



Governance and Human Resources
Town Hall, Upper Street, London, N1 2UD

AGENDA FOR THE LICENSING SUB COMMITTEE B

Members of Licensing Sub Committee B are summoned to a meeting, which will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **2 June 2015 at the rising of the Licensing Committee at approximately 6.35 pm.**

John Lynch
Head of Democratic Services

Enquiries to : Jackie Tunstall
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E-mail : democracy@islington.gov.uk
Despatched : 22 May 2015

Membership

Substitute

Membership for the municipal year 2015/16 will be appointed by the Licensing Committee on the 2 June 2015. All other members of the Licensing committee

Quorum: is 3 Councillors

Welcome : Members of the public are welcome to attend this meeting.
Procedures to be followed at the meeting are attached.



A. Formal matters **Page**

1. Introductions and procedure
2. Apologies for absence
3. Declarations of substitute members
4. Declarations of interest

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

***(a)Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

5. Order of Business

6. Minutes of Previous Meeting 1 - 4

B. Items for Decision **Page**

1. Bottledog, 29-31 Essex Road, N1 2SA - New premises licence 5 - 82

2.	19 Clerkenwell Green, EC1R 0DP - New premises licence	83 - 140
3.	Bellanger, 9 Islington Green N1 2XH - New premises licence	141 - 174
4.	256-260 Old Street, EC1 - New premises licence	175 - 226
5.	424 St John Street, EC1 - New premises licence	227 - 254

C. Urgent non-exempt items

Any non-exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

D. Exclusion of public and press

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

E. Urgent Exempt Items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

ISLINGTON LICENSING SUB-COMMITTEES -

PROCEDURE FOR HEARING LICENSING APPLICATIONS UNDER THE LICENSING ACT 2003

INTRODUCTION

TIME GUIDE

- 1) The Chair of the Sub-Committee will open the meeting and invite all members of the Sub-Committee, Officers, the applicant and anybody making representations, including witnesses (who have been given permission to appear) to introduce themselves.
- 2) The Chair will introduce the application and draw attention to the procedure to be followed as detailed below.

CONSIDERATION OF APPLICATIONS:

N.B. The Sub-Committee have read all the papers. All parties should use this time to present a summary of their key points and not to repeat the detail already provided in the report.

- 3) **The Licensing Officer** will report any further information relating to the application or representations. Where necessary the relevant parties will respond to these points during their submissions.
- 4) **Responsible Authorities** to present the key points of their representations; and clarify any points requested by the Authority. Witnesses, given permission by the Authority, may appear. 10 mins
- 5) The Sub-Committee to question the responsible authorities on matters arising from their submission.
- 6) **Interested Parties** to present the key points of their representations; and clarify any points requested by the Authority. Witnesses, given permission by the Authority, may appear. 10 mins
- 7) The Sub-Committee to question the objectors on matters arising from their submission.
- 8) **The applicant** to present the key points of their application, address the representations and clarify any points requested by the Authority. Witnesses given permission by the Authority may appear. 10 mins
- 9) The Sub-Committee to question the applicants on matters arising from their submission.
- 10) If required, the Licensing Officer to clarify matters relating to the application and the Licensing Policy.
- 11) The Chair may give permission for any party to question another party in the order of representations given above.

CASE SUMMARIES

- 12) **Responsible Authorities**
 - 13) **Interested parties**
 - 14) **Applicant**
- 2 mins each

DELIBERATION AND DECISION

- 15) The Sub-Committee may retire to consider its decision. The Committee Clerk and Legal Officer will remain with the Sub-Committee.
- 16) If the Sub-Committee retires, all parties should remain available to provide further information or clarification.
- 17) The chair will announce their decision giving reasons and any conditions to be attached to the licence. All parties will be informed of the decision in writing.

London Borough of Islington

Licensing Sub Committee B - 22 January 2015

Minutes of the meeting of the Licensing Sub Committee B held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 22 January 2015 at 6.30 pm.

Present: **Councillors:** Alice Donovan, Osh Gantly and Michelline Ngongo.

Councillor Alice Donovan in the Chair

- 28** **INTRODUCTIONS AND PROCEDURE (Item 1)**
Councillor Alice Donovan welcomed everyone to the meeting, asked members and officers to introduce themselves and outlined the procedures for the meeting.
- 29** **APOLOGIES FOR ABSENCE (Item 2)**
Apologies were received from Councillor Spall.
- 30** **DECLARATIONS OF SUBSTITUTE MEMBERS (Item 3)**
Councillor Ngongo substituted for Councillor Spall.
- 31** **DECLARATIONS OF INTEREST (Item 4)**
None.
- 32** **ORDER OF BUSINESS (Item 5)**
The order of business was as the agenda.
- 33** **MINUTES OF PREVIOUS MEETING (Item 6)**
RESOLVED
That the minutes of the meeting held on the 25 November 2014 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.
- 34** **BARBICAN LONDON, LAMB'S PASSAGE, EC1 - NEW PREMISES LICENCE (Item 1)**
The licensing officer reported that a due diligence document had been tabled by the applicant that could be incorporated into the conditions of the licence. This document would be interleaved with the agenda papers. The Sub-Committee were informed that the noise conditions had been agreed between the noise officer and the applicant.

Carl Bruder, legal adviser, supported by Graham Phillips from Sanguine Hospitality, spoke in support of the application. He stated that the restaurant was in the basement of a hotel complex with 61 bedrooms. Sanguine had been a responsible operator since 1997 and managed 20 hotels throughout the country. Management had spoken to police and built in appropriate conditions. Their premises had not been reviewed and for this application they had liaised with all responsible authorities. They would want all guests to have a good sleep so good noise insulation was essential. A 24 hour licence for hotel guests was usual practice. There would be no vertical or outside drinking.

In response to questions it was noted that conditions covered the noise objections in one of the letters received by an interested party. There was to be a screened off smoking area at the rear. Breakfast would also be served in the restaurant and it was hoping that hotel guests would use the restaurant for dinner in the evening.

Licensing Sub Committee B - 22 January 2015

RESOLVED that

1) That the application for a new premises licence in respect of Barbican London, Lambs Passage, EC1 be granted to:-

a) Supply alcohol for consumption on and off the premises from 08:00 to 23:00 on Sunday to Thursday and from 08:00 to 00:00 Friday and Saturday for the general public and for 24 hours, 7 days a week for residents of the hotel and their bona-fide guests.

b) Allow the performance of plays, films, live music, performance of dance and provision of late night refreshment from 08:00 to 23:00 Sundays to Thursdays and from 08:00 to 00:00 Fridays and Saturdays for the general public and for 24 hours, 7 days a week for residents of the hotel and their bona fide guests.

c) Allow recorded music 24 hours Monday to Sunday.

d) Allow opening hours of the premises to be from 08:00 to 23:00, on Sunday to Thursday and from 08:00 to 00:30 Friday and Saturday and for 24 hours 7 days a week for residents of the hotel and their bona fide guests.

e) Allow licensable activities and opening times to continue from the terminal hour on New Years' Eve to the commencement hour on New Years' Day.

2) That conditions as outlined in appendix 3 as detailed on pages 33 and 34 of the licence, with the following amendment, shall be applied to the licence.

b) Condition 1 to read. The operation of the premises shall be designed to minimise the potential for crime and disorder and the due diligence policy document presented to the Sub-Committee meeting on the 22 January 2015 shall be implemented.

REASONS FOR DECISION

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

The Sub-Committee took into consideration Licensing Policy 2. The premises fall under the Bunhill and Clerkenwell cumulative impact area. Licensing policy 2 creates a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives. The Sub-Committee noted that the hours applied for were within the guidelines detailed in licensing policy 8.

The Sub-Committee noted that the operators have been running similar premises throughout the UK since 1997 and no enforcement action had been taken against them to date which gave the Sub-Committee confidence that the management practices would promote the licensing objectives.

The Sub-Committee noted the concerns expressed by the interested parties and were satisfied that the conditions, including the due diligence policy submitted to the Sub-Committee, would address these concerns.

The Sub-Committee also considered licensing policies 9 and 10 regarding standards of management and licensing policy 18 regarding noise disturbance.

35 **43 STROUD GREEN ROAD, N4 3EF - NEW PREMISES LICENCE (Item 2)**

The licensing officer informed the Sub-Committee that the premises required planning consent and due to the structural work required may be impractical. It was recommended that this item be adjourned until further information was known.

RESOLVED

That the application for 43 Stroud Green Road, N4 3EF be adjourned.

36 **CARDWELL NEWS, 6 CARDWELL TERRACE, N7 0NH - PREMISES LICENCE VARIATION (Item 3)**

The licensing officer reported that the interested party was not in the country and was not able to send a representative to the meeting.

Robert Jordan, licensing agent, representing the applicant, Atul Hirji Vipari Shah, spoke in support of the application. He reported that conditions had been put forward. The applicant had been in place since 2011. At the original application there had been many objectors and only one had put in a representation on this occasion. There was a staff training programme in place. There had been no complaints relating to these premises. The conditions proposed would meet the licensing objectives.

In response to questions it was noted that there had been no enforcement action taken against the premises. Local residents had requested later opening hours. The premises already had the licence from 07:00 hours, in line with the opening hours. The area did not have problems with street drinkers.

In summary it was reported that any objections from the resident had been answered with conditions.

RESOLVED

1) That a premises licence variation for Cardwell News, 6 Cardwell Terrace, N7 0NH be granted to allow the sale by retail of alcohol, off supplies only, Mondays to Sundays from 07:00 until 23:00.

2) That condition 2 of the current licence and conditions 5-15 as detailed on appendix 3 on page 85 of the agenda shall be applied to the licence. All other conditions to be deleted.

REASONS FOR DECISION

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

The Sub-Committee noted that there was one interested party objection to the application and that the premises were not in an area of cumulative impact. The Sub-Committee also noted that there had been no objections made by the responsible authorities.

The Sub-Committee noted that the hours requested were within the guideline hours detailed in licensing policy 8.

The Sub-Committee heard evidence that the licensee had been in the premises since 2011 and he was looking to increase the hours because of a demand from local residents. There had been no complaints made in relation to the premises since he had been the premises licence holder.

The Sub-Committee considered that the grant of the licence with the additional conditions would uphold the licensing objectives.

The meeting ended at 7.45 pm

CHAIR



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	2 nd June 2015		St. Mary's

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
BOTTLEDOG, 29-31 ESSEX ROAD, LONDON, N1 2SA.**

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:
 - Allow the sale by retail of alcohol, on & off supplies, Mondays to Sundays from 10:00 until 22:00; and
 - To be open to the public, Mondays to Sundays from 10:00 until 22:30.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	No
Health and Safety	No
Trading Standards	No
Public Health	Yes

Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 11 local residents
Other bodies	No:

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: supporting information;
- Appendix 3: letter sent to local residents from applicant;
- Appendix 4: operating schedule, dispersal policy & smoking policy;
- Appendix 5: representations;
- Appendix 6: suggested conditions and map of premises location.

3.2 The applicant currently holds a premises licence at this address however, it is not appropriate for the proposed business as it is conditioned in such a way that it can only operate as a restaurant style operation with alcohol supplied as an ancillary to food.

3.3 A variation application to amend the currently held premises licence, so as to allow the premises to operate as a pub/bar type business, was received on 5th December 2014 but was subsequently withdrawn.

4. Planning Implications

4.1 Required planning use not currently in place however, the applicant is in pre-application discussions to address this.

5 Recommendations

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

5.2 If the Committee grants the application it should be subject to:

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 5)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 5)
- iii. any conditions deemed necessary by the Committee to promote the four licensing objectives.

6 Conclusion and reasons for recommendations

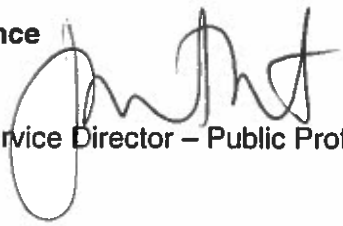
6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

Background papers:

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

Final Report Clearance

Signed by


Service Director – Public Protection

20.5.15
Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

The Licensing Team, Public Protection Division, Islington Council, 222 Upper Street, London, N1 1XR

**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.

We BrewDog Bars Limited

(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 BottleDog 29-31 Essex Road Islington			
Post town	London	Postcode	N1 2SA

Telephone number at premises (if any)	0207 359 5999
Non-domestic rateable value of premises	££41,000

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

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£ 315.00 / 550217
15104/15

- 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)					

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 BrewDog Bars Limited
Address Balmacassie Commercial Park Ellon Aberdeenshire AB41 8BX
Registered number (where applicable) SC389114
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any) 01358 724 924
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	2	05 2015

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)

BottleDog craft beer and bottle shop.

The premises currently has the benefit of premises licence number LN/2908/-110314, but following concerns expressed on the part of residents and other interested parties in respect of the BrewDog concept, careful consideration has been given to develop a new concept which will meet with community approval. This is the BottleDog Beer Store and the essential idea follows a concept originated in San Francisco, which is a store showcasing craft beers from around the world, attracting discerning customers who are interested in and can afford the premium products on sale. The pricing in the store would make it attractive to those who are interested in, and wish to develop their learning in, craft beers, while completely unattractive to those such as pre-loaders or street drinkers. The great majority of the floor space will be devoted to retailing of bottles for off-sales. But there will be ancillary soft seating for visitors to sample the product, to engage in educational events, interact with our trained, knowledgeable staff or simply to read books from the library regarding craft beers and the products on display.

We would stress that this will not be a "vertical drinking bar". That is the antithesis of what we want to achieve here. Furthermore, to give assurance that this will not turn into such an establishment, we make it clear that there will be no regulated entertainment.

We fully appreciate the sensitivity regarding hours of operation, Therefore, we propose that the hours for the sale of alcohol be reduced from those currently permitted under the existing Premises Licence to 10am to 10pm daily – well within the framework of Islington's licensing policy and giving assurance that there will be no night time disturbance. We hope to be an asset to the local community, and to work without harming the community in anyway.

Brewdog is the largest independent brewer in Scotland and operates bottle shops and bars across England and Wales, the majority of which opened following the grant of licences in Cumulative Impact Policy Areas where they trade without issue.

www.brewdog.com

Please see attached concept document for more information.

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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue			State any seasonal variations for performing plays (please read guidance note 4)		
Wed			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)		
Thur					
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films 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 exhibition of films</u> (please read guidance note 4)		
Thur								
Fri						<u>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</u> (please read guidance note 5)		
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				
Thur				<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)
Fri				
Sat				
Sun				

D

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

E

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

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded 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					
			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed					
Thur					
			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)		
Fri					
Sat					
Sun					

G

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

H

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

I

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	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Wed					
Thur			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

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	10:00	22:00			
Tue	10:00	22:00			
Wed	10:00	22:00			
Thur	10:00	22:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	10:00	22:00			
Sat	10:00	22:00			
Sun	10:00	22:00			

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

Name Martin Keith	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known) Islington Council	

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)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	10:00	22:30	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</u></p>
Tue	10:00	22:30	
Wed	10:00	22:30	
Thur	10:00	22:30	
Fri	10:00	22:30	
Sat	10:00	22:30	
Sun	10:00	22:30	

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)

Please see attached operating schedule and policies.

b) The prevention of crime and disorder

Please see attached operating schedule and policies.

c) Public safety

Please see attached operating schedule and policies.

d) The prevention of public nuisance

Please see attached operating schedule and policies.

e) The protection of children from harm

Please see attached operating schedule and policies.

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	
Date	10 April 2015
Capacity	Applicant's Solicitors

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)

Kuit Steinart Levy LLP
3 St Mary's Parsonage

Post town Manchester

Postcode M3 2RD

Telephone number (if any) 0161 838 7888

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
Nicoletopping@kuits.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.

OPERATING SCHEDULE – BREWDOG ESSEX ROAD ISLINGTON

Staff shall be trained in the requirements of the Licensing Act 2003 with regard to the Licensing Objectives.

A) The Prevention of Crime and Disorder

1. All instances of crime and disorder shall be reported to the police.
2. An incident book shall be used to record all instances of public disorder.
3. The holder of the premises licence or its nominee shall subscribe to and participate fully in the local pub/club/shop watch scheme.
4. The licensee shall, in accordance with a risk assessment to be carried out by the DPS, provide a sufficient number of door supervisors.
5. When door personnel are employed they will remain on duty outside the premises until all customers have left the area.
6. CCTV shall be installed, operated and maintained in agreement with the Police. The system will enable frontal identification of every person entering the premises. The system shall record in real time and operate whilst the premises are open for licensable activities. The recordings shall be kept available for a minimum of 31 days. Recordings shall be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24 hours of any request.
7. Alcoholic and other drinks purchased from the premises may not be taken away from the immediate curtilage of the premises in open containers such as glasses or opened bottles (save for consumption in any delineated external area as shown on the plan attached to the licence).
8. Staff will be trained in the laws relating to under age sales, and that training shall be documented and repeated at 6 monthly intervals.
9. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.
10. All off sales shall be made in sealed containers save in respect of growlers to be filled with draught beer on the premises for consumption by customers off the premises.

B) Public Safety

1. Safety checks shall be carried out before the admission of the public. Details of safety checks shall be kept in a Log-book on the premises. The Log-book shall be made available for inspection by authorised officers.
2. All exit routes shall be kept unobstructed, with non-slippery and even surfaces, free of trip hazards and clearly identified.
3. Where chairs and tables are provided, internal gangways shall be kept unobstructed.
4. All exits doors shall be maintained easily operable without the use of a key, card, code or similar means.

5. Exit doors shall be regularly checked to ensure that they function satisfactorily and a record of the check shall be kept.
6. Any removable security fastenings must be removed whenever the premises are open to the public or occupied by staff.
7. The edges of the treads of steps and stairways must be maintained so as to be in good condition and be conspicuous.
8. When disabled people are present, there must be sufficient numbers of staff and adequate arrangements must be in place to enable their safe evacuation in the event of an emergency. Disabled people on the premises must be made aware of such arrangements by staff and by the use of appropriate signage.
9. In the absence of adequate daylight, the lighting in any area accessible to the public shall be fully in operation when they are present.
10. Emergency lighting batteries are fully charged before the admission of the public.
11. Access for emergency vehicles must be kept clear and free from obstruction.
12. Adequate and appropriate supply of first aid equipment and materials must be available on the premises at all times.
13. A first aid box will be available at the premises at all times.
14. The premises shall maintain an Incident Log and public liability insurance.

C) The Prevention of Public Nuisance

1. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
2. No more than 32 customers shall be permitted to stand in the premises whilst consuming alcohol.
3. The premises shall operate under the BottleDog concept only and no different concept shall be introduced at the premises without prior consultation with the Licensing Authority and Police.
4. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
5. A dedicated licensed taxi/mini cab service shall be available with the premises for customers.
6. The emptying of bins into skips, and refuse collections will not take place between 23:00 and 07:00.
7. Bottling out from the premises will not take place between 22:30 and 07:00.
8. There shall be no deliveries or collections between 22:30 and 07:00.
9. The premises shall close 30 minutes after the last sale of alcohol.
10. The exterior of the building shall be cleared of litter at regular intervals.
11. A Dispersal and Smoking Policy will be implemented and adhered to (see attached).

12. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

D) The Protection of Children From Harm

1. The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme.
2. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instruction given to staff.
3. The licensee should regularly monitor staff to check how they are dealing with young people who ask for alcohol and other age restricted products.
4. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
5. The licensee and staff should note any refusals to sell to young people in a refusals log. The refusals log shall be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection by the licensing team, police or trading standards.

**SMOKING POLICY
BREWDOG ESSEX ROAD ISLINGTON**

1. Any outside area used by customers wishing to smoke shall be covered by the CCTV system which will be installed at the premises.
2. The outside area shall be monitored by staff (or door staff when employed).
3. The area will be cleaned regularly.
4. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
5. Signs will be displayed in the area requesting customers keep noise to a minimum.
6. Patrons who disregard signage and verbal instructions regarding noise will be asked to move inside and/or leave the premises.

**DISPERSAL POLICY
BREWDOG ESSEX ROAD ISLINGTON**

The purpose of this Dispersal Policy is to ensure, so far as it is possible, that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. This will be achieved by exercising pro-active measures towards and at the end of the evening.

By ensuring that this Dispersal Policy document is brought to the attention of Management and Staff we will seek to encourage the efficient, controlled and safe dispersal of our patrons during our closing period.

1. Management and staff will assist with the orderly and gradual dispersal of patrons.
2. Staff Members (including door personnel when employed) will advise patrons to leave the premises quickly and quietly out of respect for our neighbours.
3. When door personnel are employed they will remain on duty outside the premises until all customers have left the area.
4. Notices will be displayed requesting our customers to leave quietly and in an orderly manner out of consideration to neighbours and their attention will be drawn to these notices by members of staff.
5. We will ensure the removal of all open or unsealed bottles and drinking receptacles from any patron before exiting the premises.
6. We will actively discourage our customers from assembling outside the premises.

Key

- Level 2 Building / Loading Area
- Service Counter (incl. utility)
- Back of House - Staff / Storage Etc.
- Shop Areas / Checkouts Area
- Shop Areas / Fridges
- Shop Areas / Showings

23.8 sq m
11.2 sq m
18.2 sq m
21.4 sq m
18.2 sq m
8.2 sq m

Revisions

Rev No	Date	Revisions	Rev By
Rev A	04/03/15	Issue of Design to be prepared for 10% Shop Areas area	CE
Rev B	08/03/15	Issue of Design to be prepared for 10% Shop Areas area	CE
Rev C	18/03/15	Issue of Design to be prepared for 10% Shop Areas area	CE
Rev D	20/03/15	Name of Unit changed to BottleDog Beer Store	CE

design CONSULTANTS

The Design Studio
211 Dumbarton Road
Glasgow
G11 6AA
(0)141 341 0343
(E) info@designconsultants.com
(W) www.designconsultants.com

GLASGOW / EDINBURGH / LONDON

DO NOT SCALE FROM THIS DRAWING

All drawings are to be prepared in the form of shop drawings and any dimensions in the drawing are subject to change without notice. The client is responsible for providing accurate information. The client is responsible for providing accurate information. The client is responsible for providing accurate information.

Client

BrewDog

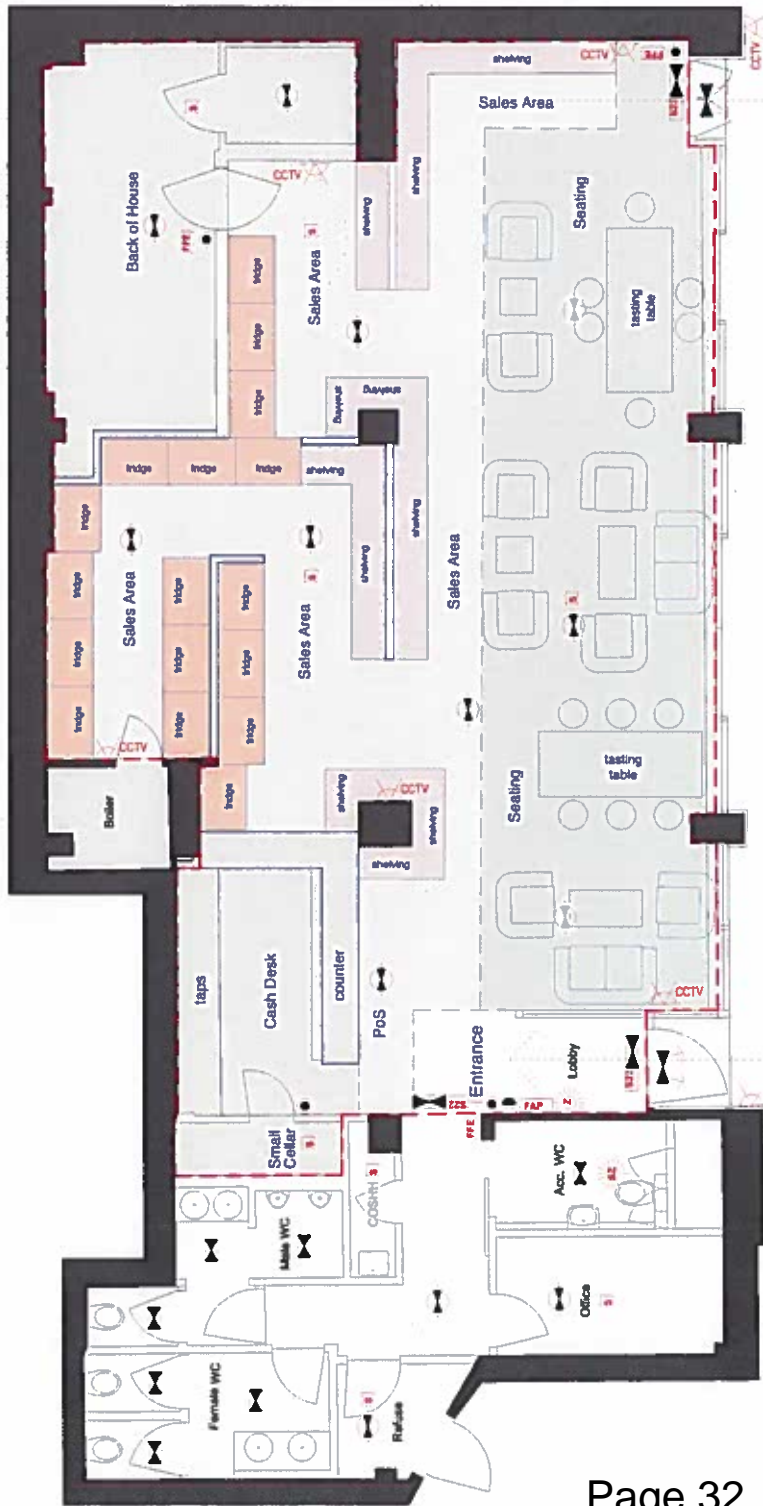
Project

BottleDog Beer Store
29-31 Essex Road
Islington
N1 2SA

Drawing

Provisional Layout

Checked By	MB
Drawn By	CE
Date	March 2015
Scale	1:50 @ A2
Job No	1786
Draw No	SAD1
Rev	D



Secondary Means of Escape

Main Entrance/ Fire Escape

FIRE ALARM SYSTEM

A Fire Alarm system will be installed to BS 5839 Part 1 Category L3, providing early detection of fire, and to provide a means of escape. The system category is to be L3.

- Fire Alarm Panel
- Diagnostic Door Hold
- Manual Call Point
- Heat Detector
- Smoke Detector
- Indicator for fire detectors
- Continuous Voice Detector
- Zeroon Beacon
- Sounder
- Zeroon Beacon
- Sounder Base

FIRE ALARM PANEL

Key switch to be installed for Fire Alarm Panel

EMERGENCY LIGHTING SYSTEM

An emergency self-contained non-maintained system, Type LED-180, will be installed in accordance with BS 5266-1:2002. The system is to be installed in accordance with BS 5266-1:2002. The system is to be installed in accordance with BS 5266-1:2002.

- 3 in non-maintained LED light
- 3 in non-maintained LED light
- 3 in non-maintained LED light
- 3 in non-maintained LED light
- 3 in non-maintained LED light

DISABLED ALARM SCHEMATIC

Setting out of Disabled Alarm equipment in Disabled Store to be in accordance with BS 5266-1:2002. The system is to be installed in accordance with BS 5266-1:2002.

Location of disabled alarm control panel
Location of disabled alarm control panel
Location of disabled alarm control panel
Location of disabled alarm control panel

Consent of individual to being specified as Designated Premises Supervisor

I MARTIN KEITH
[full name of prospective Designated Premises Supervisor]

or

[home address of prospective Designated Premises Supervisor]

My date of birth is:

I was born in: GLASGOW, UK
[place of birth of prospective Designated Premises Supervisor]

Contact telephone number:

Hereby confirm that I give my consent to being specified as the Designated Premises Supervisor in relation to the application for

New Premises Licence

for

Bottle Dog
29-31 Essex Road
Islington
London
N1 2JA

and any Premises Licence to be granted or varied in respect of this application made by

BrewDog Bars Limited

**KUIT STEINART LEVY LLP, 3 ST MARY'S PARSONAGE, MANCHESTER
M3 2RD. TELEPHONE NUMBER: 0161 838 7888. FAX: 0161 838 8109**

concerning the supply of alcohol at

Bottle Dog, 29-31 Essex Road, Islington, London, N1 2SA

I also confirm that I ~~am applying for / intend to apply for~~ / currently hold a Personal Licence, details of which I set out below.

