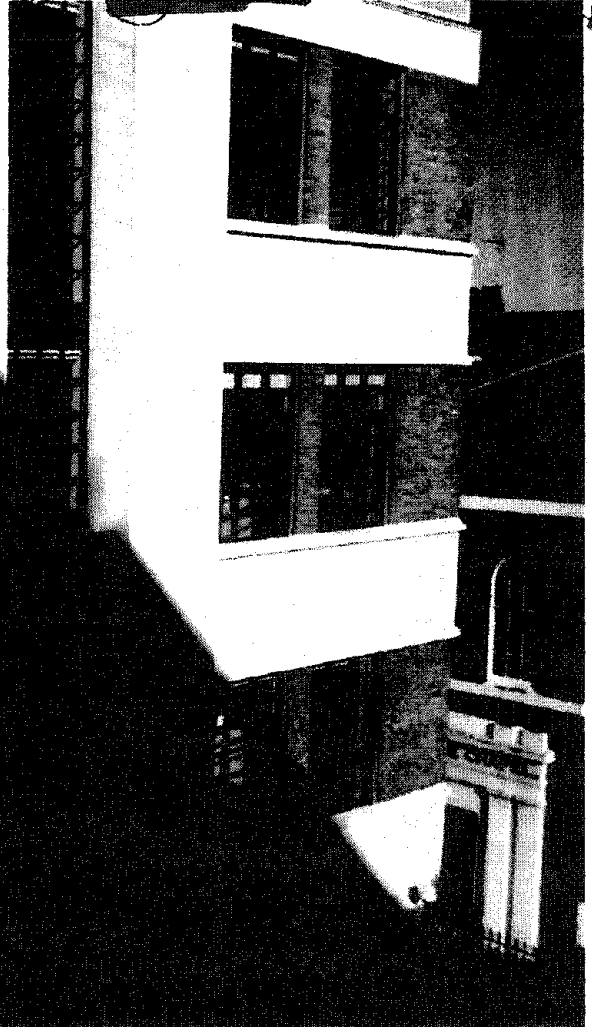
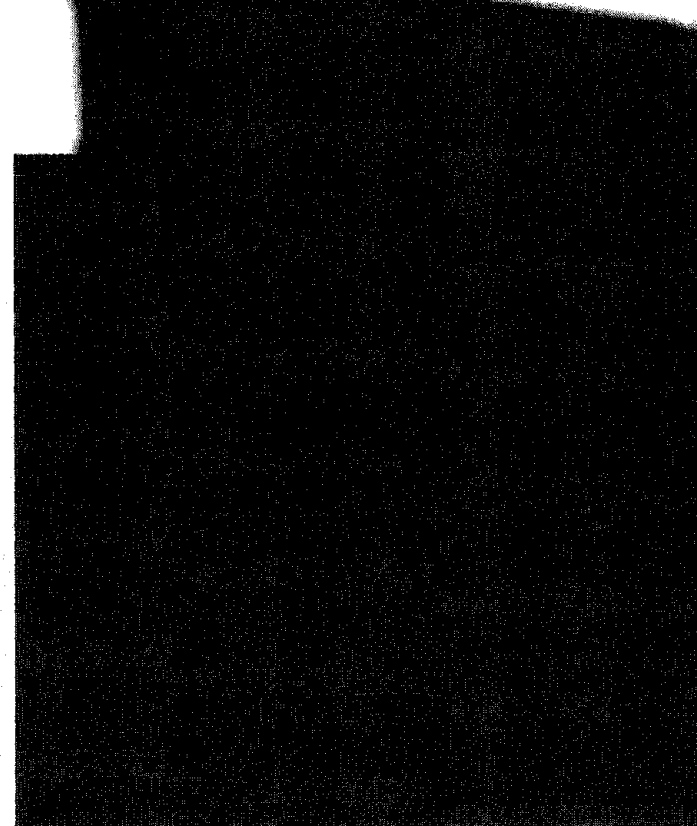
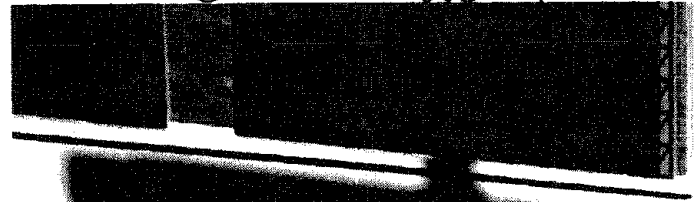
Yours sincerely

Email copy sent to licensing@islington.gov.uk, Simon.Gallacher@islington.gov.uk

encl.



~~Shows close proximity of~~



taken from multiple vantage points.

Suggested conditions of approval consistent with the operating schedule

1. Alcohol shall not be sold or supplied otherwise than to:
 - a) Directors, partners, agents, officers and employees of Unilever UK Ltd and the Licensee (and subsidiaries and affiliated companies thereof) and their bona fide guests; or
 - b) Persons attending a private or organised event in the premises a list of whom is to be kept at reception and made available for inspection by the relevant authorities immediately on request.
2. There shall be no advertising of the licensed facilities outside of the premises.
3. There shall be no sales of alcohol for consumption off the premises with the exception of alcohol which may be supplied for consumption in other non-licensed areas of the building or in other corporate premises of Unilever.
4. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them.
5. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

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

6. 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.

Suggested conditions of approval suggested by the Noise Officer.**Sound Amplification**

7. A music noise limiting device shall be used in relation to all sound amplification equipment used in conjunction with the premises licence.
8. The device will be installed and set at a level to the satisfaction of, and approved by, the Council's Noise Service prior to the opening of the premises in conjunction with the premises licence
9. The device shall be properly secured so it cannot be tampered with.
10. The device shall only be reset with the authority of the Council's Noise Service

Doors and Windows

11. Doors to access and egress the premises shall be kept closed so far as practicable at times when regulated entertainment is taking place.

Deliveries

12. No deliveries will take place on Sundays or Bank Holidays and between the hours of 23:00 and 07:00 hours other days of the week.

Rubbish Clearance

13. No rubbish will be moved, removed or placed in outside the premises on Sundays or Bank Holidays and between the hours of 23:00 and 07:00 hours other days of the week.

External Areas, Drinking and Smoking

14. Premises users shall be prevented from drinking outside the premises.
15. Premises users shall be permitted to smoke outside the premises and on premises external areas but this shall be restricted to a reasonable number at all times and between 21:00 and 23:00 to no more than five persons.
16. The outside area and premises external areas will not be permitted to be used by patrons after 23:00.