Personal Licence number

.....

Personal Licence Issuing Authority

ISLINGTON COUNCIL

Signed:

.....

Name (please print)

MARTIN KETTI

Date:

08/04/2015

The Licensing Team
Public Protection Division
Islington Council
222 Upper Street
London
N1 1XR

Your Ref:

Our Ref:

NLT.NLT.BRE163.33

10 April 2015

Dear Sirs

BottleDog, Essex Road, Islington – New Premises Licence Application

Please find enclosed a new premises licence application in respect of the above premises together with the following in support:

1. Operating schedule and policies;
2. Plan (drawing number SK01 Rev D);
3. BottleDog Concept Document;
4. Consent of DPS – Martin Keith; and
5. Cheque in the sum of £315 in respect of the local authority fee.

The premises currently has the benefit of premises licence number LN/2908/-110314, but following concerns expressed on the part of residents and other interested parties in respect of the BrewDog concept, careful consideration has been given to develop a new concept which will meet with community approval. This is the BottleDog Beer Store and the essential idea follows a concept originated in San Francisco, which is a store showcasing craft beers from around the world, attracting discerning customers who are interested in and can afford the premium products on sale. The pricing in the store would make it attractive to those who are interested in, and wish to develop their learning in, craft beers, while completely unattractive to those such as pre-loaders or street drinkers. The great majority of the floor space will be devoted to retailing of bottles for off-sales. But there will be ancillary soft seating for visitors to sample the product, to engage in educational events, interact with our trained, knowledgeable staff or simply to read books from the library regarding craft beers and the products on display.

\\KSLSRV08\prtdat\docs\B\B\B\BRE163\33\Ltr to LA _ - Enc. New Premises Licence Application-NLT_8099879_1.doc

kuit | steinart | levy LLP

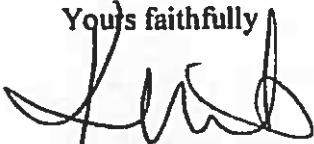


We would stress that this will not be a "vertical drinking bar". That is the antithesis of what we want to achieve here. Furthermore, to give assurance that this will not turn into such an establishment, we make it clear that there will be no regulated entertainment.

We fully appreciate the sensitivity regarding hours of operation. Therefore, we propose that the hours for the sale of alcohol be reduced from those currently permitted under the existing Premises Licence to 10am to 10pm daily -- well within the framework of Islington's licensing policy and giving assurance that there will be no night time disturbance. We hope to be an asset to the local community, and to work without harming the community in anyway.

We can confirm that we are arranging for the application to be advertised in the press and at the premises and calculate the last date for representations to be midnight on 11 May 2015; please let us know immediately if you do not believe this to be the case.

Yours faithfully



Kuit Steinart Levy LLP

Enc.

BOTTLEDOG BEER STORE PROJECT

PROJECT SUMMARY

To create an environment where customers can shop for the finest, specialist craft beers from around the world whilst being able to sample and appreciate the product on site, interact with our team of experts, participate in educational events or read a book from the beer library. The atmosphere and ethos will be pro-actively educational, promoting a culture of beer appreciation.

BRANDING



INFLUENCE

City Beer Store – San Francisco

Opened in 2006 by Craig and Beth Wathen, City Beer Store set out to build a retail experience for beer which took all the elements from wine retail and adapted them to create a fresh and refined experience.

They source the finest beer from all over the U.S. and Europe, and train their staff to be able to discuss the beers with the discerning customers they attract.

A focus on education and individual customer service has meant they have elevated the beer buying experience from stopping off at the supermarket for a six pack, to something that is now considered an educational and cultured experience for both enthusiasts and beginners alike.

Naturally, the store trades without any kind of environmental impact.



CITY BEER STORE, SAN FRANCISCO



ACTIVITIES

All activities focussed towards beer education and appreciation with tastings, classes, beer launches and events.

DRENKS SUMMARY

Over 400 of the finest bottled craft beers from around the world , hand-picked by our in-house buyer. A constantly changing selection of the highest quality, freshest, artisanal products available in the market.

Beer sampled on site would come in measures no larger than 2/3 of a pint.

PRICING

Our offer of beers is premium priced and targeted at those who appreciate craft beers. This is quite the opposite of popular packs of beer purchased at local supermarkets.

BrewDog has an existing retail site in Grays Inn Road. The average price for a bottle of beer in that site is over £6. Prices will range from around £2 for one of our own low ABV beers to up to £50 for a high end guest beer.

As a condition of the licence of our existing retail outlet we have a minimum pricing of 50p per unit of alcohol. We are more than happy to offer this as a condition in the proposed Essex Road store.

STAFF EDUCATION AND TRAINING

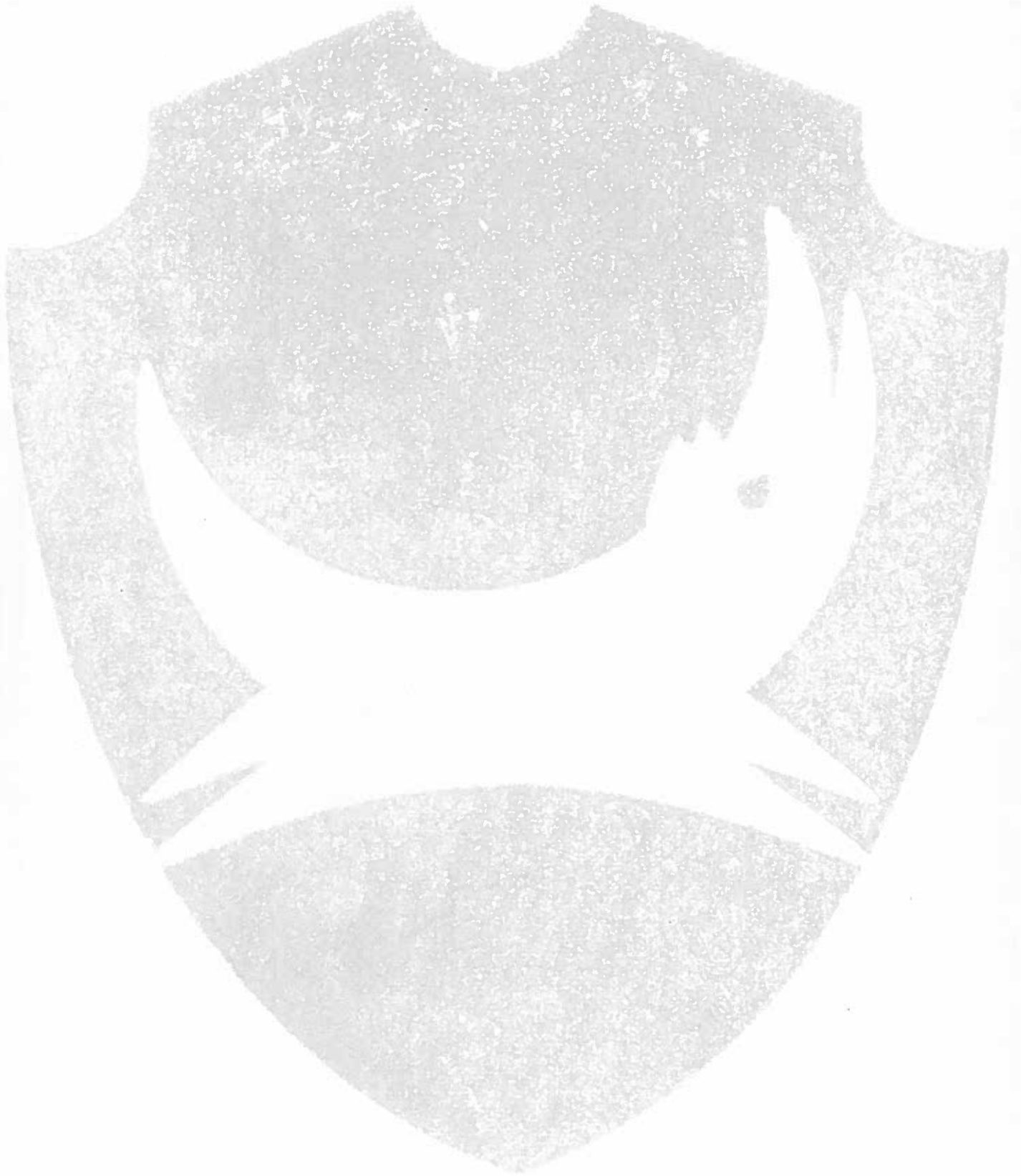
A significant part our model is beer education and promoting the art of beer appreciation. All of our team are Certified Beer Servers and some are Certified Cicerone. These qualifications are recognised in the beer world as the equivalent of a sommelier programme for wine. BrewDog are the first company in the UK to endorse these courses however, it is widely known and respected in the U.S.

All of our team also go through an intensive four day training programme with our training department which is a comprehensive induction to the company, our ethos and responsible operation of our retail outlets.

CUSTOMER EDUCATION

Our reason for existing is to make people as passionate about craft beer as we are. Our main outlet for this is educational events. We regularly hold tastings, classes, masterclasses, beer and food matching events and

brewing seminars. These events are the core of what we do. In Essex Road, we will run a regular and comprehensive programme of such events.



Dear Neighbour,

I would very much like to update you with regards to our proposals for Essex Road following the withdrawal of our recent licence application.

BrewDog is a maker of high quality craft beers, which provide an alternative to mass produced beers which have come to dominate the market in recent years. BrewDog is not alone in this: the craft beer movement is a growing one, which has challenged the convention that beer needs to be enjoyed in large quantities in stand-up bars. However, it has attracted a following among those who appreciate high quality product, and it now sells to 55 countries across the world.

In order to promote its products it has opened a small number of bars across the country. As we had hoped these have tended to attract an older, more discerning clientele, selling smaller measures of beer in 1/3 and 2/3 pint glasses. Hence, we have operated without any issues of anti-social behaviour, crime or disorder. We have attracted those who appreciate the qualities of craft beers, rather than those who drink to get drunk. This has placed us apart from many more traditional pubs and bars.

Despite this, we fully appreciate the concerns which have been expressed on the part of residents in this case. We do set out to work with the communities we serve, and therefore we have given careful consideration to whether and how we can develop a concept which will meet with community approval.

Taking account of those concerns, we have developed a new concept which we have called "BottleDog Beer Store".

The essential idea follows a concept originated in San Francisco, which is a store showcasing craft beers from around the world, attracting discerning customers who are interested in and can afford the premium products on sale. The pricing in the store would make it attractive to those who are interested in, and wish to develop their learning in, craft beers, while completely unattractive to those such as pre-loaders or street drinkers. The great majority of the floor space will be devoted to retailing of bottles for off-sales. But there will be ancillary soft seating for visitors to sample the product, to engage in educational events, interact with our trained, knowledgeable staff or simply to read books from the library regarding craft beers and the products on display.

We would stress that this will not be a "vertical drinking bar". That is the antithesis of what we want to achieve here. Furthermore, to give assurance that this will not turn into such an establishment, we make it clear that there will be no regulated entertainment.

We fully appreciate the sensitivity regarding hours of operation, Therefore, we propose that the hours for the sale of alcohol be reduced from those currently permitted under the existing Premises Licence to 10am to 10pm daily – well within the framework of Islington's licensing policy and giving assurance that there will be no night time disturbance. We hope to be an asset to the local community, and to work without harming the community in anyway.

I am attaching a document as well as a plan which gives an indication of our proposal.

I would be really interested to learn your views and I propose that we hold an open-evening at the site at 6pm on Thursday 2nd April 2015 so that you can better understand our concept and where I can personally meet you and perhaps answer any queries that you may have.

My contact details are below. If you are unable to come to our event, please do feel free to give me a call at any time.

Yours sincerely,

Stephen Hogan

BrewDog Acquisitions Manager

steveh@brewdog.com

OPERATING SCHEDULE – BREWDOG ESSEX ROAD ISLINGTON

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10. The exterior of the building shall be cleared of litter at regular intervals.
11. A Dispersal and Smoking Policy will be implemented and adhered to (see attached).

12. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

D) The Protection of Children From Harm

1. The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme.
2. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instruction given to staff.
3. The licensee should regularly monitor staff to check how they are dealing with young people who ask for alcohol and other age restricted products.
4. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
5. The licensee and staff should note any refusals to sell to young people in a refusals log. The refusals log shall be checked and signed monthly by the designated premises supervisor. The refusals log shall be made available for inspection by the licensing team, police or trading standards.

**SMOKING POLICY
BREWDOG ESSEX ROAD ISLINGTON**

1. Any outside area used by customers wishing to smoke shall be covered by the CCTV system which will be installed at the premises.
2. The outside area shall be monitored by staff (or door staff when employed).
3. The area will be cleaned regularly.
4. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
5. Signs will be displayed in the area requesting customers keep noise to a minimum.
6. Patrons who disregard signage and verbal instructions regarding noise will be asked to move inside and/or leave the premises.

**DISPERSAL POLICY
BREWDOG ESSEX ROAD ISLINGTON**

The purpose of this Dispersal Policy is to ensure, so far as it is possible, that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. This will be achieved by exercising pro-active measures towards and at the end of the evening.

By ensuring that this Dispersal Policy document is brought to the attention of Management and Staff we will seek to encourage the efficient, controlled and safe dispersal of our patrons during our closing period.

1. Management and staff will assist with the orderly and gradual dispersal of patrons.
2. Staff Members (including door personnel when employed) will advise patrons to leave the premises quickly and quietly out of respect for our neighbours.
3. When door personnel are employed they will remain on duty outside the premises until all customers have left the area.
4. Notices will be displayed requesting our customers to leave quietly and in an orderly manner out of consideration to neighbours and their attention will be drawn to these notices by members of staff.
5. We will ensure the removal of all open or unsealed bottles and drinking receptacles from any patron before exiting the premises.
6. We will actively discourage our customers from assembling outside the premises.

Your
Our Licensing/NI
Date: 11/05/2015



Kuit Steinart Levy LLP

3 St Mary's Parsonage
Manchester
M3 2RD

**METROPOLITAN POLICE
SERVICE**
Islington Police Licensing Unit
Islington Police Station
2 Tolpuddle Street
London
N1 0YY

Telephone: 07799133204
Email:
licensingpolice@islington.gov.uk

Re: New Premises Licence, 29-31 Essex Road, N1 2SA – BottleDog

With reference to the above application, we are writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

Location

The venue is situated in the 'Upper Street/Angel Cumulative Impact Zone', an area which traditionally suffers from high levels of crime and disorder and there are concerns that this application will cause further policing problems in an already demanding area.

Islington has almost double the national average of licensed premises per resident, and this is why the Police supported the implementation of the Council's Cumulative Impact Policy. This large number of licensed premises and the issues associated with these impacts greatly on the Police and all other emergency services resource.

There are 76 licensed premises within a 250 metre radius of this venue. Over 20 of those venues fit into the pub/bar/off licence category.

History

The applicants submitted a Licence variation in December 2014. This was objected to strongly by the police as it seemed the applicants wanted to turn the restaurant venue into a bar, with little or no conditions. There was no communication with the police and the application was withdrawn.

Communication

During this application there has been far greater communication which has been welcomed. Due to other commitments, police were unfortunately unable to attend the open evening held at the venue on the 2nd of April. In light of that, an email of nine questions were sent to the applicant which he replied to on the 17th of April (the questions and answers are attached). Police then sent a further email asking questions of the Operating Schedule that had been submitted, as it appeared that the schedule had been completed more in line with an event, rather than a new licence application, and seemed very much open to interpretation. This email was acknowledged on the 28th of April, but as of yet, we have received no reply.

Summary

We appreciate that the applicant is willing to have CCTV and would be operating well within the core hours. However there are a number of issues that leave the police with concerns;

1. It is our consideration that any new application, especially one which falls within a Cumulative Impact Area, should be drafted solely with that particular venue in mind. We believe the operating schedule has been lifted from another venue/event.
2. We believe that the changes to the venue may well add to the cumulative impact as we believe it is essentially a drinking establishment with no firm controls.
3. We do not consider that the applicant has been entirely forthcoming with the application. This and our other considerations are based on the answers to questions posed by police and the numerous questions asked of the operating schedule, which are as yet, unanswered.

The police are concerned regarding the honesty and professionalism of the applicant, and with such concerns we find ourselves with no option but to strongly object to the application and propose that it is refused.

Should you wish to discuss the matter further please contact us on Mobile 07799133204 or via email, licensingpolice@islington.gov.uk

Yours sincerely

Peter Conisbee Pc 575NI
Steven Harrington Pc 425NI
Nick Pamboris Pc 548NI

Islington Police Licensing Officers

1.

With regard to the 'tasting area, is this an area to taste free samples or will customers be paying for these?

The area shown with seating and tables on the plan will be used for educational / tasting purposes during pre-booked events. At such events the beer to be tasted will be supplied under the arrangements for the event. During ordinary day to day trade, the area will be used for customers who wish to sample a product before deciding whether they wish to purchase it for consumption at home or elsewhere. If they do so, They will need to pay for the product purchased plus a corkage fee. The maximum volume of any individual draft purchase is 2/3 pint, all beer sold is premium priced, it will be consumed at tables and of course the venue will stop selling alcohol at 10pm. It is therefore not considered that there is any risk of alcohol related crime and disorder from this activity.

2.

Will the consumption of alcohol on site be limited in any way, if so how?

We will be selling draught beer in smaller measures, being 1/3, 1/2 and 2/3 pint glasses, not pints and the hours for the sale of alcohol be reduced from those currently permitted under the existing Premises Licence to 10am to 10pm daily.

3.

How many people at any one time can occupy this area?

We would propose an occupancy in this area of 40 people.

4.

As there will be no vertical drinking, what will the capacity be set at, seated?

The concept document states that 'this will not be a vertical drinking establishment' referring to the style of operation rather than an outright ban on customers consuming alcohol whilst stood up. Seating will be provided, but a customer may choose to stand up and this cannot be prevented.

5.

Will alcohol purchased at the "bottle shop" be consumed on site?

Customers will have the option to consume alcohol purchased on site if they so wish by paying a small corkage fee (such that the bottle price for consumption on site is in line with premium on-sales pricing as in a bar, i.e. there is no price benefit to drinking on these premises). Additionally this will assist with the control of consumption on the premises and will differentiate customers consuming on and off the premises. Staff will monitor customers wishing to consume alcohol on the premises with regular checks. The price of corkage will be included in the ticket cost for all pre-booked events.

6.

Will you be serving any form of food/snacks with the beers, and will these be free?

We will sell bar snacks such as crisps, popcorn etc. these will be charged for.

7.

Do you propose to have an outside area?

Our application does not include a provision for an external area.

8.

Will the events you hold there be limited in numbers, if so what are the figures?

These would be in line with our capacity and will take place as regularly as demand dictates.

9.

I assume that you will be installing CCTV in the venue?

Yes, with cameras facing both internally and externally.

4

Licensing Authority Representation

Licensing Act 2003

Application: BottleDog, 29-31 Essex Road, London, N1 2SA

I am submitting a representation on behalf of the Licensing Authority with respect to the new Premises Licence application for the above address.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

<i>Licensing Policies 1 & 2</i>	<i>Location, cumulative impact and saturation</i>
<i>Licensing Policies 9 & 10</i>	<i>Standards of management – The Operating Schedule</i>
<i>Licensing Policy 11</i>	<i>Mixed use premises</i>

Issues of Concern

1. The premises are located in the Angel and Upper Street Cumulative Impact therefore the onus is on the applicant to demonstrate that this proposal will not undermine the licensing objective.
2. In the operating schedule attached to the application the applicant indicated that the proposal would not add to the cumulative impact because of the hours of operation and the nature of the business i.e. off-licence with a tasting area. The LA believes that the proposed application could add to the cumulative impact as the proposed operating schedule would not be effective in limiting the scope of the business as suggested.
3. The Operating Schedule indicates that no more than 32 persons shall be permitted to stand in the premises whilst consuming alcohol. There is no indication of the overall capacity. In the LA's opinion this is a bar.
4. The application indicates that the consumption area of the premises is for "tasting" beer and educational events in relation to the brewing industry however, there is nothing in the Operating Schedule that would limit its use as such. A customer would be authorised to buy draft beers on site for consumption and consume bottled beers, purchased from the off sales area, on payment of a "corkage fee".
5. There is nothing within the proposal, if approved, that would prevent the style of the premises being a vertical drinking establishment operated by a company that specialises in producing and selling high strength craft beer.
6. There is nothing within the proposal, if approved, to control the numbers of patrons outside the venue, their behaviour outside or the consumption of alcohol outside. If alcohol is not permitted to be taken outside for consumption within an external area this should have been clearly stated.
7. An external smoking area is referenced within the application and operating schedule however, its size and location is not specified.
8. Whilst it is appreciated that there is a demand for high strength craft beers the operational objectives of BottleDog/BrewDog are incompatible with the objectives of a cumulative impact area.
9. The council and police have put significant resources into managing the night time economy in this area to minimise the negative impacts on local residents and partner agencies. An additional drinking establishment of this type would undermine any positive impacts as there will be the potential for persons to be consuming high strength alcohol adding to the cumulative burden in terms of alcohol related crime, disorder, nuisance and antisocial behaviour

10. Observations in other BrewDog operated premises in London revealed:
 - a. Loud raucous customers encouraging each other to neck full glasses of beer
 - b. Poorly managed dispersal of customers over an 30 minute period allowing customers to continue lively conversations outside the premises
 - c. Drunk customer crossing the road causing a lorry to brake sharply to avoid a collision
 - d. Evidence of poor housekeeping: uncollected glasses, dirty WC facilities and graffiti
 - e. Food, although offered in some premises, did not appear to be consumed in any of the premises visited
11. The premises are located in an alcohol crime and disorder hotspot and the style of operation will add to the cumulative burden already experienced in this part of the borough.

Recommendation

The applicant has not adequately dealt with my concerns in relation to the creation of another busy bar selling high strength beer within the cumulative impact area.

This proposal will undermine the licensing objectives and I recommend that the application is refused.

Janice Gibbons
Service Manager
Islington Council
Janice.gibbons@islington.gov.uk
020 7527 3212

11th May 2015



Licensing Act 2003

Representation from Camden and Islington Public Health on behalf of health bodies providing services in Islington concerning BottleDog, 29-31 Essex Road, London N1 2SA

Ref: WK/2015 82084

I am submitting a representation against the application for a licence for the sale of alcohol for consumption on and off the premises): 10.00 – 22.00 Seven days a week. This representation is on behalf of Islington Council's Public Health department, which is a responsible authority.

Alcohol and Islington

Islington suffers from some of the greatest levels of alcohol-related health harm in London. The residents of the borough have the highest rate of admissions for alcohol-related conditions in London, significantly higher than both the London and the UK-wide average. Alcohol also contributes to the early death of Islington residents with significantly higher levels of mortality from chronic liver disease than the London average and an average of 12 months of life lost due to alcohol in men and 5 months in women.

Alcohol also significantly harms children in the borough, Islington has the fifth highest rate of alcohol-specific admissions in the under 18s in London and there were 53 alcohol-related ambulance call-outs to under 18s in 2013/14 in the borough.

Alcohol significantly contributes to crime in the borough with the fourth highest rate of alcohol-related crime in London and alcohol resulting in more than 1,500 violent crimes and 37 sexual crimes in the borough a year.

The impact of low cost - high strength alcohol

There is a particularly strong and well accepted evidence base that increased affordability of alcohol results in an increase in alcohol-related harm. One effect of cheap alcohol is increased pressure and costs to the NHS, the Police and the Council. The impacts are also felt across the community as a whole. The licensing objectives are breached where alcohol is available cheaply.

We applaud the efforts of this applicant to address this by proposing a minimum unit price in their supplementary information ('BottleDog Beer Store Project') and would like to see this translated into a condition to ensure continuity in the case of change of management. They also propose a reduced maximum drink size of 2/3 of a pint which we would also like to see included as a condition. Both of these conditions are proposed by the applicant and supported by Public Health.

Recommendation

Based on the evidence available Islington Public Health Department recommend that:

- That a condition be added to the license that no alcohol of any type be sold in any container size for less than 50p per standard unit of alcohol.
- That a condition be added to the license that no drink (beer, cider or other) will be served on-site in measures larger than 2/3 of a pint (375ml).

(4)

Sender, Yesim

From:
Sent: 03 May 2015 11:38
To: Licensing
Subject: RE: Premises Licence Application: BottleDog (Previously Giraffe)

I object to this application.

I appreciate that the applicant says that he has taken into account the concerns of the residents and has therefore altered the concept but in fact the only binding difference from the previous application is that the sale of alcohol will cease at 22.00 hours and the last customers will leave at 22:30.

The premises will therefore have the benefit of a full on and off licence for the sale of all forms of alcohol and this can be passed on to any subsequent business or owner of the property.

The premises are situated in the Angel and Upper Street Cumulative Impact Area and form part of a complex which is residential. There is an open area at the back of the premises to which patrons would have access in view of the fact that it is not possible to gate it off until 23:00 when Virgin Gym shuts. Within this section of Essex road, which is one of the trouble spots fuelled by alcohol there are 8 premises which can sell alcohol without food and this would be the 9th. They are, The Diner, Prague, Barrio North, The Kings Head, The Old Queens Head, Thumbs Up off licence Wenlock and Essex, and the Winchester.

I met the applicants at the premises and they assured me that the only alcohol they wished to sell was beer. They said there would be no outside drinking and no vertical drinking. This does not seem to have translated itself in any binding way into the application.

Although there is a statement that this is not to be a vertical drinking bar the only comfort they give to this statement is that there will be no regulated entertainment. That does not preclude drinking whilst standing. Indeed they seem to assume there will be vertical drinking because the operating schedule in the application form states there will be no more than 32 people drinking whilst standing. I counted 24 seats on the plan which means that there could be 56 drinkers in the premises at any one time, more if the seating is increased. There will then be the customers in the off sales section who are not drinking and there is no limit on that number. This could result in a very crowded room and goes beyond an off sales concept.

Of equal if not more concern is that the sales of alcohol are not restricted to beer. Although in the operating schedule there is a statement that the premises will only be operated under the Bottle Dog concept, and that no different concept shall be introduced without consultation with the Licensing Authority and the Police, no-one knows what Bottledog's future policy will be. They may decide to sell specialist whisky vodka or gin. The current owners may sell the business or the company be taken over and new owner may have a very different concept and method of operation but it would still be BottleDog. They may sell the premises in which case it is unlikely that the new owner would operate a Bottle Dog concept but all the applicant has stated is that he will consult the Licensing Authorities and the Police. There is no obligation to comply with any requests from those bodies and it is probable that such a woolly statement would not be binding on any successor. The only way to give any teeth to this statement is to make sure that the licensee has to apply for a new licence if he or she wishes to alter the concept in any way.

I am still of the opinion that give the location of the property the narrowness of the pavement and the surrounding residential properties no licence should be granted for anything other than alcohol served to customers seated at tables and consuming a substantial meal.

If any consideration is to be given to permitting the Bulldog concept then the following safeguards are vital

- 1 Any licence granted should only be for the sale of beer.
- 2 The beer consumed on the premises should only be served to seated customers. There should be no vertical drinking at all.
- 3 There should be no outside drinking.
- 4 There is to be no alteration to the layout or the premises or the amount of seating without a formal variation of the licence.
- 5 There will be no happy hours or special offers.

From: Senler, Yesim [mailto:Yesim.Senler@islington.gov.uk]

Sent: 15 April 2015 14:42

To: LicensingPolice; Issues, Noise; Standards, Trading; Eden, Laura; Nell, Rebecca; Gibbons, Janice; CSPU Team; Control, Building; Sumpter, Colin; 'islingtongroup@london-fire.gov.uk' (islingtongroup@london-fire.gov.uk); Envh, Commercial

Cc: Lane, Terrie; Montanez-Dodson, Monty; Nash, Rosemary;

Whitton, Daniel; Picknell, Angela; Poole, Gary; Turan, Nurullah

Subject: Premises Licence Application: BottleDog (Previously Giraffe)

Dear Sir/Madam,

We have received the following attached application for a **Premises Licence (New)**:

Proposed licence holder: Brewdog Bars Limited, Balmacassie Commercial Park, Ellon, Aberdeenshire AB41 8BX

Premises name: BottleDog (Previously Giraffe)

Address: 29-31 Essex Road, London N1 2SA

Application received: 13 April 2015

Last date for representations: 11 May 2015

Worksheet number: WK/2015 82084

Licensable activities and timings applied for:

Sale of alcohol (on and off sales): 10.00 – 22.00 Seven days a week (please see the attached form for details).

(5)

Yesim Senler
Licensing Support Officer
Licensing Team
Public Protection Division,
Environment and Regeneration
Islington Council

May 11 2015

Re: Licensing Application from BottleDog, 29-31 Essex Road N1 2SA

Dear Sir

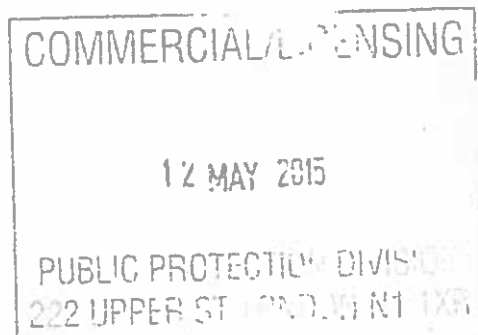
I am writing to renew my objection to the granting of an alcohol license to the applicant BottleDog on the terms of their revised application.

Despite the changes which have been made to the application, involving an earlier time of 10.00pm for stopping serving alcohol, I consider that premises of this nature are inappropriate and the application should be refused. The applicant has stressed that there will be an educational approach to the serving of beer at the premises, but the fact remains that this approach may not be shared by the customers and the premises will in effect be a bar with the main aim of serving beer. The premises are in a Cumulative Impact Zone and the impact will undoubtedly be to increase the sale of alcohol in this area, with unwelcome side effects of an anti-social nature.

Also the granting of the application would give a 'green light' to other licensing applications in the Islington Green / Camden Passage area such as the application from Pistachio and Pickle, the cheese shop at 6 Camden Passage, which is already in the pipeline.

I would be grateful if the Licensing Committee would take these points into account in making their decision.

Yours faithfully



(6)

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address ANGEL ON THE GREEN

Your Name: _____

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

Your Address: _____

Email: _____

Telephone _____

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

Public Nuisance

As I write, it's just after midnight - on Saturday night / Sunday morning of 26/04/15. Just moments ago, there was loud shouting between small groups of young men on Essex Road. My door is about 50 metres from the road they have walk down at least a 100 metres or more down Essex Road and I can still hear them shouting. Every weekend I listen to this - and worse: sometimes fights over women, sometimes fights between women - and see/hear police racing up and down the road. This, typically, starts anytime from 11pm onwards and can go on till 6am in the morning. We have a camera pointing at the road and sometimes I watch them, like watching that programme on TV where they are falling over drunk, vomiting on the street, exposing themselves (girls too!) urinating in the corners - as they congregate around the bus stop. I see it all. Having yet ANOTHER drinking venue - will only magnify the problem. THIS IS UNFAIR TO ANGEL ON THE GREEN RESIDENTS - AND OTHER RESIDENTS ON ESSEX ROAD

Crime and Disorder

As stated above: there are more near fights and some fights. I'm not a lawyer but loud shouting and swearing at top of their voices sounds like disorder to me.

Protection of Children from Harm

This is not an issue in my view as I cannot recall seeing any unaccompanied children at this time of night

Public Safety

The rowdy behaviour is volatile and can easily be threatening and/or violent to passersby

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

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

Quite frankly - what goes on the road is none of my business. But even without a new pub (Bottle Dog) on the scene, my one fear in nearly 2 years of doing this job is that on night, when something is ticking off outside Angel On The Green, that it will spill INSIDE Angel On The Green when the vehicle gate or pedestrian gate opens for a resident. As Concierge on duty the pollution becomes mine. Opening Angel

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

Pub on ^{our} door step, makes this scenario likely to happen more quickly. This is ~~the~~ and the terrible noise abuse the residents or Roberts & Epstame Courts have put up with each weekend, are the only reasons for my objection. The facts are important, my name is not, please DO NOT publish my name. Thank You

Signature _____

Date 26/04/2015

Please ensure name and address details completed above

Return to:

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

or send by email to:

licensing@islington.gov.uk



Senler, Yesim

From:
Sent: 30 April 2015 15:18
To: Senler, Yesim
Subject: BottleDog (previously Giraffe), 29-31 Essex Road, London N1 2SA

Dear Madam,

I wish to object to the application for a new premises licence at 29-31 Essex Road, London N1 2SA on the following grounds:

1. This property is within the Angel Saturation Zone and this used to be a family type restaurant serving food and alcohol but children were encouraged to eat there with adults as alcohol did not play a significant part of the restaurant. Brewdog sells extreme beers with alcohol strength from 3% to 41% so drinking pints of it would soon make persons become intoxicated very quickly especially without food to absorb the alcohol. This is a proposal for the property to become a Pub/Bar/Off licence with 24 seating, 32 vertical drinking inside and outside on seating. There is already 8 premises selling alcohol within a short distance. The Angel has a reputation for having the most drinking establishments per square metre.
2. The property is within a designated area of cumulative impact at the Angel. It is Islington Council's special policy that there is a rebuttable presumption that applications for variation of premises licence and club premises certificates that are likely to add to the existing cumulative impact will normally be refused. It is for the applicant to demonstrate why the operation of the premises will NOT add to the cumulative impact in the zone. It is my contention that this type of operation with high alcohol consumption on and off the premises will greatly impact on the area. It is a disappointing change from a family type restaurant to a high alcohol premises bar. It is the Council's Licensing policy to reduce alcohol related ASB and the health impact on the drinkers and local residents. Even if Brewdog stops selling alcohol at 10.00 p.m., the alcohol bought off sale can be consumed on the streets afterwards. There are residents close to this property and in the surrounding area who are subject to frequent antisocial behaviour in this area. Some beers are so strong at 32-41 % proof, it is almost like drinking pints of whisky!
3. This part of Essex Road is on a busy red route with a narrow pavement and drinkers and smokers will spill out blocking the pavement. Already there are tables and chairs outside the property and this will no doubt continue with just drinkers as no food is to be served. There will inevitably be anti social behaviour as a result of such high alcohol beers being consumed.

I therefore request that the Licensing Committee adhere to their policy of saturation zone and cumulative impact and refuse this application for the reasons above.

This e-mail is only for the use of its intended recipient. Its contents are confidential and may be privileged. KA Property Services does not guarantee that this e-mail has not been intercepted and amended or that it is virus-free.

(8)

Sender, Yesim

From:
Sent: 02 May 2015 20:49
To: Licensing
Subject: License application WK/201582084

Dear Sir or Madam,

I am writing in relation to license application WK/201582084 for Bottledog.

We have a child on the way and we live right above the proposed location. We think a beer shop will create a lot of noise and attract high volume of traffic late in the evening.

We would be grateful if the council would reject the application for the proposed alcohol retailer.

Regards,

Sent from my BlackBerry 10 smartphone.

From:
Sent: 07 May 2015 10:57
To: Licensing
Subject: Bottledog, 29-31 Essex Road, N1 2SA

Dear Sirs

I am saddened to see that yet again we have a further application from Brewdog to create another equivalent of a pub. However it is wrapped up with the number of seats in the plan and the sale of alcohol it is a pub by any other name. The hours and the type of organisation that is suggested is likely, like all the others locally to result in an overspill of people on the pavement. These will be directly under the windows of the flats above in Angel on the Green. We already suffer the noise from Wenlock and Essex overspill and from the Old Queen's Head result in considerable diminution of the ability of people in the flats to enjoy a reasonable level of peaceful living. To add this licence and the one applied for by Bathstore would mean there are 4 such premises within 100 yards. Essex Road already suffers from a high level of noise and violence and to add to this would be irresponsible.

Re smoking outside there is bound to be a high level of this and having CCTV will not make it less of a nuisance. If you have the windows open, which in summer is essential due to the heat in the flats, the smoke drifts in and is not only a nuisance but could be considered a health hazard from passive smoking. After years working for the British Lung Foundation I know the damage this can cause. You have sent us a copy of the dispersal policy. This is ridiculous. If people are drinking and smoking outside no one will be encouraging them to disperse. For those of us who use the entrance between Bathstore and 29-31 Essex Road, to enter and exit by car with people gathering on the pavement outside will make this a potential health and safety issue.

I implore you to take the needs of the residents of the flats into consideration when making your decision. We all try and live amicably together but adding two extra licensed premises in such a small area will undoubtedly impact on our quality of life and add to the already frightening aspects of law and order in the area.

Yours faithfully,

From:
Sent: 10 May 2015 16:18
To: Licensing
Subject: Bottledog, 29-31 Essex Road, London N1 2SA

With respect the above licence application, I have the following concerns and objections.

In an area of cumulative impact from various premises licensed for alcohol consumption, an additional premises, serving strong beers, branded aggressively (Punk IPA, Dead Pony, Jack Hammer, Hardcore IPA, Cocoa Psycho) would be an unwelcome addition.

An additional premises right outside the residence of 25 Essex Road where the gates are kept open for access to the Virgin Gym beyond the hours of the licence application will inevitably cause public nuisance and interference for residents entering and leaving their homes.

In addition, the risk of damage and unsocial behaviour as customers inevitably move through the adjacent open gates and onto the land of 25 Essex Road will be unacceptable.

I would anticipate that rather than this being a destination for serene lovers of craft beer it will be a strong attraction for rowdy drinkers waiting outside the other premises on the other side of the street, attracted by the branding and the opportunity to have an additional strong beer.

This will lead to issues of;

- crime and disorder
- public nuisance
- public safety

I would also be concerned if this licence was granted, at the high possibility of a adaption being proposed, in the near future, extending the use of the premises into a full bar.

Interest: Resident

Sent from my iPad

Whitton, Daniel

11

From: Licensing
Sent: 12 May 2015 14:56
To: Whitton, Daniel
Subject: FW: Objection to BottleDog Licensed premises
Attachments: ConditionsDEC14.docx; DSC_0296.JPG; DSC_0297.JPG; DSC_0298.JPG; DSC_0301.JPG; DSC_0302.JPG; DSC_0304.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

FYA

From:
Sent: 12 May 2015 12:50
To: Licensing
Cc: [REDACTED]
Subject: Objection to BottleDog Licensed premises

Dear Sirs,

I would like to reiterate my objection to the unsubtly named re-application by the company Brewdog, with a different subsidiary under the new name of 'Bottledog', on exactly the same grounds as below, and would like them taken into consideration when awarding the licence for what is effectievly a bar and off-licence, no matter how 'educashunal' of which local residents 'don't need' to quote Pink Floyd.

I attach some photographic evidence from last weekend, taken during the day hours later showing vomit, urine and beer bottles lying around.

I fear that having a 'bottle-shop' will add to the clearly documented evidence of a large problem in my immediate area, with more discarded drinks, people behaving badly, and vomit and urine literally on my doorstep!

This is a cumulatove impact zone. Please don't make it worse than it already is.

Best regards,

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

From: Brothers, Anne <Anne.Brothers@islington.gov.uk>
Date: 15 December 2014 at 12:55
Subject: Noise from licensed premises in Essex Road
To:

Cc: "Poole, Gary" <Gary.Poole@islington.gov.uk>, "Picknell, Angela" <Angela.Picknell@islington.gov.uk>, "Turan, Nurullah" <Nurullah.Turan@islington.gov.uk>, "Whitton, Daniel" <Daniel.Whitton@islington.gov.uk>

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

From

Sent: Saturday, December 13, 2014 11:33 PM GMT Standard Time

To: Picknell, Angela; Poole, Gary; Turan, Nurullah; Licensing

Subject: Anti-Social Behaviour caused by Islington Council Licensing Laws

Dear Angela, Gary and Nurullah,

I live in St Mary's ward at
according to the council website, as my councillors.

and you three appear to represent me

I've been experiencing a disturbing rise in anti-social behaviour resulting from the lax licensing laws and enforcement in my immediate area, and in the wider Angel area.

I have been coming out to vomit, broken glass bottles and filthy streets covered in urine, especially as my door appears to have become a convenience after the bars in my area have closed. I recently had to clean the street in front of my house in advance of family members visiting, as it was both disgusting, but also dangerous for family members, including my young nieces. My wife is also feeling unsafe leaving our apartment after about 9pm, when the overspill from the bars involves drunk and aggressive behaviour.

The two bars, Barrio North, and Prague have people outside up until 3am, smoking while taking a break from rinking, and though this may seem to be okay, not smoking inside, the noise levels are inappropriate for a residential area. The music levels are also shaking my shelves, causing me to need to remove glasses from them.

I have complained several times via the council website, and cannot be the only resident complaining as this is not isolated, but a pattern that is continuing over a long time period. I have only had one response, a phone call at 2.30am, which though very responsive, was not received well by me, given the response was to music at midnight disturbing my sleep. I do see the amusing side of this good response time however.

As a local resident, I am finding this affects my ability to work and live with reasonable expectations. I appreciate this is a late night area, and am generally happy with many of the licensed premises, and specifically the Queen's Head, which also has people outside smoking till midnight, and music, but it seems to be managed well, and not have people using my doorstep as a urinal, receptacle, bin place to break bottles...

I feel the following is inappropriate for licensed premises:

1. Music that is loud enough to be heard and disturb sleep after a reasonable time (8pm being reasonable, but 11pm being acceptable in a busy area)

2. Streets being used as urinals, places to vomit, or throw and leave bottles, this should be managed through policing and community safety officers
3. Licensed Premises being allowed to use the main street as a smoking area for clientele, after a reasonable time (8pm/11pm)

I am especially worried about further premises being allowed late licenses, in what is supposed to be a cumulative impact zone, with no new premises being opened, yet, I received a letter today, suggesting the Giraffe at 29 Essex Rd, be changed to a bar called Brewdog, and the license specifically changed to allow further anti-social behaviours, which I am certain will impact the area and community who live and work here. Surely there are better options for the local area, and residents. I copy licensing@islington.gov.uk into this email with regards to this objection to the opening of this bar, as I strongly feel it will add to and not detract from the already problematic situation in existence on Essex Road and Upper St, and add to the issues I lay out above and below.

I feel that if Islington Council is to allow licensing, then there should also be appropriate street support including cleaning, policing and even community safety officers patrolling, otherwise it just seems like a cynical revenue generating exercise at the expense of the residents that the council represents.

I wonder if anything immediate can be done, such as the noise levels from the nearest bars be reduced, the late night shouting and anti-social behaviour in the 'smoking-zones' be curtailed, and perhaps the streets being kept clean enough to be safe for people to visit me. I have high hopes, yet low expectations that changes can be made swiftly to improve this problem.

I am writing on behalf of many neighbours as well, whom I discuss this issue with.

Best,

Email

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

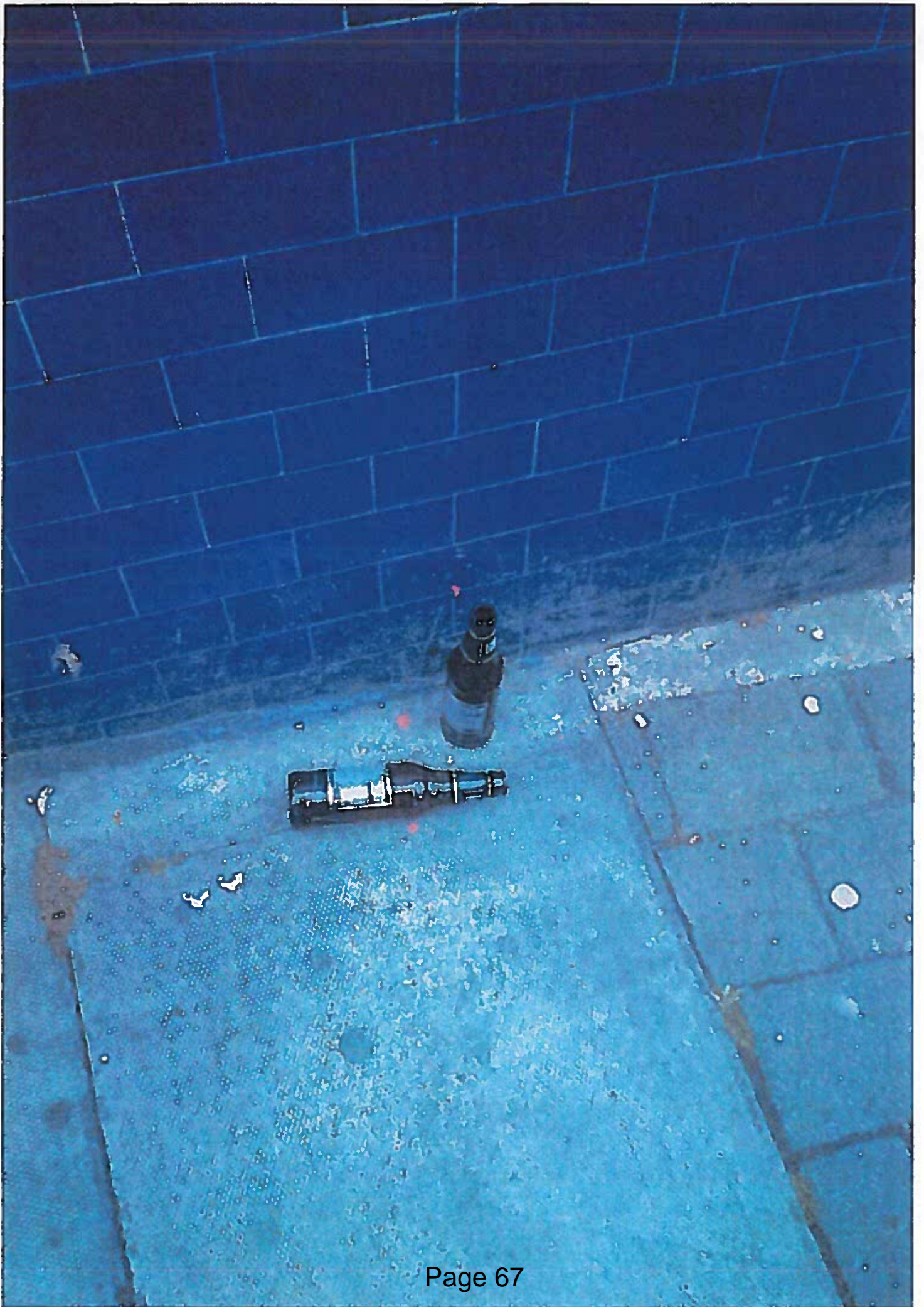
Relevant noise conditions on the premises licence for Prague Bar are pasted below:

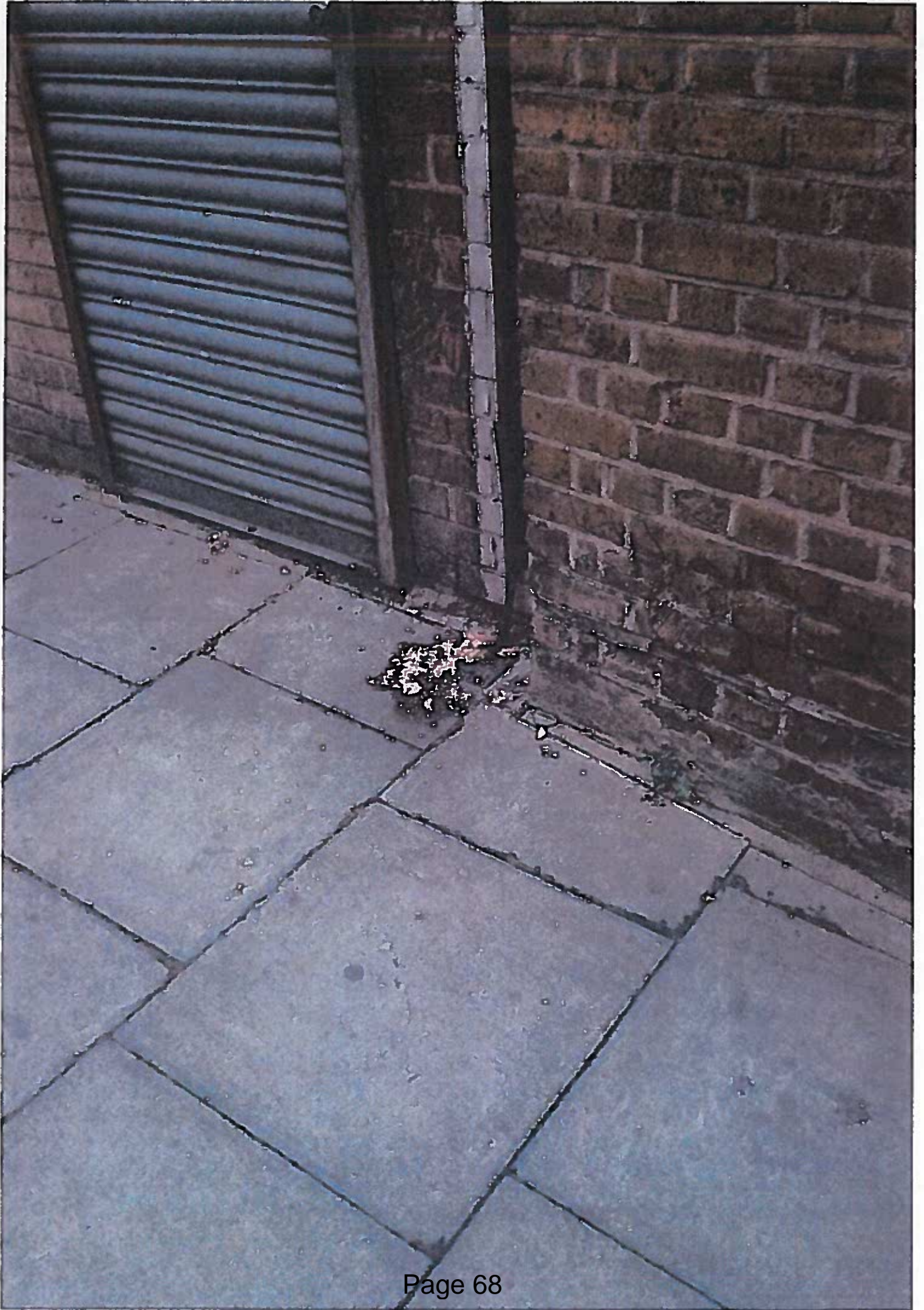
- The Licensee shall provide one SIA registered door supervisor to patrol outside the premise to minimise the impact of patrons arriving and/or departing between the hours of 9.00 p.m. and half an hour after closing on Friday's and Saturday.
- The licensee shall ensure that amplified sound or music played on the premises does not cause annoyance to occupiers of other premises in the neighbourhood
- The licensee shall ensure that at all times that this licence is in operation all amplified sound and music played on the premises is subject to the control of an entertainment noise control system.
- The entertainment noise control system is to be calibrated and maintained at settings which restrict amplified sound played on the premises to those set out in the acoustics report of Sandy Brown Associates, dated 24 May 2005 (paragraph 4.1 Table 1 and associated measuring positions).
- If the licensee is notified in writing of any incident of noise annoyance to neighbours, which has been corroborated and confirmed by Council noise officers, the licensee will promptly arrange to have the limiter controls reduced to minimise the impact on the neighbours. Within 14 days from such written notification the limiter settings will be reset to levels agreed by the Council, and will be effectively controlled at those levels until the licensee has appointed a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to 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. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, before the noise levels are returned to the levels set out above.

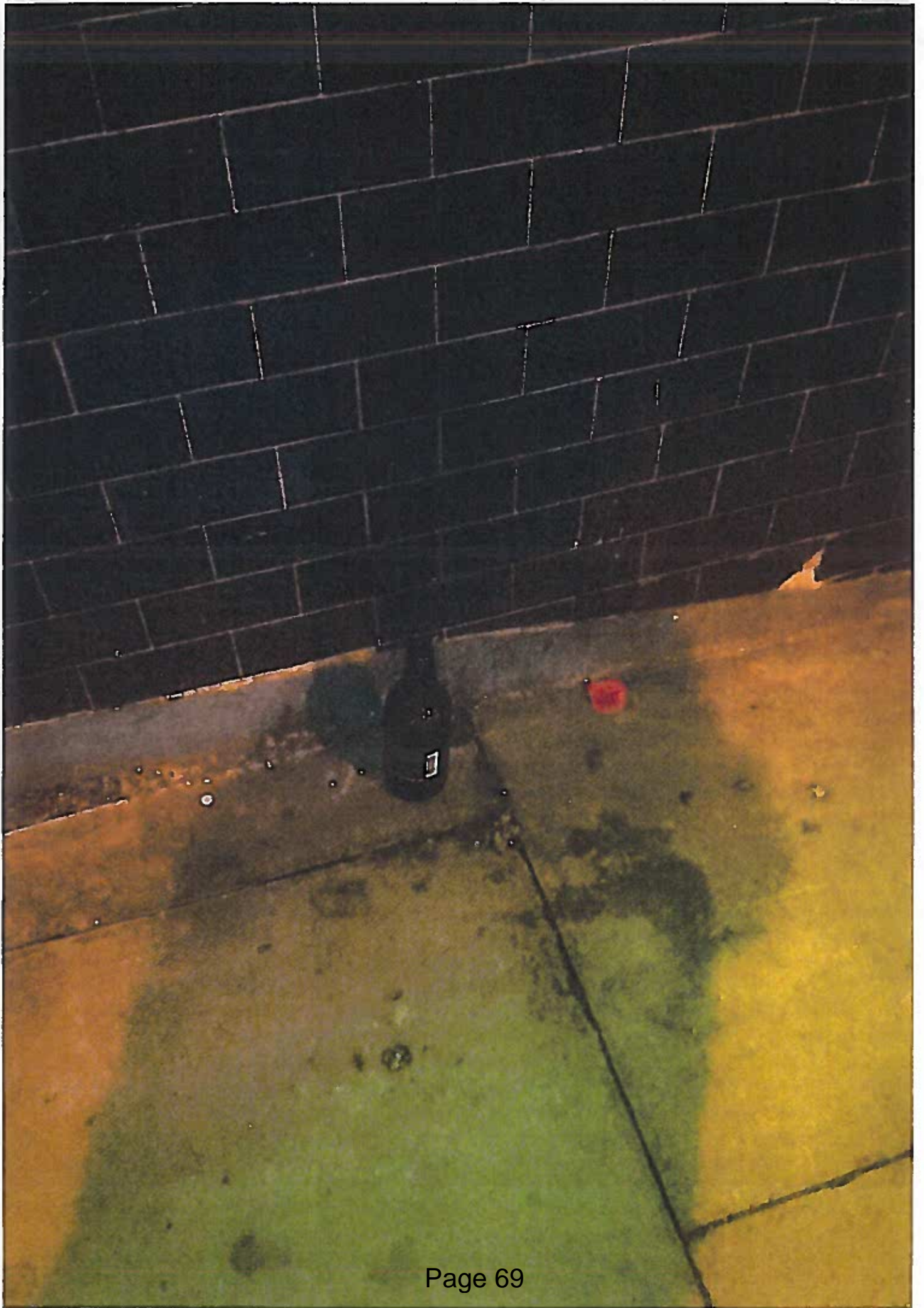
Conditions from the premises licence for Barrío North are pasted below:

- The licensee shall ensure the amplified sound or music played on the premises does not cause nuisance to occupiers of other premises in the neighbourhood.
- The Licensee shall provide a minimum of 2 SIA approved door supervisors from 21:00 until 30 minutes after closing every Friday and Saturday. Door Supervisors will also be employed on evenings where management anticipate a larger than average attendance i.e. special events.
- When alcohol and/or public entertainment is provided by way of music and dancing continues past 02:00, SIA registered door supervisors will be employed from 21:00 until closing time at the rate of one door supervisor for every one hundred customers.
- All doors and windows to be closed and all furniture to be cleared from outside area by 23:00.
- Notices shall be on display requesting customers leave the premises quietly and door staff to ensure that it is adhered to.
- Double-glazed doors and windows to be used to reduce noise leakage.
- The licensees shall ensure that at all times that this licence is in operation. All amplified sound and music played on the premises is subject to the control of an entertainment noise control system set to music noise level thresholds approved by, and in conjunction with the Council's Noise Team. The noise control system shall be calibrated each year by an acoustic consultant, registered with the Institute of Acoustics, and the calibration certificate shall be submitted to the Council at least 28 days before this licence is due for renewal. This licence is issued without prejudice to any planning restriction.

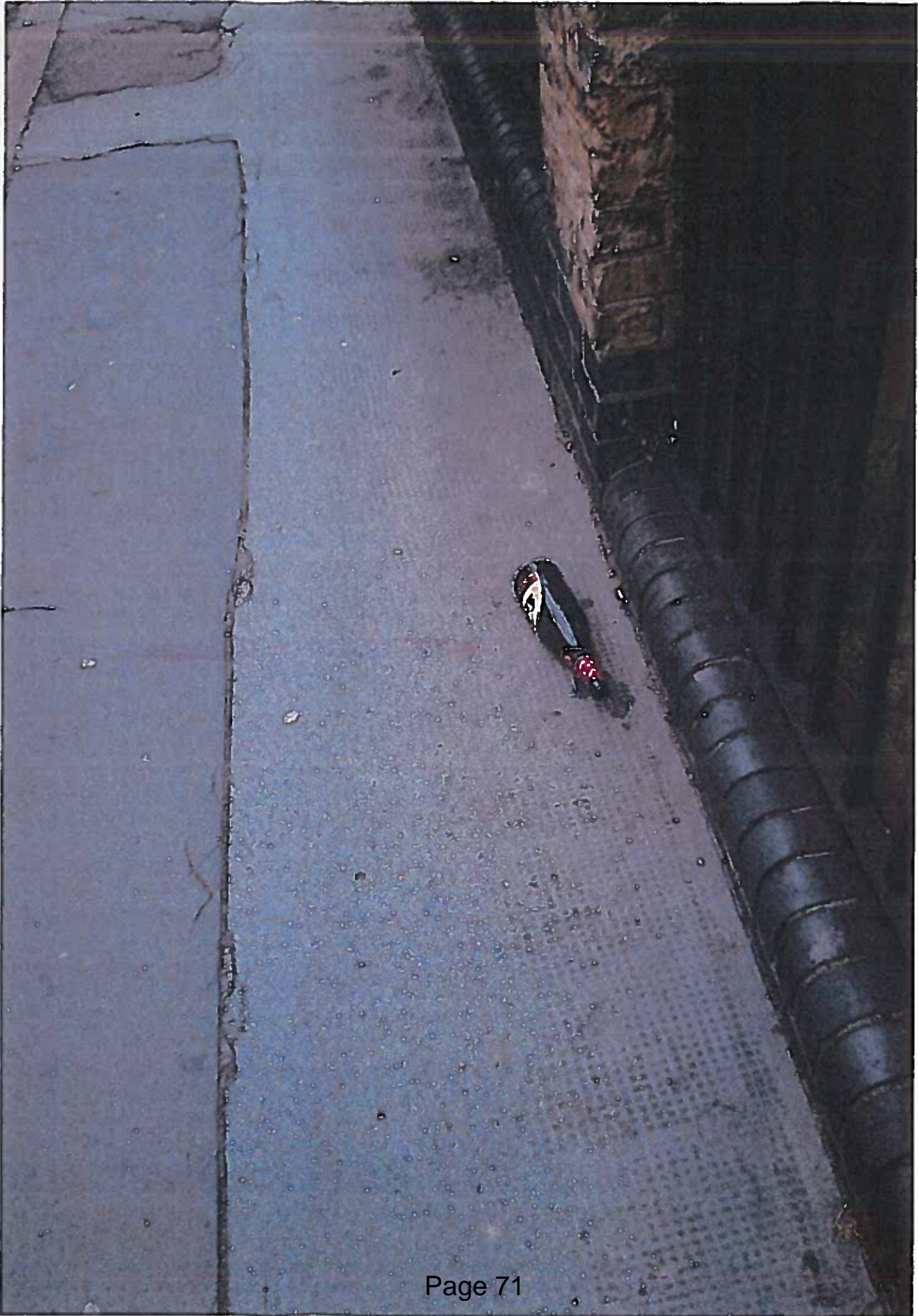
- **The entertainment noise control system controls shall be located in a secure, lockable cupboard or similar location. The entertainment noise control system is to be independent of control by persons other than the licensee. Access to the entertainment noise control system is to be restricted to the Licensee or a designated manager.**
- **The entertainment noise control system settings are not to be varied so that the music noise levels approved by the Council's Noise Team are exceeded, without the written approval of the Council.**

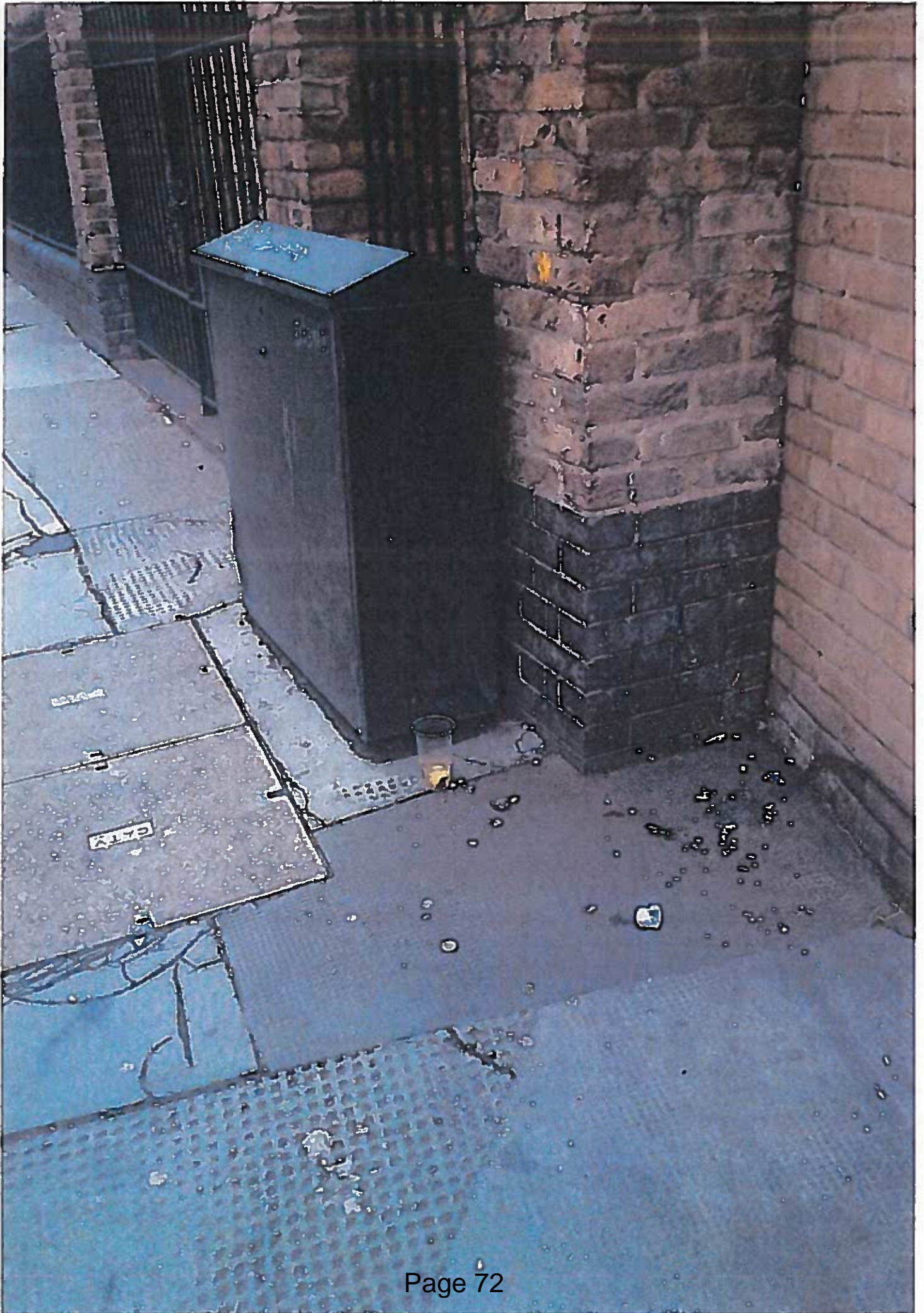












Senler, Yesim

From:
Sent: 24 April 2015 06:15
To: Senler, Yesim
Cc: Whitton, Daniel
Subject: RE: RE: BrewDog, Essex Road, Islington (BRE163/33)

Dear Yesim Senler,

Thank you for your email. Please accept this one as my current representation.

Kind regards,

On 23 April 2015 at 11:27 "Senler, Yesim" <Yesim.Senler@islington.gov.uk> wrote:

Dear

We have received a new licence application for this premises on 13th April 2015 and licensable activities and timings applied for:

Sale of alcohol (on and off sales): 10.00 – 22.00 Seven days a week (please see the attached form for details).

Please confirm if you would like to make a new representation or want us to accept this one as your current representation. Last date for representations is 11th May 2015.

Kind regards,

Yesim Senler
Licensing Technical Support Officer
Licensing Team
Public Protection Division, Environment & Regeneration, Islington Council, 3rd Floor, 222
Upper Street, London, N1 1XR
Tel: 020 7527 1829, e-mail: yesim.senler@islington.gov.uk, website: www.islington.gov.uk

From:
Sent: 03 April 2015 10:00
To: Licensing
Cc: Nicole Topping
Subject: Fwd: RE: BrewDog, Essex Road, Islington (BRE163/33)

Dear Licencing Team,

I would like to put forward my strongest objections to the latest planning proposal from Brewdog.

The proposal is located in the "cumulative impact area" with residents already suffering the negative consequences of a high concentration of pubs, bars, clubs and off licences.

I would ask the council to refuse this application in line with their "Strengthened Licensing policy" that was brought in to tackle the impact of excessive alcohol supply and consumption.

The latest proposal includes a large area on the floor plan that is a seating and tasting area with 24 seats in total. We are assured tasting measure limits are 2/3 of a pint. Quite an excessive measure for a sample? It would appear to me that this latest proposal is, in reality, a pub in disguise.

Bottle dog entrance would be within a few meters of the Main pedestrian entrance of Angel on the Green, which contains 100 residential apartments. Imagine residents arriving home having to walk through groups of bottle dog customers as they pop out side for cigarette. Imagine them congregating outside our main gate to shelter from the rain. Imagine the swearing, shouting, increase in noise, litter, Anti-social behaviour and second hand smoke filtering up to the Residential flats immediately above. This would add to the existing problems we see every Thursday, Friday and Saturday night.

This proposal is not appropriate as it is within the confines of a residential apartment block. This will negatively impact on the residents of Roberts Court and their right to peaceful enjoyment of their homes.

This proposal is still alcohol related and therefore I cannot imagine a peaceful co-existence if this proposal goes ahead. Given the level of resistance from the local community, Police and council last time, any proposal that is solely alcohol related should be rejected outright.

Kind regards,

On 24 March 2015 at 10:45 "Whitton, Daniel" <Daniel.Whitton@islington.gov.uk> wrote:

Dear All

I am writing to you in regards to the premises situated at 29-31 Essex Road.

You submitted representations in response to the Premises Licence variation application submitted on behalf of BrewDog, received by this office on 5th December 2014. As a result of these representations the application was withdrawn.

I have received the below correspondence from BrewDog and been asked to forward it for your consideration.

I am happy to forward any response on your behalf or you can respond directly to their representatives at Kuit Steinart Levy LLP using the email addresses included as a Cc. Mr Stephen Hogan from BrewDog has also included his contact details if you wish to contact him.

If you require any further information or assistance please contact me.

Best regards,

Dan Whitton

Licensing Officer

Licensing Team

Public Protection Division

Environment & Regeneration

Islington Council

3rd Floor, 222 Upper Street, London, N1 1XR

Tel: 020 7527 3841

Alternative contact: Terrie Lane 020 7527 3233

Email: dan.whitton@islington.gov.uk

Website: www.islington.gov.uk

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Please help save resources by not printing this e-mail if you can avoid it, and by using recycled paper

Dear Neighbour,

I would very much like to update you with regards to our proposals for Essex Road following the withdrawal of our recent licence application.

BrewDog is a maker of high quality craft beers, which provide an alternative to mass produced beers which have come to dominate the market in recent years. BrewDog is not alone in this: the craft beer movement is a growing one, which has challenged the convention that beer needs to be enjoyed in large quantities in stand-up bars. However, it has attracted a following among those who appreciate high quality product, and it now sells to 55 countries across the world.

In order to promote its products it has opened a small number of bars across the country. As we had hoped these have tended to attract an older, more discerning clientele, selling smaller measures of beer in 1/3 and 2/3 pint glasses. Hence, we have operated without any issues of anti-social behaviour, crime or disorder. We have attracted those who appreciate the qualities of craft beers, rather than those who drink to get drunk. This has placed us apart from many more traditional pubs and bars.

Despite this, we fully appreciate the concerns which have been expressed on the part of residents in this case. We do set out to work with the communities we serve, and therefore we have given careful consideration to whether and how we can develop a concept which will meet with community approval.

Taking account of those concerns, we have developed a new concept which we have called "BottleDog Beer Store".

The essential idea follows a concept originated in San Francisco, which is a store showcasing craft beers from around the world, attracting discerning customers who are interested in and can afford the premium products on sale. The pricing in the store would make it attractive to those who are interested in, and wish to develop their learning in, craft beers, while completely unattractive to those such as pre-loaders or street drinkers. The great majority of the floor space will be devoted to retailing of bottles for off-sales. But there will be ancillary soft seating for visitors to sample the product, to engage in educational events, interact with our trained, knowledgeable staff or simply to read books from the library regarding craft beers and the products on display.

We would stress that this will not be a "vertical drinking bar". That is the antithesis of what we want to achieve here. Furthermore, to give assurance that this will not turn into such an establishment, we make it clear that there will be no regulated entertainment.

We fully appreciate the sensitivity regarding hours of operation. Therefore, we propose that the hours for the sale of alcohol be reduced from those currently permitted under the existing Premises Licence to 10am to 10pm daily – well within the framework of Islington's licensing policy and giving assurance that there will be no night time disturbance. We hope to be an asset to the local community, and to work without harming the community in anyway.

I am attaching a document as well as a plan which gives an indication of our proposal.

I would be really interested to learn your views and I propose that we hold an open-evening at the site at 6pm on Thursday 2nd April 2015 so that you can better understand our concept and where I can personally meet you and perhaps answer any queries that you may have.

My contact details are below. If you are unable to come to our event, please do feel free to give me a call at any time.

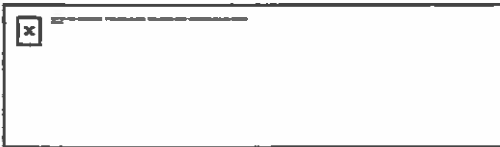
Yours sincerely,
Stephen Hogan

BrewDog Acquisitions Manager

steveh@brewdog.com

Anthony Lyons
partner
licensing

kult | steinart | levy LLP
3 St Marys Parsonage
Manchester M3 2RD
www.kuits.com



[Email Disclaimer](#) In order to reduce printing costs our email disclaimer is now available through a web link

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Licensing Act 2003 representation pro-forma

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

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

Premises Name and address Angel on the Green
23 - 27^A Essex R.D. NI 25D

Your Name: _____

Interest: Place of Work (Business)

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

Your Address: _____

Email: _____

Telephor _____

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

Public Nuisance

There is a high concentration of clubs, Bars, off Licenses + pubs in the area which already has a negative affect on the people living within the area. Increase in noise e.t.c. I believe having a drinking area so near to site will encourage loiterers, something we are currently trying to keep under control

Crime and Disorder

It is common knowledge that where there is alcohol there is disorder & crime increases. Do we need this on our doorstep? NO we don't too close for comfort.

Protection of Children from Harm

There are a number of children living at Angel on the Green mostly toddlers we need to keep them safe, smokers from Brendog will definitely seek shelter in our Archway especially when raining. that is the main pedestrian entrance to the site where the children pass through everyday. bring to pass people under the influence of alcohol, smoking can be very harmful to children.

Public Safety

Lets try & keep the public safer, by not adding any more drinking areas, close to residential places. The public have a right to feel safe where they live. In some circumstance we don't have a choice but I'm sure that anybody that does have a choice would choose safety

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

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

[Empty box for providing reasons for anonymity]

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

Signature _____

Date 29/4/15

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
licensing@islington.gov.uk

or send by email to:

(14)

Whitton, Daniel

From:
Sent: 11 May 2015 15:43
To: Senler, Yesim
Cc: Whitton, Daniel; Baptiste, Anthony; Poole, Gary; Klute, Martin; Emily THORNBERRY; Hart, Jan;
Subject: PREMISES LICENCE APPLICATION: Brewdog previously Giraffe.
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Yesim,

Yet again I am forced to take up my pen to object to the above application.

These applications come one after another despite the fact that we are in a "Saturation Zone" and each applicant has to demonstrate that this additional licence

will not add to the "Cumulative Impact" in the Zone which is already inundated with drinking establishments. At this rate it will be just a question of time before Islington High St., Upper St., and Camden Passage lose their unique identity and become a place to drink and eat, with no consideration for the many residents living above the shops and the remaining individual traders which suffer all the usual unpleasant side effects that go with the sale of alcohol, details of which I have outlined so many times before.

Yours Faithfully,



Suggested conditions of approval consistent with the operating schedule

1. See Appendix 4 (Operating schedule, Smoking Policy & Dispersal Policy)

Suggested conditions proposed by the Responsible Authority for Public Health

2. No alcohol, of any type, to be sold in any container size for less than 50p per standard unit of alcohol.
3. No drink (beer, cider or other) will be served on-site in measures larger than 2/3 of a pint (375ml).

Title : 29-31 Essex Road

Islington Borough Boundary

Printed by :
RO RO

Printed at :
20-04-2015



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	6 th June 2015		Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
18 Clerkenwell Green, London EC1R 0DP

1. Synopsis

- 1.1 This is an application for a new premises licence under the Licensing Act 2003.
- 1.2 The application is for a licence to allow:
 - The sale of alcohol for consumption on the premises: 17:00 to 22:30 on Mondays to Sundays.
 - The following opening hours: 08:00 to 23:00 on Mondays to Fridays and 16:00 to 23:00 on Saturdays and Sundays.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	No
Health and Safety	No

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 6
Other bodies	No

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 Six local residents have submitted representations.

4. Planning Implications

4.1 The Planning & Development section have reported that:

"The application concerns the supply of alcohol at a premise used for business meetings and uses. This would be considered ancillary to the main use of the site and there are no enforcement investigations relating to the land. As such, the planning department has no objections to the application."

5. Recommendations

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

5.2 To consider that this address is in the Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

- 5.3 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. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6 Conclusion and reasons for recommendations

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

Background papers:

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

Final Report Clearance

Signed by

Service Director – Public Protection



Date

21/1/15

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.

We **Wallacespace Limited**

(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			
18 Clerkenwell Green			
London			
Post town	Islington	Postcode	EC1R 0DP

Telephone number at premises (if any)	02073951265
Non-domestic rateable value of premises	£35,750 £370K for the whole building

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i. as a limited company please complete section (B)
- ii. as a partnership please complete section (B)
- iii. as an unincorporated association or please complete section (B)
- iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- 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)					

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 Wallacespace Limited
Address Salatin House 19 Cedar Road Sutton Surrey SM2 5DA
Registered number (where applicable) 02792054
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any) 0207 395 1735
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 provide a comfortable, accessible forum where business clients can book a day or part of a day to hold conferences, meetings, seminars, networking sessions for their own clients and thus build their business. The premises are comprised of the following areas:

Basement – this will not be part of the licensed area.

Ground floor - The entrance to the building and the reception area is on this level. Also on this floor there is the kitchen, food service counter, soft drinks, an area where clients can help themselves to tea and coffee and table and chairs which provide seating for 110 people.

First floor – has 5 meeting rooms and a central break out area

Second floor – has 4 meeting rooms and a central break out area

Third floor – has 5 meeting rooms and a central break out area

Fourth floor – this area is referred to by the applicant as “the Penthouse” and has 2 large meeting spaces/rooms with a small balcony at the front and back of the premises.

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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

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

E

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

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded 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					
			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Tue					
			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)		
Wed					
Thur					
Fri					
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					
			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Tue					
			<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)		
Wed					
Thur					
Fri					
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</p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</u></p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here (please read guidance note 3)</u></p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</u></p>		
Fri					
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 (please read guidance note 5)</u></p>		
Sun					

I

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					
			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Wed					
Thur					
Fri					
			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

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 checked="" type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)					
Mon	17.00	22.30						
Tue	17.00	22.30						
Wed	17.00	22.30						
Thur	17.00	22.30				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)		
Fri	17.00	22.30						
Sat	17.00	22.30						
Sun	17.00	22.30						

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

Name James Perry	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

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).

Not Applicable

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	23:00	
Tue	08:00	23:00	
Wed	08:00	23:00	
Thur	08:00	23:00	
Fri	08:00	23:00	<p>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 (please read guidance note 5)</p> <p>Please note that our normal working hours are 08:00 hours to 19:00 hours. We will only open late if there is an event where for example our customers wish to hold a networking function.</p>
Sat	16:00	23:00	
Sun	16:00	23:00	

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)

1. We will adopt very high standards of management in our business. There are strong management and security procedures in place which encompass the four licensing objectives as below. The applicant's business is such that only the highest standards in terms of the provision of service, cleanliness, safety and ambiance of the premises and its surrounding area will encourage clients to book its rooms. Maintaining such high standards and making regular risk assessments is crucially important for the applicant.
2. Admission to the venue is only given to those attending a meeting for which a prior booking has been made. Therefore all persons attending at any of the functions will be invited guests of the Applicant's clients only.
3. Staff is trained as appropriate in respect of relevant licensing law, the implementation of licence conditions, health safety, first aid, alcohol and drug awareness and conflict management.
4. The consumption of alcohol will be restricted to those parts of the premises identified on the plan submitted with the operating schedule and approved by the Licensing Authority.
5. A summary of the Premises Licence will be clearly displayed at the public entrance to the premises.
7. The applicants will ensure that the premises are responsibly managed and supervised at all times to ensure that appropriate steps are taken to promote the four licensing objectives.
8. The applicant has another similar venue and has run this since April 2011 and is able to confirm that it has never experienced any problems. As a result of operating this other venue and another for which an application for a premises licence has not been made, the applicant has very comprehensive knowledge of managing such premises and what is required by it in terms of its obligations to observe the four licensing objectives. The applicant considers the interests of its customers and of the public as being of primary importance. The applicant's experience is such that it is confident that it can operate its business at these premises in a way which will be fully compliant with the requirements of the Licensing Act 2003 and observe its responsibilities there under.
9. The premises have recently undergone a complete refurbishment and now provide a very pleasant, comfortable venue for business clients who wish to use the premises for promoting their businesses.
10. Any alcohol served will be for the purposes of a client's business event and will usually be served with a meal, canapés or buffet as required by the client. The business of the applicant at the premises is not alcohol led and alcohol is only to be provided as part of a service to its clients for the promotion of the client's business, e.g. networking.

11. The kitchen offers good, wholesome food to ensure that customers always have healthy options

12. Observing and promoting all licensing objectives and to ensure that there is no negative impact on local residents is of paramount importance to the applicant. To this end the applicant is anxious to promote and support any of the Licensing Authority's best practice schemes and will liaise with the Authority to confirm that it is willing to participate in any current scheme which the Authority has to promote best standards in relation to licensed premises such as the Best Bar None Award, adopting the Licensees' Charter and any neighbourhood watch scheme.

13. There will be no carrying out, arranging or participation in any irresponsible promotions in relation to the premises

14. Free drinking water will be available at all times that the premises are open.

15. The applicant believes that the venue will provide a much needed services to local businesses allowing them to promote their businesses, provide learning courses, meeting rooms and facilities for local businesses to network with their clients. This will also benefit the community.

16. The hours requested have been deliberately kept down to ensure that we focus on our main work which is to provide a space for clients with the option, if they wish, of further promoting their businesses by allowing some time for clients to be able to network with their customers after a meeting with some finger food and a glass of wine. The provision of alcohol will be secondary only.

17. The applicant is aware that the premises is located in an area of cumulative impact but believes that the community that it will be benefitting and the business that it will be running will not give rise to concern to the authorities and local residents and businesses. We are confident that our application will not add to current cumulative impact or adversely affect the promotion by the Council of the licensing objectives – it has a select type of client who will be using its premises and for the specific purpose of meetings to educate clients and to promote their own businesses. The premises will not be open to the public generally. The applicant has a good history of compliance and management and the proposed hours of operation are minimal. Its clients will all be professional people and the numbers will only ever be such that can be comfortably seated in its meeting rooms.

18. The premises have recently been completely refurbished to a high standard providing a modern office space offering an inviting, safe and comfortable venue for customers to use as meeting rooms and have the facility of providing food and drink from the kitchen.

19. The applicant aims to be able to represent its premises as one of the best examples of good practice in terms of its promotion of the values set out under current licensing laws.

20. The applicant will do everything reasonably possible to ensure that the premises provides a safe venue for client meetings with no risk of having an adverse effect on the area in terms of crime, disorder or public nuisance. In this regard it will keep regular contact with the authorities to check whether any improvements can be made.

b) The prevention of crime and disorder

1. The applicant will ensure that a log is kept of all persons entering the premises.
2. A Closed circuit television cameras (CCTV) system has been installed
3. All cameras and recording equipment will be installed and maintained in accordance with the manufacturers instructions and will be fully operational when the premises are open to the public.
4. The medium upon which images are recorded, will be clearly identifiable, stored securely, retained for a period of not less than 31 days and be made available to Council and Police Officers on request.
5. The applicant is aware of its alcohol and social responsibility and will not be offering any promotions that encourage illegal, irresponsible or immoderate consumption.
6. Any incidents of crime and disorder will be logged and recorded in an incident log book.
7. A burglar alarm is installed.
8. CCTV operates and is maintained in agreement with the Police. The system will enable frontal identification of every person entering the premises. The system shall record in real time and operate whilst the premises are open for licensable activities. The recordings shall be kept available for a minimum of 31 days. Recordings shall be made available to an Authorised Officer or a Police Officer (subject to The Data Protection Act 1998) within 24 hours of any request. **
9. Toilets are regularly checked 2 hourly daily and log kept of the times/dates they are visited.
10. The premises operate the current local authority or similar "proof of age" scheme and display the relevant literature. Individuals who appear to be under 18 years of age will be asked to produce identification bearing their photograph and date of birth details before being served alcohol
11. The Designated Premises Supervisor and staff will at all times remain aware of their responsibilities for the prevention of crime and disorder on the premises and demonstrate a responsible attitude to the supply of alcohol.
12. Staff are aware and the designated premises supervisor will ensure that:
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:-
 - (i) bottled beer or cider
 - (ii) wine in a glass: 125 ml and 175 ml
 - (b) Customers are made aware of the availability of these measures.
13. The degree of staff supervision and control as mentioned in (a) above and the provision of

up to a "winding down" period between the end of any regulated entertainment and the premises closing should go to ensuring that "prevention of crime and disorder" objective is promoted.

14. The applicant will ensure that measures are in place to ensure that their customers do not contribute to problems of anti-social drinking in the street

15. It is in the nature of the applicants business that any alcoholic drink will only be served on the premises and will never be consumed outside the premises at any time.

c) Public safety

1. The applicant is a responsible employer and understands its obligations under existing Health and Safety legislation. It takes its responsibilities seriously and has extensive policies in place to meet these obligations.

2. Public safety is of utmost importance to the applicant and all due diligence is given to this obligation.

3. There is an incident reporting system in place.

4. All exit doors will be maintained to ensure easy egress from the premises if required.

5. All furniture/soft furnishings comply with the relevant fire safety standards.

6. A fire detection and warning system is in place along with fire extinguishers.

7. An emergency lighting system is in place.

8. Safety signs and notices are in place.

9. Free drinking water is available to all customers in Bars and Pubs.

10. Floor staff conduct regular checks to remove hazardous objects/waste.

11. The premises are very conveniently located in terms of transport and staff can provide the number of an allocated taxi firm as and when required.

12. The Designated Premises Supervisor and all staff are aware of their responsibilities to themselves, staff and customers in respect of public safety and will continue to take all reasonable steps to ensure the maintenance of all fire and other safety arrangements (including evacuation procedures) and equipment in accordance with the requirements of current installations, as marked on the plan submitted with this application.

13. We will at all times be guided by the fire safety Authority and implement any of its requirements in order to ensure that the premises meet current safety standards

14. An adequate supply of first aid equipment and materials will be available at the premises at all times

d) The prevention of public nuisance

- 1. All reasonable steps are taken to recognise the rights of local residents and to encourage customers to leave the premises quietly.**
- 2. Clear notices will be displayed around the premises asking customers to leave the premise quietly.**
- 3. Any external smoking area will be cleared of customers before the end of licensing hours**
- 4. The hours applied for are such that the applicant is confident that there will be no breach of this obligation and that it will be able to maintain strict control in regards to the behaviour of its customers.**
- 5. Managers are required to liaise with local neighbours as part of their duties and resolve any reasonable concerns in accordance with our Role in Community guidelines.**
- 6. Staff are always at hand to assist clients and to monitor any possible problems, although this is highly unlikely, that could possibly give cause to any nuisance.**
- 7. Deliveries are conducted during daytime to control noise nuisance.**
- 8. In conjunction with steps proposed for the prevention of crime and disorder objective, the Designated Premises Supervisor and other staff will at all times remain aware of their responsibilities in respect of the obligation to ensure the prevention of public nuisance in and around the premises.**
- 9. Service of alcohol will cease 30 minutes before the premises close providing a "wind-down" period and staff will ensure that it does everything it possibly can to ensure that everyone leaves the premises quietly with due respect to the amenity of local residents.**
- 10. Management will use the installed CCTV system to monitor behaviour.**
- 11. The applicant does not expect any problems to arise in respect of this objective in view of the nature of its customers. It is expected that many people using the services that the applicant provides will become regular customers and therefore become well known to staff – this will further enable management to monitor all activity.**
- 12. A telephone number for the premises will be made available for local residents who have any concerns.**
- 13. The applicant will ensure that it takes all necessary precautions and takes every step that it feels necessary (including taking advice from the police or any other authority) to do fulfil its obligation to promote this objective.**
- 14. The applicant is committed to ensuring that the area in which the premises is situated is kept clean and tidy and will ensure that it plays its part in assisting the Council by clearing any litter outside the premises. There should not be any litter emanating from its own premises as all food and drink will be served and consumed on the premises and nothing will be taken outside.**
- 15. Refuse from the premises such as bottles will be placed in receptacles outside the**

premises at times that will minimise the disturbance to nearby properties.

16. Our customers will not be drinking in public.

17. The contact telephone number for the premises will be displayed so that it is clearly visible outside the premises.

18. We hope and will aim to be a business which can set an example of good practice in the area.

c) The protection of children from harm

1. Whilst it is not anticipated that there will ever be children at the premises, we recognise the importance of protecting children from harm and this is supported by:-

- our commitment to health and safety in the operation and maintenance of the premises.
- our approach to managing the risk of under-age drinking.

2. We will implement measures to Challenge 25

3. We will at all times observe the law and ensure that alcohol is not served to people who are under 18 years of age. The manager and staff are briefed in the importance of their responsibilities in ensuring customers are over 18.

4. All staff is trained to prevent sale or service of alcohol to under 18's and are required to ask for a proof of age card or other age identification to prevent a sale to a minor.

5. The applicant will regularly monitor staff to ensure that they know how to deal with young people who ask for alcohol and other age restricted products.

6. The applicant and staff will note any refusal to sell to young people in a refusals log. The refusal log will be checked and signed by the designated premises supervisor on a regular basis and will be made available for inspection by the licensing team, police or trading standards

7. All staff is vetted to confirm that there have been no previous convictions likely to cause possibility of any crime.

8. It is considered that these measures will be adequate to promote this objective.

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	
Date	
Capacity	Agent

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)

Mrs. M. Chima
Adams House
129 Mile End Road

Post town	London	Postcode	E1 4BG
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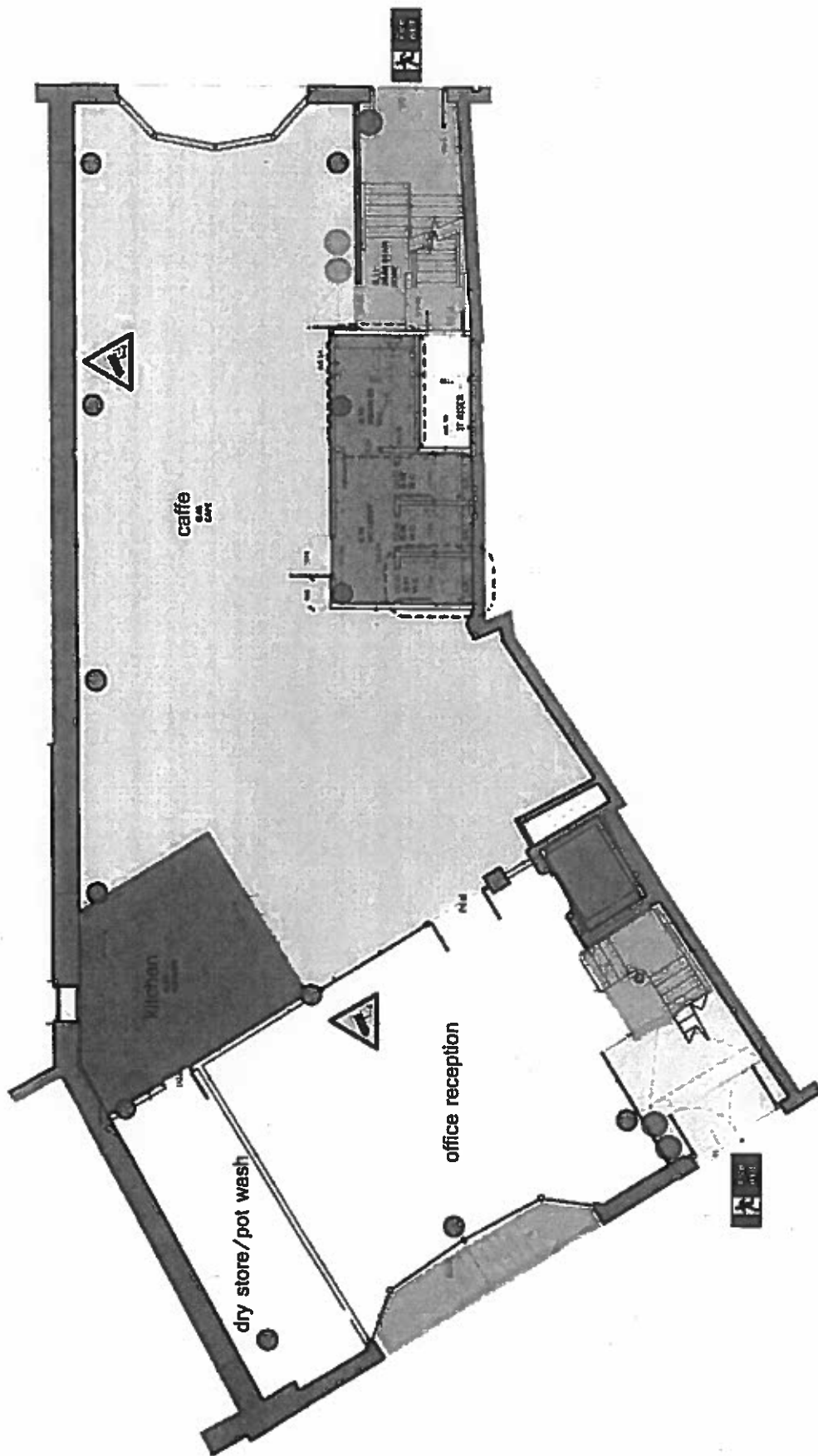
Telephone number (if any)	0207 790 2000
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
mchima@adamslaw.co.uk

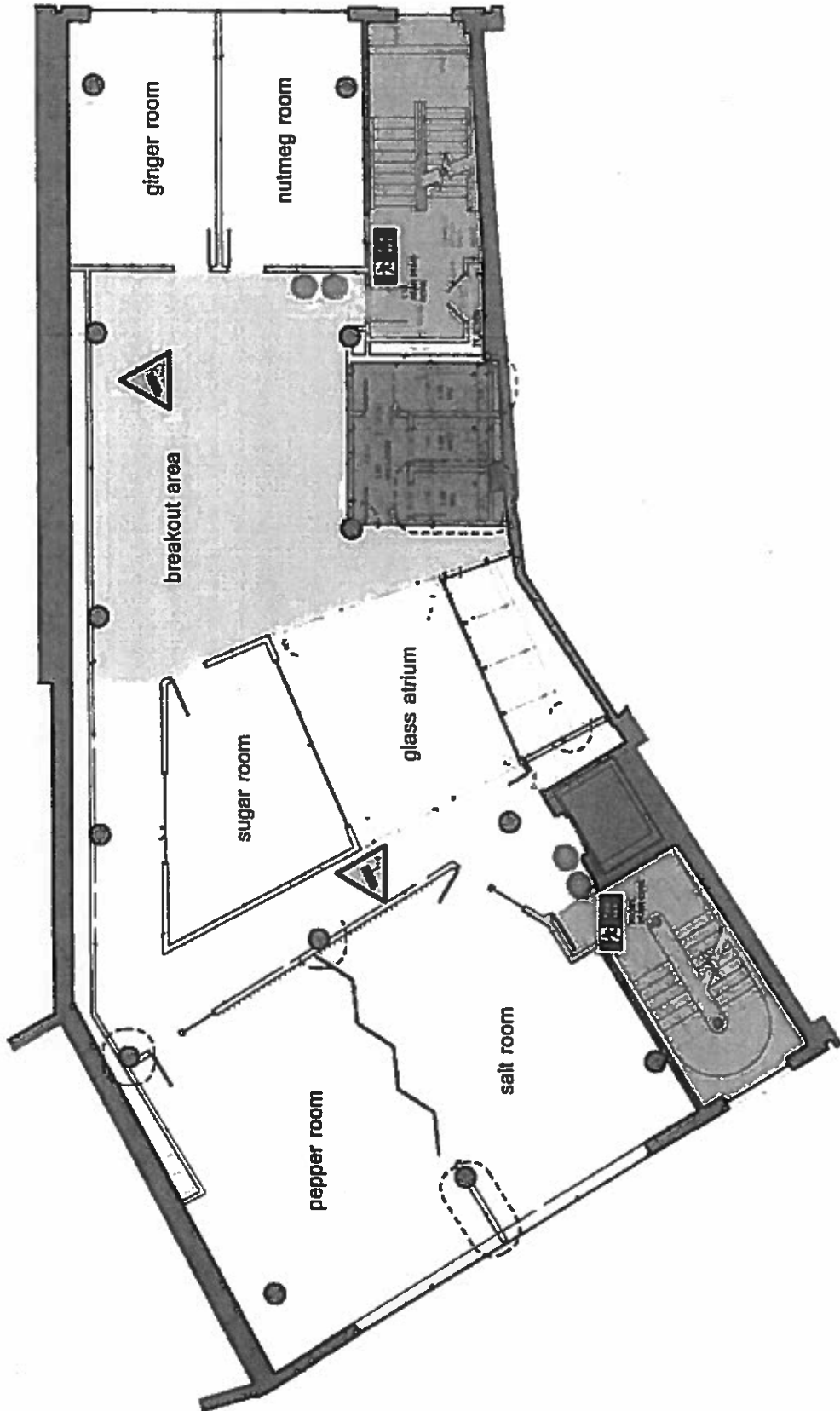
Notes for Guidance

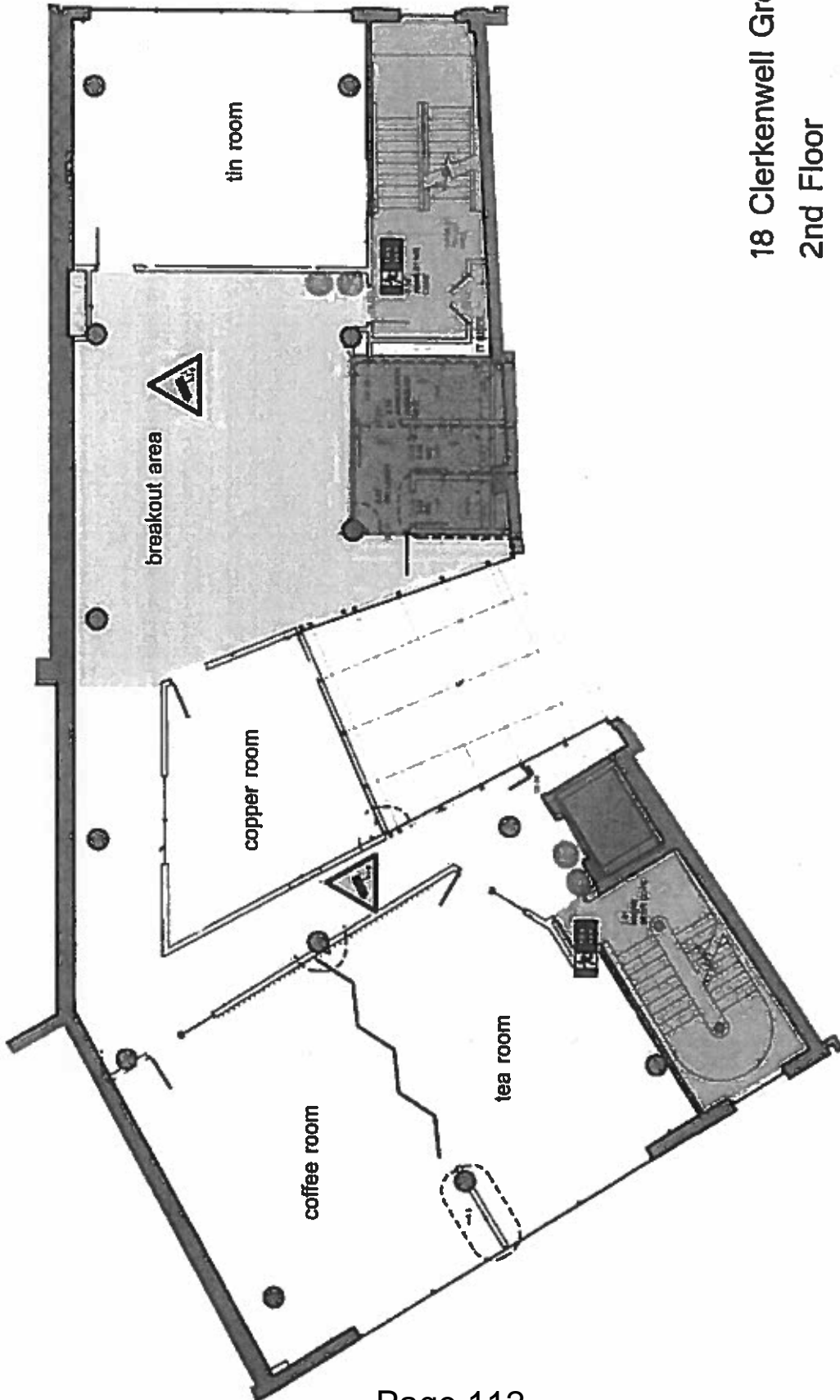
1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies,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

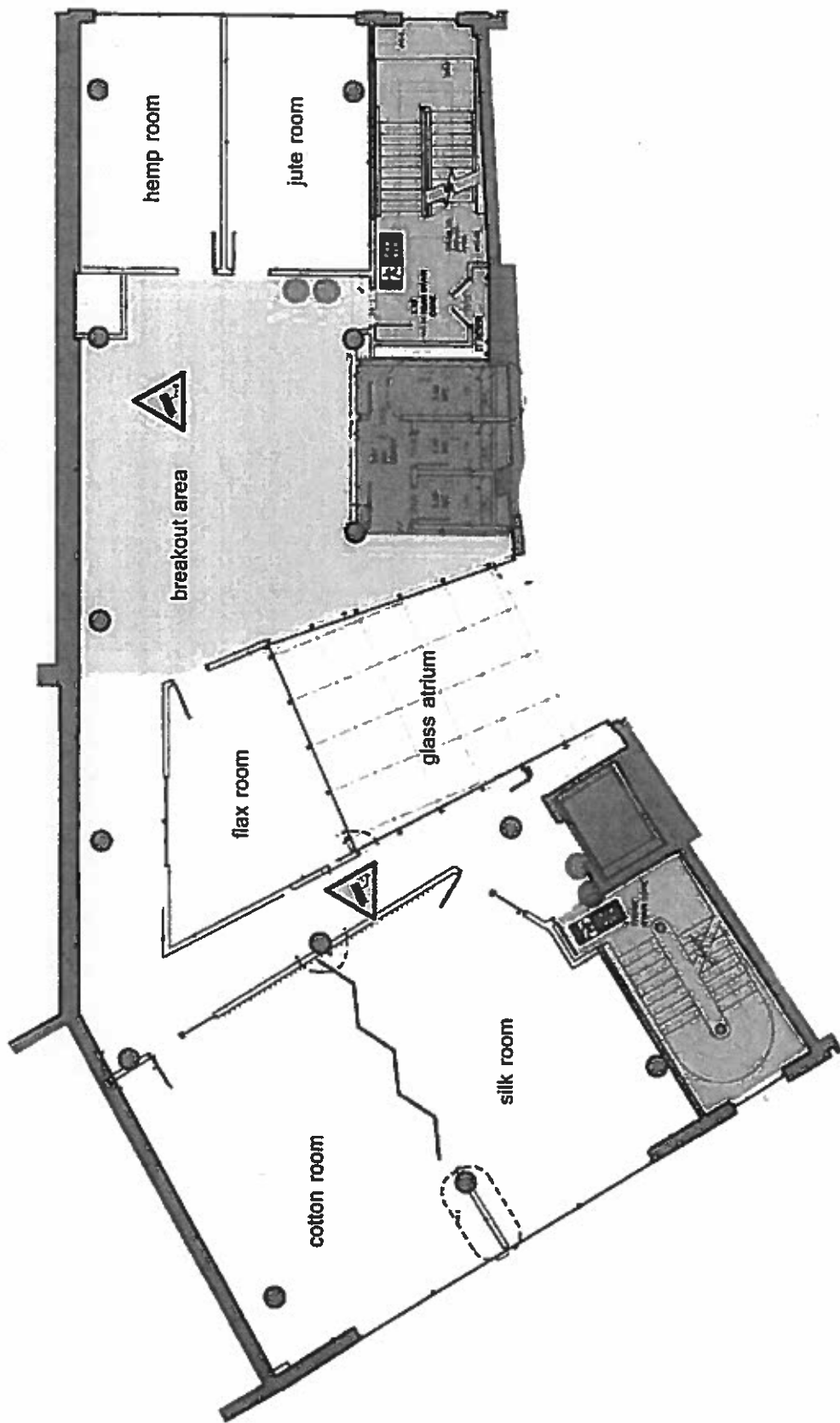


18 Clerkenwell Green
Ground Floor

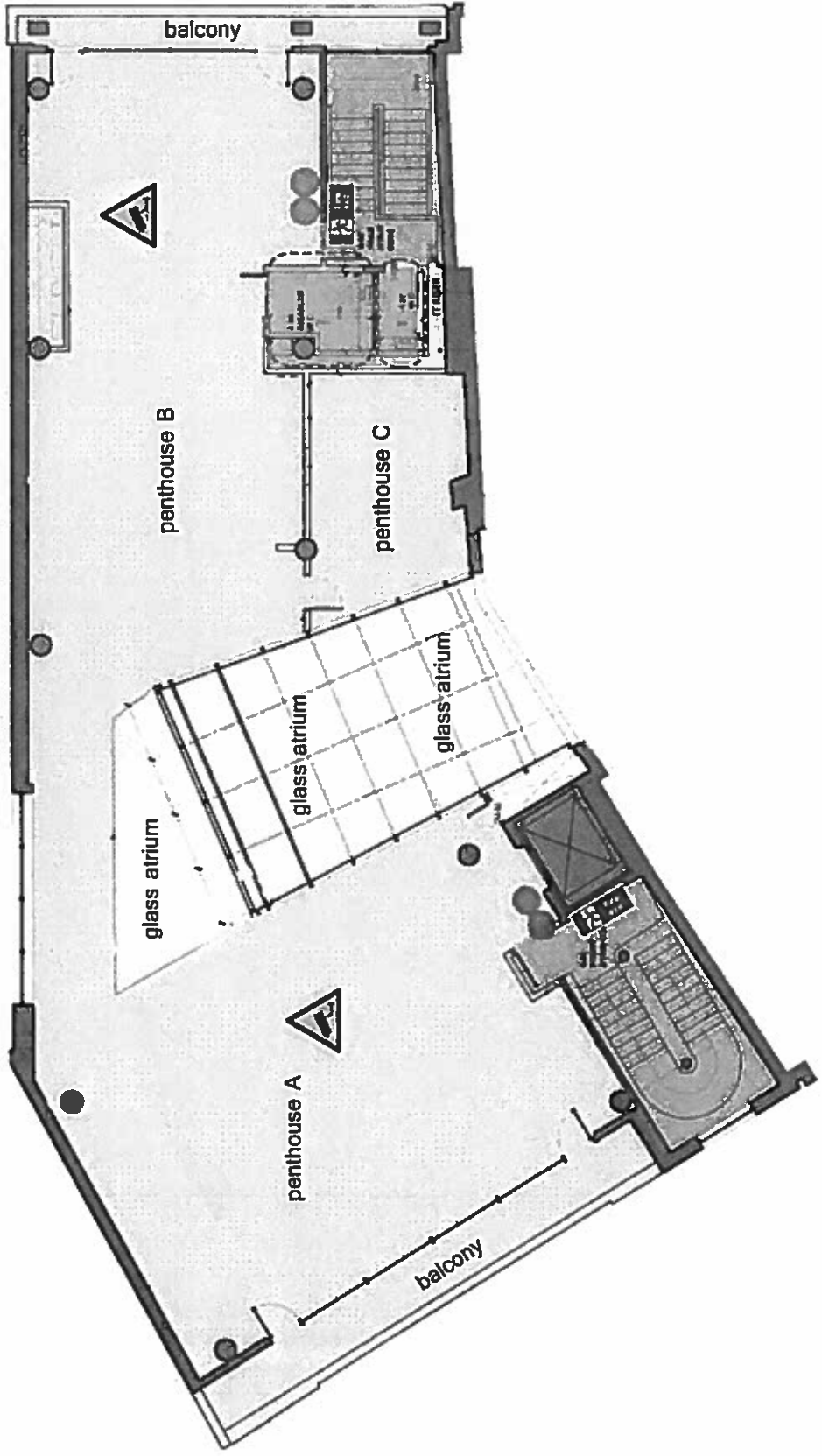




18 Clerkenwell Green
2nd Floor



18 C LeKenwell Cres
3rd floor



Licensing representation, 17 April 2015

Application details: Wallacespace Limited, 18 Clerkenwell Green, EC1R 0DP

Representation made by: [REDACTED]

Dear Sirs,

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2 and 18.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (110 covers on just 1 of the 4 proposed licenced floors).

My main objections are:

- A. There is no requirement for businesses to have a premises licence in order to facilitate networking, as the applicant wishes to do. Many businesses do so successfully and without any premises licence
- B. Businesses can apply for temporary event licences, and the applicant can do so when clients wish to hold later networking events with alcohol. The fact that the business is applying for a premises licence suggests that they forecast this will be more than the occasional event
- C. The proposed hours are more extensive, and certainly more extensive than other recent premises licences for nearby businesses seeking to facilitate networking and client entertainment (as this applicant intends to do). And this despite it being in an area of cumulative impact
- D. This will increase foot and road traffic later than normal office hours, and this in an already "saturated" area (the Licensing department's definition) with many residential properties nearby and just across the street
- E. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- F. The lack of more specific delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' needs. This application does acknowledge the Licensing Policy and needs of local residents, but it lacks concrete conditions necessary to mitigate negative impact and it requests more extensive hours than is reasonable.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards, [REDACTED]

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area, in particular the recently licenced offices H&K and Unilever on the other side of Clerkenwell Green.

1. On premises licence hours should be restricted to 17:00 – 21:00 from Mondays to Fridays only. Opening hours should be restricted to 08:00 – 21:30 from Mondays to Fridays only.
2. Reject the premises licence for the terraces or any other external areas.
3. Alcoholic drinks may only be consumed within the premises licenced areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The licenced premises is to be cleared of patrons by 21:30.
4. The premises licence holder must ensure that no alcohol is consumed outside the licensed areas at any time including the terraces, and any smokers who leave the building to smoke are required to leave glasses inside. Alcohol and smoking shall not be permitted on the terrace at any time. No bottles or glasses shall be permitted to be taken outside of the licensed areas.
5. No licence shall be granted for weekends, Bank Holidays, exceptional days to be open later or all night or temporary licences. And the licence holder shall not seek any licence or variation of this licence for weekends, Bank Holidays, exceptional days to be open later or all night, temporary licences or off premises licence.
6. The maximum number of persons accommodated at any one time in all of the licenced areas shall not exceed 60 covers.
7. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking. Doors to the terrace area are to be kept closed at all times that alcohol is served anywhere in the building (except for access and egress). And at all times the doors to the terraces are to be kept locked between 20:00 and 08:00 during the week and 24 hours a day on weekends and Bank Holidays. And the licence holder shall not seek any licence or variation of this licence to open the terraces at other times.
8. There shall be no external advertisement or indication of the licensed facilities.
9. No new customers are permitted to enter the premises after 20:00. No customers carrying open or sealed bottles shall be admitted at any time.
10. 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
11. Alcohol will only be served with a meal or buffet in which (i) food is provided in the form of substantial meal or buffet that are prepared on the premises and are served and consumed on premises using non disposable crockery, (ii) no take away service of food or drink for immediate consumption is provided, and (iii) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial meals or buffet. A meal or buffet shall not be constituted by bar snacks or canapés.
12. No deliveries shall be made on Saturdays, Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be

properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.

14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than 10 persons shall be permitted to smoke outside the premises at any one time, and no more than five persons after 20:00. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after 21:30. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to enter or be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.
20. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 20:30 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
23. Children shall not be permitted on the premises.

24. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
25. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
26. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
27. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.
28. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

The application also does not address:

- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of

the night-time economy has increased noise within urban settings above the national average

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

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement.
- No evidence presented by the applicant that noise will not emanate from the premises

Crime and Disorder

This application does not sufficiently rebut the presumption in Licensing Policy 2, which states applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. Islington has noted that further licenses could provide disproportionately negative effects for local residents. Specifically it could 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.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license well over 110 covers (huge by comparison for the neighbourhood) serving 7 days a week until 22:30 (which is 90 minutes later than other licensed offices in the area).

The premises are located in Clerkenwell Green at the corner of Clerkenwell Road and extremely close to Turnmill Street and Britton Streets. There are many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Turnmill Street and Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm. It only addresses the possibility of children inside the premises, which should be rejected, and fails to recognise the impact of more post-normal working hours drinkers on the streets.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

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

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.

Rep 2

Licensing representation, 17 April 2015

Application details: Wallacespace Limited, 18 Clerkenwell Green, EC1R 0DP

Representation made by: [REDACTED]

Dear Sirs,

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2 and 18.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (110 covers on just 1 of the 4 proposed licenced floors).

My main objections are:

- A. There is no requirement for businesses to have a premises licence in order to facilitate networking, as the applicant wishes to do. Many businesses do so successfully and without any premises licence
- B. Businesses can apply for temporary event licences, and the applicant can do so when clients wish to hold later networking events with alcohol. The fact that the business is applying for a premises licence suggests that they forecast this will be more than the occasional event
- C. The proposed hours are more extensive, and certainly more extensive than other recent premises licences for nearby businesses seeking to facilitate networking and client entertainment (as this applicant intends to do). And this despite it being in an area of cumulative impact
- D. This will increase foot and road traffic later than normal office hours, and this in an already "saturated" area (the Licensing department's definition) with many residential properties nearby and just across the street
- E. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- F. The lack of more specific delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' needs. This application does acknowledge the Licensing Policy and needs of local residents, but it lacks concrete conditions necessary to mitigate negative impact and it requests more extensive hours than is reasonable.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

[REDACTED]

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area, in particular the recently licenced offices H&K and Unilever on the other side of Clerkenwell Green.

1. On premises licence hours should be restricted to 17:00 – 21:00 from Mondays to Fridays only. Opening hours should be restricted to 08:00 – 21:30 from Mondays to Fridays only.
2. Reject the premises licence for the terraces or any other external areas.
3. Alcoholic drinks may only be consumed within the premises licenced areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The licenced premises is to be cleared of patrons by 21:30.
4. The premises licence holder must ensure that no alcohol is consumed outside the licensed areas at any time including the terraces, and any smokers who leave the building to smoke are required to leave glasses inside. Alcohol and smoking shall not be permitted on the terrace at any time. No bottles or glasses shall be permitted to be taken outside of the licensed areas.
5. No licence shall be granted for weekends, Bank Holidays, exceptional days to be open later or all night or temporary licences. And the licence holder shall not seek any licence or variation of this licence for weekends, Bank Holidays, exceptional days to be open later or all night, temporary licences or off premises licence.
6. The maximum number of persons accommodated at any one time in all of the licenced areas shall not exceed 60 covers.
7. The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking. Doors to the terrace area are to be kept closed at all times that alcohol is served anywhere in the building (except for access and egress). And at all times the doors to the terraces are to be kept locked between 20:00 and 08:00 during the week and 24 hours a day on weekends and Bank Holidays. And the licence holder shall not seek any licence or variation of this licence to open the terraces at other times.
8. There shall be no external advertisement or indication of the licensed facilities.
9. No new customers are permitted to enter the premises after 20:00. No customers carrying open or sealed bottles shall be admitted at any time.
10. 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
11. Alcohol will only be served with a meal or buffet in which (i) food is provided in the form of substantial meal or buffet that are prepared on the premises and are served and consumed on premises using non disposable crockery, (ii) no take away service of food or drink for immediate consumption is provided, and (iii) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial meals or buffet. A meal or buffet shall not be constituted by bar snacks or canapés.
12. No deliveries shall be made on Saturdays, Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be

properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.

14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons** after **20:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **21:30**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to enter or be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.
20. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 20:30 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
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23. Children shall not be permitted on the premises.

24. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
25. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
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27. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.
28. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

The application also does not address:

- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of

the night-time economy has increased noise within urban settings above the national average

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

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement.
- No evidence presented by the applicant that noise will not emanate from the premises

Crime and Disorder

This application does not sufficiently rebut the presumption in Licensing Policy 2, which states applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. Islington has noted that further licenses could provide disproportionately negative effects for local residents. Specifically it could 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.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license well over 110 covers (huge by comparison for the neighbourhood) serving 7 days a week until 22:30 (which is 90 minutes later than other licensed offices in the area).

The premises are located in Clerkenwell Green at the corner of Clerkenwell Road and extremely close to Turnmill Street and Britton Streets. There are many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Turnmill Street and Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm. It only addresses the possibility of children inside the premises, which should be rejected, and fails to recognise the impact of more post-normal working hours drinkers on the streets.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

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

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.

Rep 3

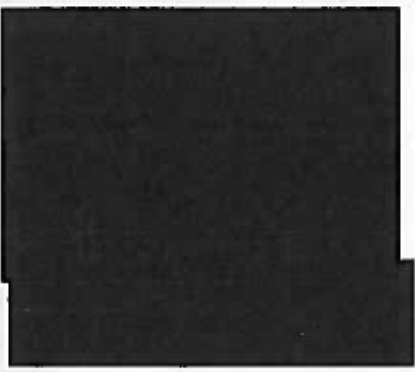
Sender, Yesim

From: [REDACTED]
Sent: 27 April 2015 21:10
To: Licensing; Sender, Yesim
Subject: Licence Objection

Licensing representation, 17 April 2015

Application details: Wallacespace Limited, 18 Clerkenwell Green, EC1R 0DP

Representation made by:



Dear Sirs,

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2 and 18.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (110 covers on just 1 of the 4 proposed licenced floors).

My main objections are:

There is no requirement for businesses to have a premises licence in order to facilitate networking, as the applicant wishes to do. Many businesses do so successfully and without any premises licence

Businesses can apply for temporary event licences, and the applicant can do so when clients wish to hold later networking events with alcohol. The fact that the business is applying for a premises licence suggests that they forecast this will be more than the occasional event

The proposed hours are more extensive, and certainly more extensive than other recent premises licences for nearby businesses seeking to facilitate networking and client entertainment (as this applicant intends to do). And this despite it being in an area of cumulative impact

This will increase foot and road traffic later than normal office hours, and this in an already "saturated" area (the Licensing department's definition) with many residential properties nearby and just across the street

The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents

The lack of more specific delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' needs. This application does acknowledge the Licensing Policy and needs of local residents, but it lacks concrete conditions necessary to mitigate negative impact and it requests more extensive hours than is reasonable.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Yours faithfully,

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area, in particular the recently licenced offices H&K and Unilever on the other side of Clerkenwell Green.

On premises licence hours should be restricted to 17:00 – 21:00 from Mondays to Fridays only. Opening hours should be restricted to 08:00 – 21:30 from Mondays to Fridays only.

Reject the premises licence for the terraces or any other external areas.

Alcoholic drinks may only be consumed within the premises licenced areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The licen

s
ed premises is to be cleared of patrons by 21:30.

The premises licence holder must ensure that no alcohol is consumed outside the licensed areas at any time including the terraces, and any smokers who leave the building to smoke are required to leave glasses inside. Alcohol and smoking shall not be permitted on the terrace at any time. No bottles or glasses shall be permitted to be taken outside of the licensed areas.

No licence shall be granted for weekends, Bank Holidays, exceptional days to be open later or all night or temporary licences. And the licence holder shall not seek any licence or variation of this licence for weekends, Bank Holidays, exceptional days to be open later or all night, temporary licences or off premises licence.

The maximum number of persons accommodated at any one time in all of the licen

s
ed areas shall not exceed **60 covers**.

The applicant should not be permitted as a condition of the license to use the building's terraces for alcohol or smoking. Doors to the terrace area are to be kept closed at all times that alcohol is served anywhere in the building (except for access and egress). And at all times the doors to the terraces are to be kept locked between 20:00 and 08:00 during the week and 24 hours a day on weekends and Bank Holidays. And the licence holder shall not seek any licence or variation of this licence to open the terraces at other times.

There shall be no external advertisement or indication of the licensed facilities.

No new customers are permitted to enter the premises after 20:00. No customers carrying open or sealed bottles shall be admitted at any time.

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

Alcohol will only be served with a meal or buffet in which (i) food is provided in the form of substantial meal or buffet that are prepared on the premises and are served and consumed on premises using non disposable crockery, (ii) no take away service of food or drink for immediate consumption is provided, and (iii) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial meals or buffet. A meal or buffet shall not be constituted by bar snacks or canapés.

No deliveries shall be made on Saturdays, Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. Deliveries shall only take place so as to minimise noise and traffic disturbance.

The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.

The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.

No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.

No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 20:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **21:30**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.

The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to enter or be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.

No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.

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

Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.

A member of staff of the licence holder shall be present at the exit from 20:30 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.

The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

Children shall not be permitted on the premises.

Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.

The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the

venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.

CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.

The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

The application also does not address:

Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

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

Specific concerns also include:

Dispersal of a greater number of people with late night alcohol

No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement.

No evidence presented by the applicant that noise will not emanate from the premises

Crime and Disorder

This application does not sufficiently rebut the presumption in Licensing Policy 2, which states applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. Islington has noted that further licenses could provide disproportionately negative effects for local residents. Specifically it could 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.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license well over 110 covers (huge by comparison for the neighbourhood) serving 7 days a week until 22:30 (which is 90 minutes later than other licensed offices in the area).

The premises are located in Clerkenwell Green at the corner of Clerkenwell Road and extremely close to Turnmill Street and Britton Streets. There are many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Turnmill Street and Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm. It only addresses the possibility of children inside the premises, which should be rejected, and fails to recognise the impact of more post-normal working hours drinkers on the streets.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

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

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.

Rep 4

Fitzsimons, Aiden

From: Fitzsimons, Aiden
Sent: 11 May 2015 15:11
To: Gallacher, Simon
Subject: FW: Wallacespace Limited premises licence application

From: [REDACTED]
Sent: 09 May 2015 22:25
To: Licensing
Subject: Wallacespace Limited premises licence application

(my attempted post of this message failed online for whatever reason)

Dear Sirs,

I note that there is an application for a premises licence for Wallacespace, Basement To Fourth Floor, Klamath House, 18-19 Clerkenwell Green, Islington, London, EC1R 0DP.

My flat directly faces this building on Clerkenwell Road.

My only concern (for which there are no details I have seen on line) is that there is a balcony on the 4th floor which directly looks over my flat. Should this be used for smokers, or the doors left open with music playing from inside (as was the case when they had parties around the Christmas and New Year season last year) it causes not only a noise nuisance, but greatly impacts on my privacy as there is an unobstructed view into every room in my flat.

I don't know how they plan to utilise the licence, but would like to make a very concerned request that the balcony on the 4th floor not be used in connection with the licensing of the premises due to the potential noise and privacy impact it would have on me.

Best regards,



Rep 5

Fitzsimons, Aiden

From: [REDACTED]
Sent: 10 May 2015 18:52
To: Licensing
Subject: WallaceSpace, Ground to Fourth Floor, 18-19 Clerkenwell Green

As a local resident (details below), I object to this license application, in order to prevent crime and disorder, and to prevent a public nuisance.

I understand WallaceSpace's business model includes offering clients food and alcohol after 5 pm.

But I believe this can be accommodated if alcohol is offered until 19.30 rather than the requested 22.30.

a license to serve alcoholic drinks from 17.00 to 22.30 (5.5 hours) will inevitably result in and encourage excessive drinking. This, in turn, will result in noise and rowdy behavior in a neighbourhood already designated as a Cumulative Impact Area,

I strongly urge that the license limit the sale of alcohol to 17.00–19.30.

Sincerely

[REDACTED]

[REDACTED]

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

Wallacespace, Ground To Fourth Floor, Klamath House, 18-19 Clerkenwell Green, Islington, London, EC1R 0DP

Your Name:

[Redacted Name]

Interest:

RESIDENT

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

Your Address:

[Redacted Address]

Email:

[Redacted Email]

Telephone:

[Redacted Telephone]

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

Public Nuisance PEOPLE DRINKING AND NO DOUBT SMOKING, OUTSIDE OF PREMISES CAUSING NOISE AND AN IMPEDIMENT TO WALKING ON PAVEMENT. THERE ARE THREE TO FIVE PUBLIC HOUSES/LICENCED RESTAURANTS WITHIN FIFTY TO ONE HUNDRED YARDS OF THE PREMISES, WHICH I THINK IS MORE THAN SUFFICIENT.

<p>Crime and Disorder</p>	<p>COMMERCIAL/LICENSING</p> <p>12 MAY 2015</p> <p>PUBLIC PROTECTION DIVISION</p> <p>27 OFFICE ST, LONDON N1 1XR</p>
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Protection of Children from Harm

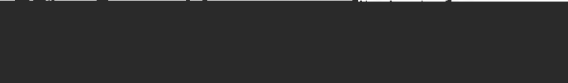
Public Safety

I wish my identity to be kept anonymous: Yes No

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

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

Signature:



Date: 11th MAY 2015

Please ensure name and address details completed above

Return to:

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

or send by email to:

licensing@islington.gov.uk

Appendix 3

1. The licensee shall ensure that very high standards of management and strong security procedures are in place at the premises. Regular risk assessments shall be carried out.
2. Admission to the venue shall only be given to those attending a meeting for which a prior booking has been made. All persons attending any functions at the venue shall be invited guests of the licensee's clients only.
3. Staff shall be trained as appropriate in respect of relevant licensing law, the implementation of licence conditions, health and safety, first aid, alcohol and drug awareness and conflict management.
4. The consumption of alcohol shall be restricted to those parts of the premises identified on the plan attached to the premises licence (see Appendix 4).
5. The licensee shall ensure that the premises are responsibly managed and supervised at all times to ensure that appropriate steps are taken to promote the four licensing objectives.
6. Any alcohol served shall be for the purpose of a client's business event and will usually be served with a meal, canapés or buffet. Any activities at the premises shall not be alcohol led and alcohol shall only be provided as part of a service to clients for the promotion of the client's business, eg. networking.
7. The licensee shall participate in any current best practice scheme in relation to licensed premises in operation in the Borough.
8. The premises shall not be open to the general public.
9. Attending numbers of persons shall be limited to an amount that may be comfortably seated in the meeting rooms.
10. The licensee shall regularly liaise with, and comply with any reasonable requirements of, the responsible authorities.
11. A log shall be kept of all persons entering the premises.
12. Any incidents of crime and disorder shall be logged and recorded in an incident book.
13. A burglar alarm shall be installed.
14. Toilets shall be checked at least every 2 hours daily and a log kept of the times/dates they are checked.
15. The licensee shall operate a proof of age scheme and display the relevant associated literature. Individuals who appear under 18 years of age shall be asked to produce identification bearing their photograph and date of birth details before being served alcohol.
16. The licensee shall ensure that measures are in place to ensure that their customers do not contribute to problems of anti-social drinking in the street.
17. Alcoholic drinks shall only be served on the premises and shall never be consumed outside the premises at any time.
18. An incident reporting system shall be in place.
19. All exit doors shall be maintained to ensure easy egress from the premises if required.
20. A furniture/soft furnishings shall comply with the relevant fire safety standards.
21. A fire detection and warning system shall be in place along with fire extinguishers.
22. An emergency lighting system shall be in place.
23. Safety signs and notices shall be maintained in place.
24. Floor staff shall conduct regular checks to remove hazardous objects/waste.

25. Staff shall be able to provide the number of an allocated taxi firm as and when required.
26. The DPS and all staff shall be made aware of their responsibilities to themselves, staff and customers in respect of public safety and will continue to take all reasonable steps to ensure the maintenance of all fire and other safety arrangements (including evacuation procedures) and equipment in accordance with the requirements of current installations as marked on the plan submitted with the application.
27. The licensee shall at all times be guided by the fire safety authority and implement any of its requirements in order to ensure that the premises meet current safety standards.
28. An adequate supply of first aid equipment and materials shall be available at the premises at all times.
29. Clear notices shall be displayed around the premises asking customers to leave the premises quietly.
30. Any external smoking area shall be cleared of customers before the end of licensing hours.
31. Managers shall liaise with local neighbours as part of their duties and resolve any reasonable concerns in accordance with their role in community guidelines.
32. Staff shall always be at hand to assist clients and to monitor any possible problems that could possibly give cause to any nuisance.
33. Deliveries shall be conducted during daytime to control noise nuisance.
34. The DPS and all staff shall be made aware of their responsibilities to ensure the prevention of public nuisance in and around the premises.
35. The service of alcohol shall cease 30 minutes before the premises close to provide a "wind down" period. Staff shall be required to take all practical measures to ensure that everyone leaves the premises quietly with due respect to the amenity of local residents.
36. Management shall use the installed CCTV system to monitor behaviour.
37. A contact telephone number for the premises shall be made available for local residents who have any concerns and clearly displayed so that it is visible from outside the premises.
38. The licensee shall ensure that it takes all necessary precautions and takes every step that it feels necessary (including taking advice from the police or any other authority) to promote the prevention of public nuisance.
39. The licensee shall ensure that the area in the vicinity of the premises is kept clean and tidy and shall ensure that any litter outside the premises is cleared. No food or drinks shall be permitted to be taken outside.
40. Refuse from the premises, including bottles, shall be placed outside the premises at times that will minimise the disturbance to nearby properties.
41. The Challenge 25 proof of age policy shall be implemented at the premises.
42. Management and all staff shall be briefed in their responsibilities to ensure customers are 18 years or older. All staff shall be trained to prevent sale or service of alcohol to under 18s and shall be required to ask for proof of age card or other age identification to prevent a sale of alcohol to a minor.
43. The licensee shall regularly monitor staff to ensure that they know how to deal with young people who ask for alcohol and other age restricted products.
44. The licensee and staff shall note any refusal to sell alcohol to a young person in a refusals log. The refusal log shall be checked and signed by the DPS on a regular basis and shall be made available for inspection by the licensing team, police or trading standards officers.
45. All staff shall be vetted to confirm that they have no previous convictions likely to cause the possibility of any crime.

Conditions of approval suggested by the Metropolitan Police

46. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or a police officer (subject to the Data protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
47. Alcohol can only be sold to a pre booked party or event.




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Title : 18 Clerkenwell Green

Islington Borough Boundary

**Printed by :
RO RO**

**Printed at :
13-04-2015**



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	2 nd June 2015		St. Mary's

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
BELLANGER, 9 ISLINGTON GREEN, LONDON, N1 2XH**

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:

- Allow the sale by retail of alcohol, on & off sales, Mondays to Sundays from 10:00 until 00:00; and
- Allow the provision of late night refreshment, Sundays to Wednesdays from 23:00 until 00:30 the following day and Thursdays to Saturdays from 23:00 until 01:00 the following day.

Proposed opening hours are, Sundays to Wednesdays from 08:00 until 00:30 the following day and Thursdays to Saturdays from 08:00 until 01:00.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	No
Health and Safety	No

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Four local residents
Other bodies	No:

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 The applicant currently holds a licence at this address for the same hours of operation as is proposed within this application however, the layout and operating schedule are not relevant to the proposed business. The new application, if granted, would limit the use of the premises to that of a restaurant with a small bar (limited to 20 persons at any one time) rather than the current authorisation which allows for a bar type premises.

3.3 The applicant has agreed that the premises licence they currently hold for 9 Islington Green, numbered LN/9228-280415, will be surrendered, if this application is approved.

4. Planning Implications

4.1 None

5 Recommendations

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

5.2 If the Committee grants the application it should be subject to:

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 3)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)
- iii. any conditions deemed necessary by the Committee to promote the four licensing objectives.

6 Conclusion and reasons for recommendations

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

Background papers:

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

Final Report Clearance

Signed by


Service Director – Public Protection

Date 21/5/15

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

[Insert name and address of relevant licensing authority and its reference number (optional).]

Due: 21/04/15

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 **Corbin & King Limited**
(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			
9 Islington Green			
Post town	London	Postcode	N1 2XH
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£232,000	

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)

48657
£ 635.00/152790
24/03/15

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- 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)					

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 Corbin & King Limited
Address 157-160 PICCADILLY LONDON W1J 9EB
Registered number (where applicable) 04739085
Description of applicant (for example, partnership, company, unincorporated association etc.) Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
0	1	0 5 2 0 1 5

If you wish the licence to be valid only for a limited period, when do you want it to end?

D	MM	YYYY

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

Restaurant with ancillary bar facilities

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)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Wed					
Thur					
			<u>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</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon				
Tue				
Wed				
			State any seasonal variations for the exhibition of films (please read guidance note 4)	
Thur			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				
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				
Thur				<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)
Fri				
Sat				
Sun				

D

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

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
			State any seasonal variations for the performance of live music (please read guidance note 4)		
Tue					
			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)		
Wed					
Thur					
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded 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 playing of recorded music (please read guidance note 4)		
Thur			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)		
Fri					
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					
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</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p>Please give further details here (please read guidance note 3)</p>		
Wed			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</p>		
Thur			<p>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 (please read guidance note 5)</p>		
Fri					
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)			
Mon	23:00	00:30				
			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)			
Tue	23:00	00:30				
			From the start time on New Years Eve to the finish time on New Years Day			
Wed	23:00	00:30				
			<u>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</u> (please read guidance note 5)			
Thur	23:00	01:00				
Fri	23:00	01:00				
Sat	23:00	01:00				
Sun	23:00	00:30				

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) From the start time on New Years Eve to the finish time on New Years Day					
Mon	10:00	00:00						
Tue	10:00	00:00						
Wed	10:00	00:00						
Thur	10:00	00:00				Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	10:00	00:00						
Sat	10:00	00:00						
Sun	10:00	00:00						

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

Name Claire O'Sullivan	
Address .	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known) London Borough of Newham	

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).
 None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	<p>From the start time on New Years Eve to the finish time on New Years Day</p> <hr/> <p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p> <p>The premises licence holder reserves the right to open to the public at any time for non-licensable activities</p>
Mon	08:00	00:30	
Tue	08:00	00:30	
Wed	08:00	00:30	
Thur	08:00	01:00	
Fri	08:00	01:00	
Sat	08:00	01:00	
Sun	08:00	00:30	

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)

The supply of alcohol shall be ancillary to the provision of a table meal to all customers seated at tables and served by waiter waitress except for a maximum of 20 persons seated at the bar counter, who may be served alcohol without food.

b) The prevention of crime and disorder

CCTV will be provided in accordance with the requirements of Metropolitan Police.

c) Public safety

Health and safety risk assessments will be undertaken and staff trained therein

d) The prevention of public nuisance

e) The protection of children from harm

A Challenge 25 scheme will be in operation at the premises.

Checklist:

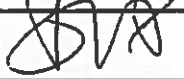
Please tick to indicate agreement

- 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	
Date	23 rd March 2015
Capacity	Solicitors for 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)

Craig Baylis
BLP
Adelaide House
London Bridge

Post town	London	Postcode	EC4R 9HA
Telephone number (if any)	0203 400 2326		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) craig.baylis@blplaw.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.

Consent of individual to being specified as premises supervisor

I CLAIRE O'SULLIVAN
[full name of prospective premises supervisor]

of ..
.....

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

NEW LICENCE[type of application]

by CORSIN + KING LTD[name of applicant]

relating to a premises licence NEW[number of existing licence, if any]

for 9 ISLINGTON GREEN
LONDON N1 2XH

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made

by CORSIN + KING LTD[name of applicant]

concerning the supply of alcohol at 9 ISLINGTON GREEN
LONDON N1 2XH

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number
[insert personal licence number, if any]

Personal licence issuing authority KEI-HAN
[insert name and telephone number of personal licence issuing authority, if any]

..... signed

Claire O'Sullivan name (please print)

20/3/15 dated

Appendix 2. ①

Sender, Yesim

From:
Sent: 12 April 2015 18:06
To: Licensing
Cc:
Subject: WK/2015 80031 Bellanger - Licensing Service

To: Licensing Service
From:

We are responding to your licensing act notice, reference WK/2015 80031 re Bellanger, Ground floor, 9 Islington Green, London, N1 2XR.

As residents at N1 2XR we are living
we are directly affected by the license decision and consequences. As such

Our concerns are directly related to the prevention of public nuisance, prevention of crime and disorder and public safety.

We have been living in the 3 bedroom flat since September 2014 when Browns restaurant occupied the ground floor, we have been subjected to regular noise including a continuous sound of bass thudding stereo music coming from the restaurant through very thin floors of the building resulting in unbearable daily noise in our flat between 11am and 12am which makes 2 out of our 3 bedrooms inhabitable in addition the living room. Sleep and any activity requiring a degree of concentration has been nigh on impossible and living in such environment has been stressful as it could be compared to living near a discotheque.

Further, Browns visitors often took alcohol beverages outdoors in the area around the park and nearby ally in Collins Yard continued to stay around the area way after 12am resulting in noise under our windows including offensive screaming, breaking bottles, and fighting.

We have submitted complaint about noise and antisocial behavior anonymously to local police in the past.

The conditions and the area around the park have significantly improved since Browns closed down last week and we have been able to enjoy pleasant, quiet neighborhood.

Proposed license is for a daily sale of alcohol until 12am and late night refreshments on Thu-Sat until 1am which will put us in further worse position compared to the situation described above. This is likely to get worse during upcoming summer. Professional measurement/assessment of noise impact in the building should be conducted as a minimum before any decision is taken.

For completion, we are currently paying £2,126 on a council tax per year, £850 rent per week excluding bills, and are both highly skilled professionals with a demanding career in banking. In addition, we are both actively involved in charitable activities directly and indirectly through our employers.

We like the Islington area with young families in the neighborhood and as a married couple we would like to start our own family here in the future.

We would be happy to answer any questions.

Kind regards,

Senler, Yesim

From: Whitton, Daniel
Sent: 13 April 2015 09:45
To: Senler, Yesim
Subject: FW: Browns / Islington Green N1
Attachments: Browns Islington- Opertaing plan.docx; Scan.pdf

Please file.

Thanks,

Dan

From:
Sent: 10 April 2015 15:45
To: Whitton, Daniel
Subject: Re: Browns / Islington Green N1

Dan,

Here is my Form for the Object to the License for Bellanger, 9 Islington Green, N1.

Here are my reason for the objection to the license.

My bedroom is and I have suffered years of noise and public nuisance from these premises.

I go to bed at the latest at 22 hrs each night, and late night drinking and people shouting from the restaurant is intolerable.

The tables and chairs that were added to the outside pavement have only magnified to this nuisance, as has the outside smoking area which is each side of the main doorway.

Customers scream and shout into the early hours and the restaurant does nothing to stop them.

Browns the previous owners drew up a charter which was presented to me .. on how they would control the noise levels and put all the outside table way by 21 hrs each night.

I have included this with my email to you .. but this was ignored within weeks of them drawing it up.

Business should not have the right to rail road over the residents and their Right to Piece and Privacy ...

regards

P.S. I presume that by the following statement : (restaurant with ancillary bar facilities. There will be no more than 20 persons seated in the bar area at any one time.)
that you are talking about the outside tables and chairs that Browns had.

On 8 Apr 2015, at 09:46, Whitton, Daniel <Daniel.Whitton@islington.gov.uk> wrote:

Hi

The application states that it will be a restaurant with ancillary bar facilities. There will be no more than 20 persons seated in the bar area at any one time. The application would not allow for the premises to operate as a club/bar type venue.

Best regards,

Dan

From:
Sent: 07 April 2015 20:05
To: Whitton, Daniel
Subject: Re: Browns / Islington Green N1

Dan,

Many thanks for that ...

I will email you with my reasons for the licensing ..

All the windows in Browns are now frosted out ...so you can't see in .. It looks like a night club is opening.

Can you tell me what the new operator is intending to run from this premises.?

regards

On 7 Apr 2015, at 11:45, Whitton, Daniel
<Daniel.Whitton@islington.gov.uk> wrote:

Dear

Many thanks for your email.

If you wish to make a representation in relation to this application you can send an email to me detailing your reasons for this, please ensure that your reasons are linked to one or more of this licensing objectives detailed below:

- Crime & Disorder;
- Public Safety;
- Public Nuisance; and
- Protection of Children from Harm.

You will shortly receive a letter from the Licensing Service detailing the application and more information in relation to submitting an objection.

Please note that any letter of objection must be received by this office by 21st April 2015.

I would also like to advise you that this application is being submitted by a new operator for the business. A new application has been submitted as they feel the current licence and it's attached conditions do not relate to the type of business they intend on running there. The new application is for the same hours of operation as the current licence but a restriction has been put forward limiting the sale of alcohol to those persons having a table meal, other than to persons seated at the bar (limited to 20 persons at any one time).

If you require any further information or clarification in relation to this, please contact me.

Best regards,
Dan Whitton
Licensing Officer
Licensing Team
Public Protection Division
Environment & Regeneration
Islington Council
3rd Floor, 222 Upper Street, London, N1 1XR
Tel: 020 7527 3841
Alternative contact: Terrie Lane 020 7527 3233
Email: dan.whitton@islington.gov.uk
Website: 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.

The information in this message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by any other person is not permitted. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

Please help save resources by not printing this e-mail if you can avoid it, and by using recycled paper

From: Fitzsimons, Aiden
Sent: 02 April 2015 16:31
To: Whilton, Daniel
Cc: Senler, Yesim
Subject: FW: Browns / Islington Green N1

From:
Sent: 02 April 2015 16:13
To: Licensing
Subject: Browns / Islington Green N1

Licensing,

I am a resident of the block of Flats above Browns on Islington Green and have seen an application of another license by them ...

I have had massive issues with them over the years of noise and anti social hours of the customers.

My bedroom is _____ and I would like to appeal against the renewal / and application of their license of for the extended license times.

Could you tell me how to do this please.

Regards

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

Sender, Yesim

From:
Sent: 19 April 2015 18:17
To: Licensing
Subject: Premises Licence application

Resident

I am writing to object to the premises licence application at Bellanger, 9 Islington Green, London N12XR under the licencing objectives stated below.

Public Nuisance

The number of groups of people loitering on Collins Yard are noisy and cause disturbance to my flat. I am often awoken with noise and believe a later alcohol licence will encourage more people around the area at inappropriate hours of the night. Collins yard is frequented by intoxicated members of the public and I often find vomit on the street. The extension of food and alcohol below will make this issue considerably worse.

Crime and disorder

I find Collins Yard to be a problem for crime brought about by drinking late in the evening and extending the licence will make this worse. There are often groups of people partaking in the use of illegal substances. Also I find public urination to be a particular issue and extension of the premises licence will make this more of an issue later into the evening.

I will make the point that Rose Court is a residential block which already suffers from the crime and disturbance factors mentioned above. The imperative should be to reduce the levels of crime and disturbance and not to increase them.

Kind regards,

Sender, Yesim

From:
Sent: 19 April 2015 18:25
To: Licensing
Subject: Objection to Premise Licence application - 9 Islington Green

Resident

To who it may concern,

I am writing to object to the premises licence application at Bellanger, 9 Islington Green, London N12XR under the licencing objectives stated below.

Public Nuisance

The number of groups of people loitering on Collins Yard are noisy and cause disturbance to my flat. I am often awoken with noise and believe a later alcohol licence will encourage more people around the area at inappropriate hours of the night. Collins yard is frequented by intoxicated members of the public and I often find vomit on the street. The extension of food and alcohol below will make this issue considerably worse.

Crime and disorder

I find Collins Yard to be a problem for crime brought about by drinking late in the evening and extending the licence will make this worse. There are often groups of people partaking in the use of illegal substances. Also I find public urination to be a particular issue and extension of the premises licence will make this more of an issue later into the evening.

I will make the point that Rose Court is a residential block which already suffers from the crime and disturbance factors mentioned above. The imperative should be to reduce the levels of crime and disturbance and not to increase them.

I would also like to stress that the owners of the flats may be particularly concerned, as well as current tenants who will suffer the more immediate inconvenience. Extending the license and potentially further encouraging this criminal activity and public nuisance may have further implications for future property values which should not be ignored.

Kind regards,

Suggested conditions of approval consistent with the operating schedule

1. A Challenge 25 Scheme will be implemented.
2. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or a police officer (subject to the Data protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
3. The supply of alcohol shall be ancillary to the provision of a table meal to all customers seated at tables and served by a waiter/waitress except for a maximum of 20 persons seated at the bar counter, who may be served alcohol without food.

Conditions agreed with the Council's Noise Service

4. There shall be no deliveries or collections of refuse between the hours of 23:00 and 07:00.
5. There shall be no bottling out to any external area between the hours of 23:00 and 07:00.
6. Tables and chairs outside the premises will be removed by 23:00 each day.
7. There shall be no vertical drinking.
8. There shall be no vertical drinking within the authorised outside area at the front of the premises.
9. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
10. All off sales shall be made in closed sealed containers.

Title : 9 Islington
Green

Islington Borough
Boundary

70
21
8
6
7

112
115

Printed by :
RO RO

Printed at :
31-03-2015



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Environment & Regeneration
Municipal Office, 222 Upper Street, London, N1 1XR

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	2 June 2015		Bunhill

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
256-260 OLD STREET, LONDON EC1Y 1BE**

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:
 - I. Supply alcohol for consumption on and off the premises: 09:00 to 02:30 the next day on Monday and Tuesday, 09:00 to 03:30 the next day on Wednesday, 09:00 to 06:00 the next day on Thursday and 09:00 to 09:00 the next day on Friday Saturday and Sunday;
 - II. live music and the performance of dance: 09:00 to 03:00 the next day on Monday and Tuesday, 09:00 to 04:00 the next day on Wednesday, 09:00 to 06:00 the next day on Thursday and 09:00 to 09:00 the next day on Friday Saturday and Sunday;
 - III. recorded music: 24 hours a day, seven days a week;
 - IV. late night refreshment: 23:00 to 03:00 the next day on Monday and Tuesday, 23:00 to 04:00 the next day on Wednesday, and Thursday, 23:00 to 05:00 the next day on Friday and Saturday and 09:00 to 04:00 the next day on Sunday
 - V. Opening hours of the premises from 09:00 to 03:30 the next day on Monday and Tuesday, 09:00 to 04:30 the next day on Wednesday, 09:00 to 06:30 the next day on Thursday and 09:00 to 09:00 the next day on Friday Saturday and Sunday.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	No
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 2
Other bodies	Yes: 1

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3 current licence in force at the premises;
- Appendix 4: suggested conditions and map of premises location.

3.2 The premises is currently licensed to on the exact same terms as this application. The applicants, A&A Albert House Ltd, are the landlords of the current licensees. The application is described as a "shadow" licence at page 4 of the application. The current licence is attached at Annex 3.

4. Planning Implications

4.1 No adverse observations have been received from Planning regarding this new application.

5 Recommendations

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 To consider that this address is in the Bunhill Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

5.3 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 4)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 4)

6 Conclusion and reasons for recommendations

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

Background papers:

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

Final Report Clearance

Signed by


Service Director - Public Protection

19.5.15
Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

wk/201580205

OK
cut
2 April 15

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Appendix: 1

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 A & A Albert House Limited

(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 256-260 Old Street		COMMERCIAL LICENSING 61 MAR 2015 PUBLIC PROTECTION DIVISION 122 UPPER ST. LONDON EC1H 1JQ		2/4/15 315-00 103239 48684 AF1	
Post town	London	Postcode	EC1V 9DD		
Telephone number at premises (if any)					
Non-domestic rateable value of premises	£82,000				

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- 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)					

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 A & A Albert House Limited
Address Flemming House Wickhams Cay PO Box 662 Road Town Tortola, BVI
Registered number (where applicable) 602854
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)
 The premises are currently licensed under licence no. 11384-190913.

The application is for a "shadow" premises licence by the freeholder of the premises on the same terms as existing licence 11384-190913.

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			State any seasonal variations for performing plays (please read guidance note 4)		
Wed					
Thur			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)		
Fri					
Sat					
Sun					

B

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

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3)					
Mon	0900	0300						
Tue	0900	0300						
Wed	0900	0400				State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	0900	0600						
Fri	0900	0900				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	0900	0900						
Sun	0900	0900						

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music 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)		
Mon	0000	0000			
Tue	0000	0000			
			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed	0000	0000			
Thur	0000	0000			
			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)		
Fri	0000	0000			
Sat	0000	0000			
Sun	0000	0000			

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 checked="" 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	0900	0300			
Tue	0900	0300			
			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Wed	0900	0400			
Thur	0900	0600			
			<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)		
Fri	0900	0900			
Sat	0900	0900			
Sun	0900	0900			

H

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

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	2300	0300	Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue	2300	0300			
Wed	2300	0400	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	2300	0400			
Fri	2300	0500	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sat	2300	0500			
Sun	2300	0400			

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	0900	0230			
Tue	0900	0230			
Wed	0900	0330			
Thur	0900	0600			
Fri	0900	0900			
Sat	0900	0900			
Sun	0900	0900	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) From the start of permitted hours on New Year's Eve until the end of permitted hours on New Year's Day.		

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

Name Alun Thomas	
Address c/o Thomas and Thomas Partners LLP 38A Monmouth Street London	
Postcode	WC2H 9EP
Personal licence number (if known) N/A	
Issuing licensing authority (if known) N/A	

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).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	0900	0330	
Tue	0900	0330	
Wed	0900	0430	
Thur	0900	0630	
Fri	0900	0900	
Sat	0900	0900	
Sun	0900	0900	
			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 (please read guidance note 5)

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)

Please refer to the attached schedule of conditions

b) The prevention of crime and disorder

Please refer to the attached schedule of conditions

c) Public safety

Please refer to the attached schedule of conditions

d) The prevention of public nuisance

Please refer to the attached schedule of conditions

e) The protection of children from harm

Please refer to the attached schedule of conditions

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	01/09/2015
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)

Amy Catlin (FOR.32.2)
 Thomas & Thomas Partners LLP
 38a Monmouth Street

Post town	London	Postcode	WC2H 9EP
Telephone number (if any)	020 7042 0418		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) acatlin@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.

Shadow Licence

356-360 Old Street

Proposed Conditions

1. The sale of alcohol is not authorised after midnight on any day on which music and dancing is not provided after midnight.

On any day that music and dancing ends between midnight and two o'clock in the morning the sale of alcohol shall cease when the music and dancing end.

The sale of alcohol shall cease at midnight on any Sunday on which music and dancing is not provided after midnight.

Where music and dancing end between midnight on any Sunday and 00:30 hours, sale of alcohol on that Sunday shall end when the music and dancing end.

Where music and dancing end between midnight and 02:00 on any Sundays immediately before a bank holidays the sale of alcohol on that Sunday shall cease when the music and dancing end.

The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.

2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:
 - a) He is the child of the holder of the premises licence.
 - b) He resides in the premises, but is not employed there.
 - c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.

4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:

Children and Young Persons Act 1933
Cinematograph (Safety) Regulations 1955
Sporting Events (Control of Alcohol Etc) 1985

5. The licence shall be subject to the Council's standard conditions for Places of Entertainment.

6. The licence shall be subject to the Council's technical standards for Places of Entertainment.

7. The maximum number of persons accommodated at any one time in the premises shall not exceed the following: Back Room 100, Main Dance Area and Private Bar 350, Foyer Bar 50 and Swimming Pool Area 40.

8. The licence is subject to the following Additional Conditions referred to in the Standard Conditions for Places of Public Entertainment:

- ADDITIONAL CONDITIONS D: APPLICABLE TO PREMISES USING DOOR SUPERVISORS.
- ADDITIONAL CONDITIONS GO: APPLICABLE TO THE KEEPING OF GOOD ORDER.

9. The name and contact number of the person in charge of the premises shall be displayed on the premises in a prominent position so that it can be seen by passers-by.

10. Notices shall be displayed on the premises:

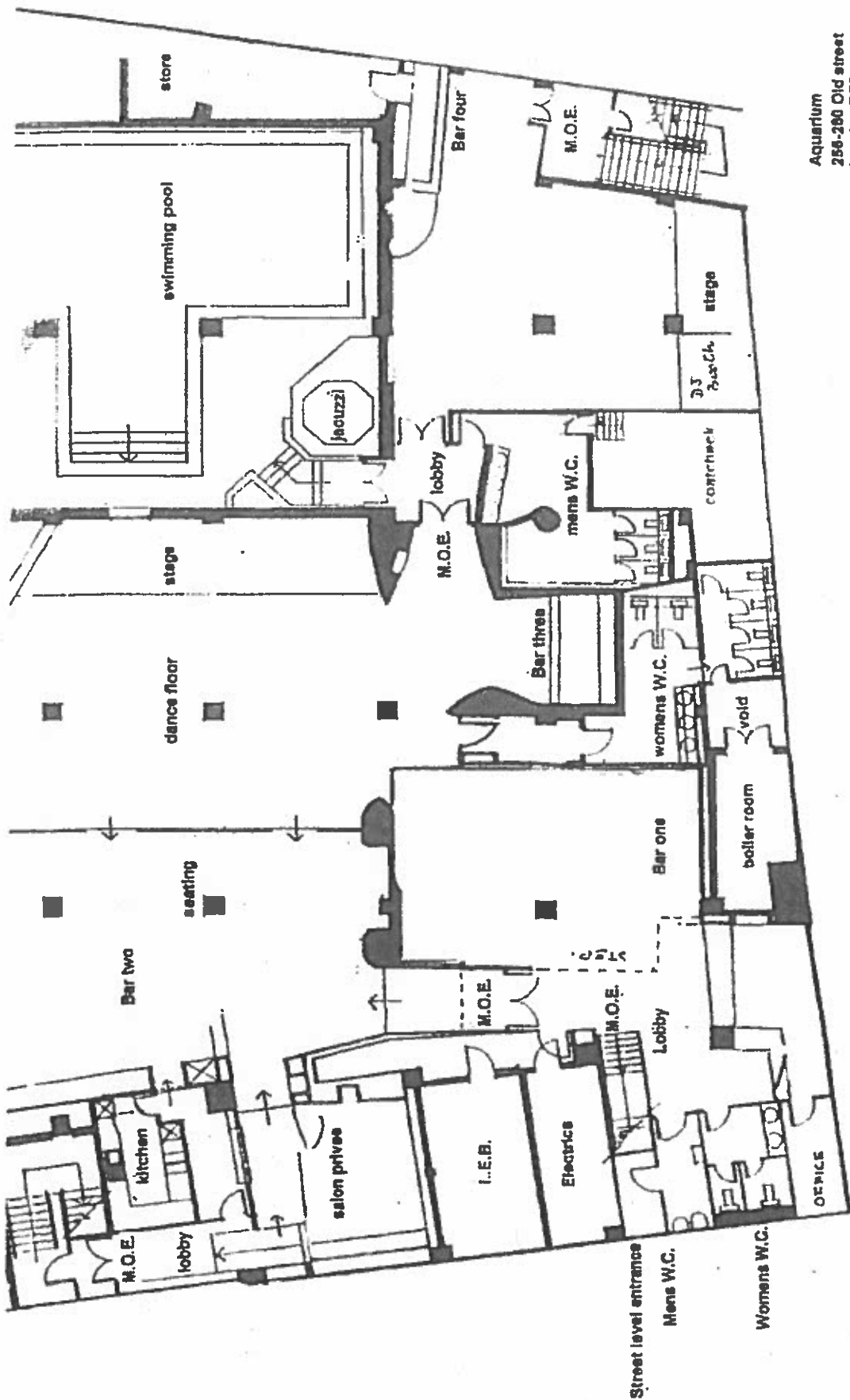
- a. With the telephone number of at least one local Taxi Cab company;
- b. Showing the Club's Rules of Management;
- c. Requesting patrons to leave the premises quietly and not to slam car doors.

11. CONDITIONS FOR SWIMMING POOL AREA:

- a. The maximum number of persons accommodated at any one time in the Swimming Pool area shall not exceed 40.
- b. A lifeguard shall be on duty in the Swimming Pool area during the whole time that it is in use.
- c. The consumption of drinks in the Swimming Pool area shall be non-alcoholic and shall be served in paper or plastic materials.
- d. Patrons who appear to be intoxicated shall be prevented from entering the Swimming Pool area.
- e. A Steward shall guard the entrance to the Swimming Pool area the whole time it is in use.
- f. When the Swimming Pool area is not in use, the entrance shall be locked shut for the duration of the Club's opening hours.

- g. Swimming costumes must be worn by all persons using the swimming pool.
12. CCTV system shall be maintained inside and outside the premises, including a CCTV unit, which monitors the immediate vicinity of the premises. All cameras shall continually record whilst the premises are open to the public and video recordings shall be kept available for a minimum of 31 days with time and date stamping. Tape recordings shall be made available to an authorised officer or a police officer within 24 hours of any request.
 13. No person shall be allowed in the premises under the age of 18 years when the licence is being used.
 14. All security staff shall be equipped with radios, linking them to the other security guards.
 15. All staff shall be trained in the premises emergency evacuation measures and first aid procedures.
 16. All exits at the premises shall be checked throughout the night.
 17. Notices will be prominently displayed at exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
 18. Members of the security staff shall advise customers to respect the needs of local residents and to leave the area quietly.
 19. Security Officers registered with the Security Industry Authority shall be on patrol when the cabaret show is taking place, monitoring the audience and the performers.
 20. Tickets for the cabaret show must be purchased in advance. There shall be no ticket sales for the cabaret show on the door of the premises.
 21. Barriers shall be used outside the premises to control the customers for the cabaret show.
 22. The striptease shall be in a location where the performance cannot be seen from the street.
 23. The striptease entertainment shall be in a location where the performers/entertainers and the audience shall not be permitted to participate.
 24. Whilst striptease entertainment is taking place, no person under the age of 18 shall be on the premises. A clear notice shall be displayed at each entrance to the premises in a prominent position so that it can be easily read by persons entering the premises with the following words '*No person under the age of 18 will be admitted*'.
 25. No coaches or limousines to park outside the premises during the hours of operation.

26. A notice shall be displayed in a prominent place to remind patrons to use the toilet facilities before leaving the premises.



Aquarium
 256-260 Old street
 London EC2

SCALE 1:100

PROPOSED

Your Premises License Application
Our Licensing/NI
Date: 30/04/2015



Premises License New

A & A Albert House Ltd
256 -260 Old Street
London
EC1V 9DD

**METROPOLITAN POLICE
SERVICE
Islington Police Licensing Team
Islington Police Station
2 Tolpuddle Street
London
N1 0YY**

Telephone: 07799133204
Email:
Licensingpolice@islington.gov.uk

Date 30th April 2015

Dear Sir/Madam

Re: New Premises License application: 256-260 Old Street London EC1V 9DD

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application for a New premises License as it is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated in the 'Bunhill Cumulative Impact Area', a locality where this is traditionally high crime and disorder and there are concerns that this application will cause further policing problems in an already demanding area. Islington has almost double the national average of licensed premises per resident, and this is why the Police supported the implementation of the Council's Cumulative Impact Policy. This large number of licensed premises and the issues associated with these impacts greatly on the Police and all other emergency services resources.

There are 19 licensed premises within a 250m radius of this venue.
18 of these are On-Licenses and 1 is an Off-License.

This application is for a Shadow license for a venue which currently has a license. There is nothing within the application that demonstrates to us that the venue will not add to the cumulative impact in the area if the license was ever put to use.

The hours requested for the sale of alcohol are as follows: 09:00 to 02:00 Monday and Tuesday, 09:00 to 03:30 Wednesday, 09:00 to 06:00 Thursday and 09:00 - 09:00 Friday - Sunday. These hours fall outside of the framework hours suggested within the Council Licensing Policy 2013-2017, those being 01:00 finish Sunday - Thursday and 02:00 finish Friday and Saturday.

Would this application would bring anything different or new to the area? If so it has not been explicitly stated.

Under the current license the venue operates as a late night club venue. The current license holders have policies in place which are not conditions on the license but they follow these policies in agreement with the Council and Police licensing teams. If a new license were to be issued we would want these policies to be added as formal conditions. Treating this as an application for a new license we would like the license to mirror the current modern licensing regime.

It is also important to note that the person named on the application as the proposed DPS has failed to supply their personal license number and a home address.

It is for these reasons that we are objecting to the application and propose that it is refused.

If the Committee is minded to grant the application then we would ask them to consider attaching the following conditions:

1. This license cannot be used while the other license number LN11384 or subsequent amendments to this licence is still in force at premises.
2. There will be no off sales of alcohol.
3. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
4. Crime prevention literature will be placed in prominent positions in the premises and in all toilets used by visitors. Signs will be placed on the back of cubicle doors in the ladies and on the wall above the men's urinals. The content of this literature will be agreed and reviewed in conjunction with the local Police.
5. The venue will operate a computer based ID system which will operate at all times the venue is open and every person entering premises shall have their ID scanned and verified before entry
6. The venue will operate a full search regime, every person entering will be searched by door staff and search wands will be used. Persons re-entering the venue will also be subject to a further search.
7. A minimum of 3 working search wands will be used at all times.
8. There will be no entry or re-entry after 0100hrs on a Friday & Saturday.
9. A minimum of 8 SIA registered door staff be at the venue at all times it is open until 30 minutes after closing time.
10. There will be a minimum of two qualified/certificated designated first aiders at the premise during all times it is open.
11. A defibrillator and a person qualified in its use will be at the premise at all times it is open.

Should you wish to discuss the matter further please contact us on Mobile 07799133204 or via email, Licensingpolice@islington.gov.uk

Yours sincerely
Islington Police Licensing Team
Steven Harrington Pc 425NI
Pete Conisbee Pc 575NI

Licensing Authority Representation

Licensing Act 2003

Application: A&A Albert House, 256-260 Old Street EC1

I am submitting a representation on behalf of the Licensing Authority with respect to the application for:

- the sale of alcohol for consumption on and off the premises: 09:00 to 02:30 the next day on Monday and Tuesday, 09:00 to 03:30 the next day on Wednesday, 09:00 to 06:00 the next day on Thursday and 09:00 to 09:00 the next day on Friday Saturday and Sunday.
- live music and the performance of dance: 09:00 to 03:00 the next day on Monday and Tuesday, 09:00 to 04:00 the next day on Wednesday, 09:00 to 06:00 the next day on Thursday and 09:00 to 09:00 the next day on Friday Saturday and Sunday.
- recorded music: 24 hours a day, seven days a week;
- late night refreshment: 23:00 to 03:00 the next day on Monday and Tuesday, 23:00 to 04:00 the next day on Wednesday, and Thursday, 23:00 to 05:00 the next day on Friday and Saturday and 09:00 to 04:00 the next day on Sunday.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

Licensing Policies 1 & 2

Location, cumulative impact and saturation

Licensing Policy 7 & 8

Licensing Hours

Licensing Policies 9, 10,

Operating Schedules

Issues of Concerns

1. The application is in a cumulative impact which means that the onus is on the applicant to demonstrate that the application will not add to the cumulative impact.
2. The proposed measures are on the same terms as a premises licence currently being operated at the premises by different licensees however these do not include many of the measures that are currently implemented by the existing licence holder to promote the licensing objectives. There hasn't been any attempt to acknowledge the cumulative impact area where we are working hard to deal with the negative

aspects of the sale of alcohol on local communities. No bespoke mitigation measures have been proposed.

3. The area already has a high number of licenced premises and the density of premises in the area is 10 times higher than the London average.
4. Alcohol related crime, alcohol related violence and ambulance call outs in the area are high and significantly higher than the London average
5. The measures proposed in the operating schedule do not sufficiently rebut the presumption to refuse the application on the basis that the application will not add to the cumulative impact

Summary and recommendations

The measures proposed by the applicant in the operating schedule do not reflect the policies and procedures in currently operation at the premises.

The applicant has not demonstrated that the application will not add to the cumulative impact therefore in order to promote the licensing objectives it is recommended that this application is refused.

If the Committee is minded to grant the application the Licensing Authority recommends

1. Reducing the hours of licensable activity to the Council's Licensing Policy Core Hours.
2. Offer to surrender licence or that any licence granted to A&A Albert House cannot be used while the other license number LN11384 or subsequent amendments to this licence is still in force at premises.
3. Imposing any additional bespoke conditions proposed by the applicant prior to the hearing to include the current policies in operation at the premises.

Janice Gibbons
Service Manager
Islington Council
Janice.gibbons@islington.gov.uk
02 7527 3212

30 April 2015

The Licensing Team
London Borough of Islington
222 Upper Street
London
N1 1XR

3 May 2015

BY EMAIL AND POST
KATIE.TOMASHEVSKI@ISLINGTON.GOV.UK

Our Ref: JHAO/AQU.0008.0001

Dear Sirs

A&A Albert House Limited – Landlord’s application for Shadow Licence

We act on behalf of The Aquarium Limited, which is the tenant of the basement and part of the ground floor of Albert House, 256/260 Singer Street, London. Our client operates a nightclub out of these premises under an on and off Licence in favour of Aquarium Management Limited.

It has come to our client’s attention that the landlord of the premises A&A Albert House Limited (“the Applicant”) has made an application for a “Shadow Premises Licence” in connection with the premises for a Licence on the same terms as our client’s existing Licence.

COMMENT ON LICENCE APPLICATION

Our client has operated a nightclub from the premises for coming up to 20 years and in that time has extended the conditions of its Licence to build up to the current Licence, as a result of its good track record of careful management of the premises by reference to the four Licensing objectives and the Council’s Licensing Policy.

The Applicant is seeking to be granted an identical Shadow Licence when it does not have that experience of good practice over the years.

The Applicant is our client’s landlord and has a substantial property portfolio. It is a property company whose registered office is in the British Virgin Islands but its head office is in Virginia in America. The Applicant is therefore highly unlikely to have any experience of the practical realities of running premises in the UK with the sort of Licence applied for. The application is for a Licence in relation to premises that are neither occupied nor managed by the Landlord, which has no intention of occupying or managing the premises at any time.

Our client holds the basement and part of the ground floor of the building on a lease it is entitled to renew. The upper floors, being the ground to sixth floors of the building have been let to a serviced office company called Esselco Office Properties Limited (“Essleco”) on a 20 year lease. Therefore

the statement on page 2 of the Applicant's Application for a Premises Licence "I am carrying on or proposing to carry on a business which involves the use of the premises for Licensable activities" is incorrect.

It is noted that on page 4 of the Application, under Part 3 Operating Schedule, the Applicant has not indicated whether it will be operating indoor sporting events from the premises. Given that the Applicant has indicated it would like to grant a lease of the basement to be used as a health club and gym, it appears that the application does not set out all of the licensable activities which the Applicant asserts it intends to carry on from the premises.

In addition in relation to section F of the application, although the Applicant indicates that it will be playing recorded music indoors on the premises, it does not set out the days and timings for when this will take place.

Of particular concern is section J of the application which provides that the Applicant, as an absentee landlord, intends to supply alcohol for consumption both on and off the premises, again in circumstances where the Applicant does not intend to occupy the premises itself at any stage and will have no control over the supply of alcohol certainly to the upper parts which have already been let under a lease for 20 years without this sort of restriction.

The Applicant has however indicated that it would like to let our client's part of the building to Esselco as well, for use by them as a health club and gym and to open up the basement so that there is direct access between it and the rest of the building. Given this application, it must surely be the case that the Applicant wishes to operate a nightclub and bar from the basement premises as well. The current premises licence relates to the whole building. If the Applicant were to be granted a licence on exactly the same terms as our client's existing licence, it would amount to an expansion of the licence, because our client can only operate out of the basement and part ground floor, whereas if the Applicant succeeds in granting Esselco a lease of our client's space in a few years time, then Esselco, as the Applicant's tenant, could operate out of the whole building, consisting of some 8 floors.

Alternatively, it may be that the landlord wishes to grant Esselco the right to operate a nightclub from the premises alongside our client. Either way this would amount to a significant expansion of the use of our client's licence.

Our client has applied to renew its lease. The landlord is looking to impose as short a term and as low a rent as possible. The trial of those renewal proceedings is taking place on 8 and 9 September 2015. As our client has the current exclusive right to occupy the basement and part ground floor of the building, the timing of this application indicates that it is solely being made for the purposes of improving the landlord's arguments at that trial.

We believe the following factors should be taken into account when considering whether the Council's Licensing Policy has been considered in the context of this application and in particular the four Licensing objectives from the *Licensing Policy for Islington 2013 - 2017*.

1. The prevention of crime and disorder

This can only be managed by strong management control and effective training of all staff, so that they are aware of the importance of the Premises Licence and the requirement to meet the four

Licensing objectives. This includes the need for proper training of staff and supervision in relation to such key areas as ensuring alcohol is not sold to underage people, not allowing drunk and disorderly behaviour on the premises, vigilance in preventing the use and sale of illegal drugs, not permitting violent behaviour outside of the club and not permitting the admittance of children.

As mentioned above, the Applicant in this case has let the upper ground to sixth floors of the building at 256-260 Old Street to Esselco, which is a company which specialises in providing high-class serviced offices. In the process of the application by our client to renew its lease, the Applicant has indicated that it would like to remove the Applicant from the premises and to grant the basement area occupied by our client to Esselco for the purposes of running a health club and gym from the premises. Therefore the Applicant itself has no intention of being in control at any stage of the day-to-day management of the premises in question and of acquiring the management skills and personnel to prevent the occurrence of crime and public disorder or to monitor the successful regulation of these issues by a future tenant.

The current Premises Licence relates to the whole building, but in practice because our client only occupies the basement area, and part of the ground floor (as the entrance area to the street), this restricts the sale of the alcohol by reference to the specified number of people provided by the conditions to the Premises Licence.

It should be noted that because it is the landlord's intention ultimately to let the whole of the building to the tenant of the upper parts, if you have a situation where suddenly the basement nightclub area is in effect opened up to interact with the serviced office area above, then not only will the Licence apply to the basement area, but also to all of the five upper floors above. It is believed that it will be virtually impossible to police or control the expansion of the Licence in this way and the lease of the upper parts has already been granted so the terms have already been agreed with Esselco. Furthermore, because the tenant of the upper floors in the very nature of its business will be dividing the upper floors into numerous small units, which it will let out for short term lets under contractual licences. Many of these licencees are likely only to occupy the space in the upper floors for short periods of time. Given this particular dynamic, there could also be issues in respect of these licencees being permitted to pre-load by bringing their own alcohol onto the premises and also permitting children to attend the premises.

At the current time our client ensures that their business is very tightly controlled and supervised, to the extent that a senior man from our client is present on the premises at all times when the Licence is operating. The door and bar staff are all currently employed by our client and understand that it is a fundamental requirement of our client's business that the terms of the Premises Licence are complied with and that they operate their business with the purpose of promoting the Licensing objectives.

It is unclear from the face of the application whether it is the landlord's alleged intention to operate under the terms of the Licence at the same time as our client, although while our client remains in the premises the landlord will not be able to operate out of the basement area due to the fact that our client is entitled to sole possession of this area under the terms of its lease. The Landlord similarly has no right to operate out of the upper parts of the building let to Esselco. Therefore if the Applicant wished to operate the Licence it will be in circumstances where they would have no control over how it operated as the Applicant would not have any right of access

to the building for the purpose of allowing any of its own personnel to work from the premises in any way.

These are issues which do not apply to our client, due to careful management practices.

2. The prevention of public nuisance

We understand that the premises are located in a Cumulative Impact Area, which already has a high number of licenced premises and that collectively this can lead to problems related to the Licensing objectives. I refer to the issues concerning the Bunhill Cumulative Impact Area below. The Applicant makes no reference to this in its application and does not demonstrate how it will address potential concerns in order to avoid contributing to the problems. It is difficult to see how the Applicant, based in America, will be able to take the necessary supervisory steps, as an absentee landlord, to prevent the sort of public nuisance issues such as disorder in the street at closing time, outside drinkers blocking the pavement, noise from customers leaving or drinking in outside areas or preventing underage drinking.

These are all areas which are currently very carefully controlled by our client at all times.

3. Public safety

The Applicant will have no ability to ensure that measures are introduced to promote public safety. The concerns indicated above are that because the application relates to the whole of the building at 256 – 260 Old Street, the application in effect amounts to an application to expand significantly the existing Licence to our client, due to the fact that our client can only operate in the basement of the premises and part of the ground floor.

4. Protection of children from harm

Again as the Applicant will not be in a position where it can ensure that it engages any personnel which can operate from the premises, it will not be able to introduce any control over the age of customers using the premises. In addition the Applicant will not be in a position where it can introduce restrictions to the lease (which has already been granted) to the tenant of the upper floors of the business which will prevent the licencees of that tenant from inviting or allowing children to attend the upper parts of the premises. We do not believe that any reference has been made to controls currently in place in relation to this aspect of the Applicant's application.

Islington Licensing Policy 2013 – 2017

Bunhill Cumulative Impact Area

It is noted that the Bunhill area has been designated an area of Cumulative Impact and Saturation and as a result there is now a guide-line framework of closing times for businesses applying for new and variation applications which in relation to nightclubs sets out a closing time of 1am on Sunday to Thursday, and 2am on Friday and Saturday and in relation to restaurants, cafes and bars a closing time of 11pm on Sunday to Thursday, and midnight on Friday and Saturday.

It is also noted that the Licensing Authority asserts that it will encourage and support businesses that are unlikely to add to the Cumulative Impact in terms of crime, disorder and public nuisance and we would suggest that a business such as our client's falls within this category, which is why they have gained the confidence of the Licensing Authority to be granted the current Licence. In the circumstances set out above it is submitted that it would be very dangerous to allow the Applicant to be able to take on an identical Licence, unless very strict conditions should be imposed, extending beyond the scope of the Proposed Conditions attached to the application.

It is noted that this is the only part of Islington that meets the criteria for having an Area Action Plan known as the Finsbury Local Plan to manage future population and economic growth in the area, and that because of the significant increase in late night licenced premises over the last ten years and the expected growth in this sector, the area needs to be carefully managed to avoid conflict with residents.

The proposal for a Premises Licence for the whole building is likely to make it difficult to manage what amounts to an expansion of an existing Licence in a way to ensure that the Licensing objectives are not undermined.

Licensing Policy 5

It does not appear that the Applicant has put in place measures to ensure that their customers do not contribute to problems of anti-social drinking, for example in introducing restrictions on the use and consumption of alcohol in particular for the upper floors of the building. The Applicant has not explained whether the lease to Esselco has been granted for anything other than office use.

Licensing Policy 6

Also it is not known whether the Applicant has planning consent for the intended use and hours of operation in particular in relation to the operation of the upper floors of the premises.

Licensing Policy 7

It is noted that the Licensing Authority is concerned about the cumulative impact that the proliferation of late night venues in the area is having on the promotion of the Licensing objectives.

In particular here, it is noted that although this is an application for a Shadow Licence it is an application for a new Licence. Despite this no reference is made to the introduction of the core hours policy referred to above, which we understand is required with any application for a new Licence.

We understand that the Licensing Authority is permitted to restrict hours of opening where representations are received and it is appropriate to promote the Licensing objectives and that may be appropriate in this case.

We also understand that the Licensing authority may impose further limitations in hours upon review of the Licence.

However, we should like to point out that we understand that there have been no causes of nuisance or anti-social behaviour in relation to our client's current Licence and therefore our client should be treated as a business unlikely to add to the Cumulative Impact in terms of crime, disorder and public

nuisance and that this application should therefore be treated as a completely separate application to our client's application.

Our client would be operating as a nightclub at different times to normal office hours, when it is anticipated that the licensees of the tenant of the upper floors will be using their premises.

In contrast, it is understood that the landlord would like to carry out development works to our client's basement premises so that they could be opened up to the upper floors for easy access without having to use a separate street access.

Licensing Policy 8

It is noted that when dealing with new and variation applications the Licensing Authority will give more favourable consideration to applications with the following closing times:

Public houses and bars 11pm – Sunday to Thursday

Midnight – Friday and Saturday

Nightclubs 1am – Sunday to Thursday

2am – Friday and Saturday

Restaurants and cafes 11pm – Sunday to Thursday

Midnight – Friday and Saturday

It is noted that under paragraph 61, applicants for Premises Licences falling outside the above hours are expected to fully explain in their operating schedule the arrangements that they will put in place to ensure that the premises do not add to the Cumulative Impact. There is no such explanation in the Applicant's application. It is also noted that operating schedules with insufficient detail are more likely to be refused, attract limitation in hours, or have conditions imposed on them by the Licensing Authority.

We also note that there is no presumption that even an application within the above hours will automatically be granted in all cases where relevant representations are made.

Licensing Policy 9

It is noted that the Licensing Authority seeks to encourage the highest standards of management in licenced premises and expects the operating schedule to describe how these standards will be achieved in relation to promoting the Licensing objectives. Also where representations have been received, the Licensing Authority will impose restrictions and conditions that are appropriate for promoting the Licensing objectives.

In particular it is noted that not only is no operating schedule provided by the Applicant, but also no steps have been outlined for the promotion of the Licensing objectives and whether they are satisfactory. In addition there has been no detailed risk assessment by the Applicant on its business.

Licensing Policy 10

It is understood that the Licensing Authority will take into account various factors in relation to the Applicant being able to demonstrate whether it is aware of best practice, it will be able to run its business lawfully and to demonstrate a track record of compliance with legal requirements.

Although it is appreciated that in many of these situations a landlord will be able to put in its own management to licensed premises or to grant a new lease in which there are certain restrictions, in this situation the Applicant/landlord has already granted a lease of the upper parts to a tenant which operates a serviced office business and the Applicant has not demonstrated that either it or Esselco has the required experience for running a business with the benefit of a Premises Licence with the sort of extended hours that are proposed in this case.

In contrast, our client, the current licence holder, has a proven track record of compliance, which is why it has been able to build up the type of Premises Licence, which its landlord in this case is seeking to adopt for its own ulterior purposes through this application process.

Licensing Policy 13

Although it is appreciated that a landlord in the Applicant's position could contend that it could employ people who could meet the Licensing objectives, in this case the landlord has already granted a lease of the upper parts of the building which makes no allowance for this.

Furthermore, the Applicant has no right to employ anyone who can operate from the basement and part ground floor of the premises because our client currently has exclusive possession of those premises. Even on the Landlord's case in the renewal proceedings, our client will remain in occupation for a further two years. The timings of this application therefore appear solely linked to the rent issues due to be considered by the Court on 8 and 9 September 2015.

Licensing Policy 17

It is also noted that the Applicant has not put forward any submissions in relation to a drug policy as part of any operating schedule.

Licensing Policy 21

Similarly the Applicant has not put forward a proposed dispersal policy in any operating schedule accompanying the Licence application and is unlikely to have the ability to control the dispersal of persons from the premises given that at the current time it has no right of access either to the basement or to the upper parts and given the terms of exclusive possession granted to the tenants of both parts of the building under their existing leases.

Model Pool of Conditions under the Licensing Act 2003

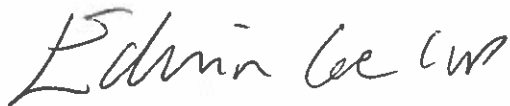
As the Applicant does not currently have the ability to attend either the basement or upper parts of the premises due to the lease under which both premises have been let by the landlord, granting exclusive possession, the landlord being the Applicant will not have the ability to comply with any of the conditions set out in this model pool of conditions.

As a result, the Licensing Authority is requested to consider in the very unusual circumstances of this particular case (where the Applicant has no intention of operating itself at any time from the premises for the purposes of the proposed Licence and has no ability currently to impose any of the required conditions on the current occupiers of the building and are prevented from imposing any such conditions on the tenants of the building), that this application for a Premises Licence should be refused or alternatively that restrictions in terms of the hours should be imposed to limit those to the core hours, particularly given the concerns about what would amount to an expansion of the Premises Licence currently held by our client.

It should also be noted that our client will not at any stage have the ability to expand the Licence in the way that the Applicant obviously intends, due to the fact that our client only has rights of occupation in relation to the basement area and that the upper floors of the building have already been let to another party on a lease of 20 years. It is the Applicant's proposed purpose of opening up the basement so that it can operate together with the upper parts in a way that will be impossible for the Applicant to control that will amount to such an expansion.

Our client is clearly very concerned at this step taken by the Applicant/landlord with the intention of causing additional expense to our client. At the same time our client would like to emphasize that it is of fundamental importance to our client's business that it upholds the Council's Licensing Policy set out above. Our client is particularly concerned to ensure that its current licence is not harmed or affected in any way by this Application by its landlord and that our client continues to be regarded as a good and trustworthy operator that sets a good example to other similar businesses in the area.

Yours faithfully



Edwin Coe LLP

Fitzsimons, Aiden

From:
Sent: 04 May 2015 00:00
To: Licensing
Subject: WK/2015 80905 - against

I am a residential neighbour and I am against the licence on the basis of public nuisance and crime and disorder. The late hours of clubs in the area fill the area with loud drunks who shout all night on Singer and Cowper street and disturb my sleep. There's music blasting out of cars, doors slamming, honking, the streets become a public toilet and there are bottles, beer cans, kebab wrappers, fliers, etc. filth all over the street. This goes for as well.

I am considering hiring lawyers to force Islington council to recall license on the grounds of all the disturbance it causes. You have clearly ignored all previous representations against extending their license and deprived us of our right to peaceful sleep by allowing them everything they ask for and ignoring our complaints. Last time I called noise patrol to complain I was on the phone with someone who barely spoke English for over 20 minutes and in the end he said I could not complain as according to his computer I didn't live at my address?!? I think he clearly could not spell my name or my address! Your regular noise patrol cars usually zoom past on Tabernacle street and don't even slow down let alone spend some time to observe the effects of the club's patrons on the area...

Sincerely,

I want to object to this application. If for any reason Club aquarium stops trading, the licence they hold should not be available to any new business or the landlords of albert house. Any new business/tenants on the premises should apply for a new licence. Presenting their intention of use and comply with the recent licensing regulations.



**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	11384-190913		
Postal address of premises, or if none, ordnance survey map reference or description			
CLUB AQUARIUM 256 - 260 OLD STREET			
Post town	London	Post code	EC1V 9DD
Telephone number			

Where the licence is time limited the dates^{24/}
Not Applicable

Licensable activities authorised by the licence

For the Basement

- The provision of regulated entertainment by way of:
The performance of live music
The playing of recorded music
The performance of dance
- The provision of entertainment facilities for:
Making music
Dancing
- The provision of late night refreshment
- The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities

- The provision of regulated entertainment for the performance of live music:

Monday	09.00	to	03.00	the following day
Tuesday	09.00	to	03.00	the following day
Wednesday	09.00	to	04.00	the following day
Thursday	09.00	to	06.00	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day
- The provision of regulated entertainment for the playing of recorded music:

Monday	00.00	to	24.00	the following day
Tuesday	00.00	to	24.00	the following day
Wednesday	00.00	to	24.00	the following day
Thursday	00.00	to	24.00	the following day
Friday	00.00	to	24.00	the following day
Saturday	00.00	to	24.00	the following day
Sunday	00.00	to	24.00	the following day

- The provision of regulated entertainment for the performance of dance:

Monday	09.00	to	03.00	the following day
Tuesday	09.00	to	03.00	the following day
Wednesday	09.00	to	04.00	the following day
Thursday	09.00	to	06.00	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day

- The provision of entertainment facilities for making music:

Monday	09.00	to	03.00	the following day
Tuesday	09.00	to	03.00	the following day
Wednesday	09.00	to	04.00	the following day
Thursday	09.00	to	06.00	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day

- The provision of entertainment facilities for dancing:

Monday	09.00	to	03.00	the following day
Tuesday	09.00	to	03.00	the following day
Wednesday	09.00	to	04.00	the following day
Thursday	09.00	to	06.00	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day

- The provision of late night refreshment:

Monday	23.00	to	03.00	the following day
Tuesday	23.00	to	03.00	the following day
Wednesday	23.00	to	04.00	the following day
Thursday	23.00	to	04.00	the following day
Friday	23.00	to	05.00	the following day
Saturday	23.00	to	05.00	the following day
Sunday	23.00	to	04.00	the following day

- The sale by retail of alcohol:

Monday	09.00	to	02.30	the following day
Tuesday	09.00	to	02.30	the following day
Wednesday	09.00	to	03.30	the following day
Thursday	09.00	to	06.00	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day

Except on:

From the start of permitted hours on New Years Eve until the end of permitted hours on New Years Day

Gaming Machine Provision:

Notification of up to 2 Category C or D machines.

Gaming Machine Permit numbered 0 allowing up to:

0 Category C machines;

0 Category D machines.

The opening hours of the premises:

Monday	09.00	to	03.30	the following day
Tuesday	09.00	to	03.30	the following day
Wednesday	09.00	to	04.30	the following day
Thursday	09.00	to	06.30	the following day
Friday	09.00	to	09.00	the following day
Saturday	09.00	to	09.00	the following day
Sunday	09.00	to	09.00	the following day

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On and Off Supplies

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Aquarium Management Ltd

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

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

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

Islington Council
Public Protection Division
222 Upper Street
London N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk


Service Manager (Commercial)

7/10/13
Date of Issue

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. All door supervisors shall be licensed by the Security Industry Authority.
4. The admission of children to the exhibition of a film shall be restricted in accordance with the recommendation of a film classification body as defined in the Video Recordings Act 1984 or Islington Council acting as the licensing authority where it has given notice in section 20(3) of the Licensing Act 2003.
5. The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any "irresponsible promotions" in relation to the premises.

In this condition, an "irresponsible promotion" means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children:

- a) games or other activities which require or encourage, or are designed to require or encourage, individuals to:
 - i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on:
 - i) the outcome of a race, competition or other event or process, or
 - ii) the likelihood of anything occurring or not occurring;
 - e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
6. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 7. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

8. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

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

9. The responsible person shall ensure that:
- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i) beer or cider: ½ pint;
 - ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii) still wine in a glass: 125 ml; and
 - b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the Operating Schedule

1. The sale of alcohol is not authorised after midnight on any day on which music and dancing is not provided after midnight.

On any day that music and dancing ends between midnight and two o'clock in the morning the sale of alcohol shall cease when the music and dancing end.

The sale of alcohol shall cease at midnight on any Sunday on which music and dancing is not provided after midnight;

Where music and dancing end between midnight on any Sunday and 00.30hours, sale of alcohol on that Sunday shall end when the music and dancing end.

Where music and dancing end between midnight and 02.00 hours on any Sundays immediately before a bank holidays the sale of alcohol on that Sunday shall cease when the music and dancing end.

The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.

2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:

- a) He is the child of the holder of the premises licence.
- b) He resides in the premises, but is not employed there.
- c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
- d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.

4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
Children and Young Persons Act 1933
Cinematograph (Safety) Regulations 1955
Sporting Events (Control of Alcohol Etc) Act 1985
5. The licence shall be subject to the Council's standard conditions for Places of Entertainment
6. The licence shall be subject to the Council's technical standards for Places of Entertainment
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the following: Back Room 100, Main Dance Area and Private Bar 350, Foyer Bar 50 and Swimming Pool Area 40.
8. The licence is subject to the following Additional Conditions referred to in the Standard Conditions for Places of Public Entertainment:
 - ADDITIONAL CONDITIONS D: APPLICABLE TO PREMISES USING DOOR SUPERVISORS.
 - ADDITIONAL CONDITION GO: APPLICABLE TO THE KEEPING OF GOOD ORDER.
9. The name and contact number of the person in charge of the premises shall be displayed on the premises in a prominent position so that it can be seen by passers-by.
10. Notices shall be displayed on the premises:
 - a. with the telephone number of at least one local Taxi Cab company;
 - b. showing the Club's Rules of Management;
 - c. requesting patrons to leave the premises quietly and not to slam car doors.
11. **CONDITIONS FOR SWIMMING POOL AREA:**
 - a. The maximum number of persons accommodated at any one time in the Swimming Pool area shall not exceed 40.
 - b. A lifeguard shall be on duty in the Swimming Pool area during the whole time that it is in use.
 - c. The consumption of drinks in the Swimming Pool area shall be non-alcoholic and shall be served in paper or plastic materials.
 - d. Patrons who appear to be intoxicated shall be prevented from entering the Swimming Pool area.
 - e. A Steward shall guard the entrance to the Swimming Pool area the whole time it is in use.
 - f. When the Swimming Pool area is not in use, the entrance shall be locked shut for the duration of the Club's opening hours.
 - g. Swimming costumes must be worn by all persons using the swimming pool.
12. CCTV system shall be maintained inside and outside the premises, including a CCTV unit, which monitors the immediate vicinity of the premises. All cameras shall continually record whilst the premises are open to the public and the video recordings shall be kept available for a minimum of 31 days with time and date stamping. Tape recordings shall be made available to an authorised officer or a police officer within 24 hours of any request.

13. No person shall be allowed in the premises under the age of 18 years when the licence is being used.
14. All security staff shall be equipped with radios, linking them to the other security guards.
15. All staff shall be trained in the premises emergency evacuation measures and first aid procedures.
16. All exits at the premises shall be checked throughout the night.
17. Notices will be prominently displayed at exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
18. Members of the security staff shall advise customers to respect the needs of local residents and leave the area quietly.
19. Security Officers registered with the Security Industry Authority shall be on patrol when the cabaret show is taking place, monitoring the audience and the performers.
20. Tickets for the cabaret show must be purchased in advance. There shall be no ticket sales for the cabaret show on the door of the premises.
21. Barriers shall be used outside the premises to control the customers for the cabaret show.
22. The striptease shall be in a location where the performance cannot be seen from the street.
23. The striptease entertainment shall be in a location where the performers/entertainers and the audience shall not be permitted to participate.
24. Whilst striptease entertainment is taking place, no person under the age of 18 shall be on the premises. A clear notice shall be displayed at each entrance to the premises in a prominent position so that it can be easily read by persons entering the premises with the following words '*No person under the age of 18 will be admitted*'.

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

1. No coaches or limousines to park outside the premises during the hours of operation.
2. A notice shall be displayed in a prominent place to remind patrons to use the toilet facilities before leaving the premises.

Annex 4 – Plans

Reference Number: WK/201322365 Date: 4 September 2013

Suggested conditions of approval consistent with the operating schedule

1. The sale of alcohol is not authorised after midnight on any day on which music and dancing is not provided after midnight.
On any day that music and dancing ends between midnight and two o'clock in the morning the sale of alcohol shall cease when the music and dancing end.
The sale of alcohol shall cease at midnight on any Sunday on which music and dancing is not provided after midnight;
Where music and dancing end between midnight on any Sunday and 00.30hours, sale of alcohol on that Sunday shall end when the music and dancing end.
Where music and dancing end between midnight and 02.00 hours on any Sundays immediately before a bank holidays the sale of alcohol on that Sunday shall cease when the music and dancing end.
The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:
 - a) He is the child of the holder of the premises licence.
 - b) He resides in the premises, but is not employed there.
 - c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
Children and Young Persons Act 1933
Cinematograph (Safety) Regulations 1955
Sporting Events (Control of Alcohol Etc) Act 1985
5. The licence shall be subject to the Council's standard conditions for Places of Entertainment
6. The licence shall be subject to the Council's technical standards for Places of Entertainment
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the following: Back Room 100, Main Dance Area and Private Bar 350, Foyer Bar 50 and Swimming Pool Area 40.
8. The licence is subject to the following Additional Conditions referred to in the Standard Conditions for Places of Public Entertainment:
 - ADDITIONAL CONDITIONS D: APPLICABLE TO PREMISES USING DOOR SUPERVISORS.
 - ADDITIONAL CONDITION GO: APPLICABLE TO THE KEEPING OF GOOD ORDER.
9. The name and contact number of the person in charge of the premises shall be displayed on the premises in a prominent position so that it can be seen by passers-by.

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 - a. with the telephone number of at least one local Taxi Cab company;
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 - b. A lifeguard shall be on duty in the Swimming Pool area during the whole time that it is in use.
 - c. The consumption of drinks in the Swimming Pool area shall be non-alcoholic and shall be served in paper or plastic materials.
 - d. Patrons who appear to be intoxicated shall be prevented from entering the Swimming Pool area.
 - e. A Steward shall guard the entrance to the Swimming Pool area the whole time it is in use.
 - f. When the Swimming Pool area is not in use, the entrance shall be locked shut for the duration of the Club's opening hours.
 - g. Swimming costumes must be worn by all persons using the swimming pool.

12. CCTV system shall be maintained inside and outside the premises, including a CCTV unit, which monitors the immediate vicinity of the premises. All cameras shall continually record whilst the premises are open to the public and the video recordings shall be kept available for a minimum of 31 days with time and date stamping. Tape recordings shall be made available to an authorised officer or a police officer within 24 hours of any request.
13. No person shall be allowed in the premises under the age of 18 years when the licence is being used.
14. All security staff shall be equipped with radios, linking them to the other security guards.
15. All staff shall be trained in the premises emergency evacuation measures and first aid procedures.
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23. The striptease entertainment shall be in a location where the performers/entertainers and the audience shall not be permitted to participate.
24. Whilst striptease entertainment is taking place, no person under the age of 18 shall be on the premises. A clear notice shall be displayed at each entrance to the premises in a prominent position so that it can be easily read by persons entering the premises with the following words 'No person under the age of 18 will be admitted'.
25. No coaches or limousines to park outside the premises during the hours of operation.

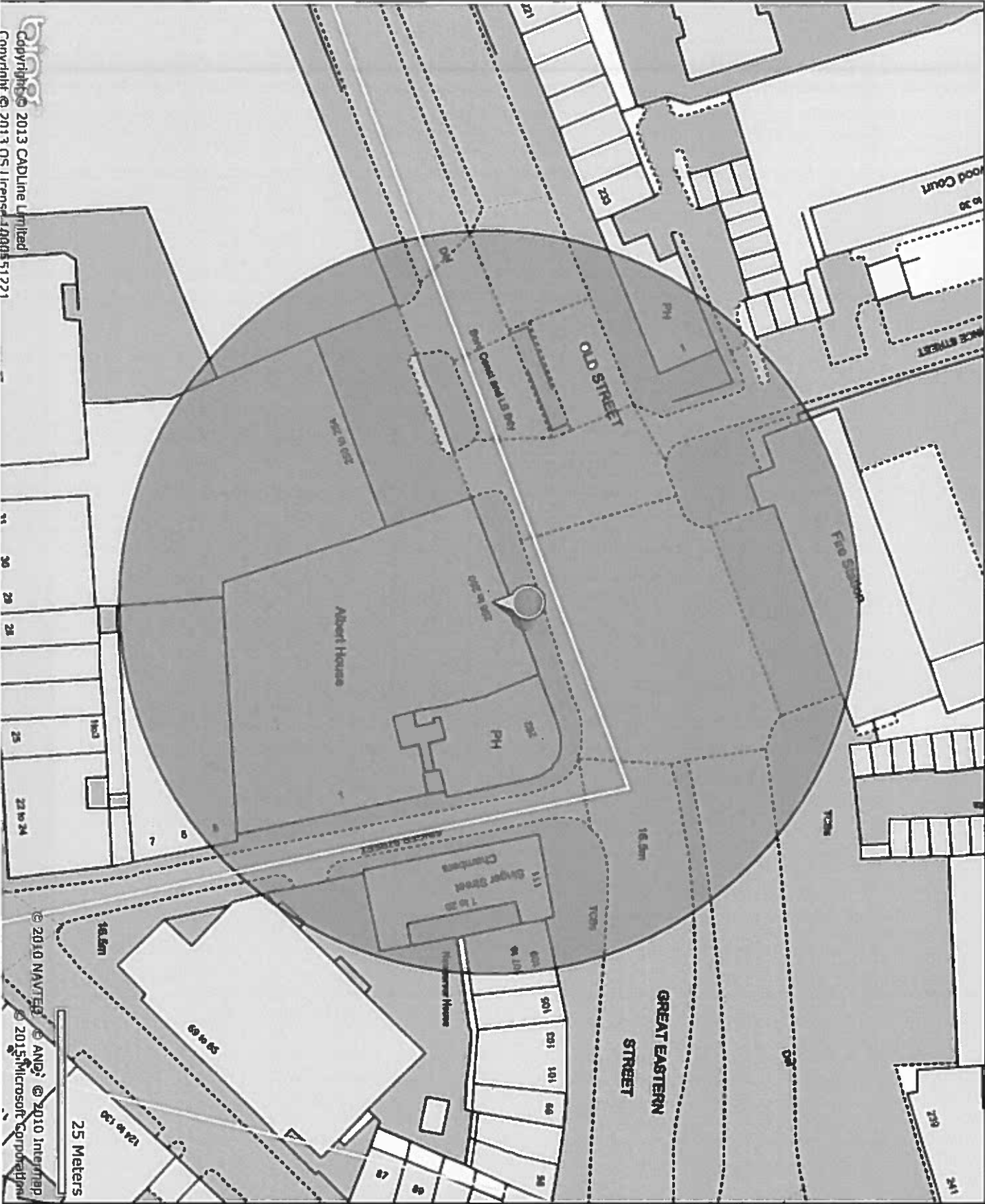
26. A notice shall be displayed in a prominent place to remind patrons to use the toilet facilities before leaving the premises.

Conditions proposed by the Licensing Authority Officer

27. Reducing the hours of licensable activity to the Council's Licensing Policy Core Hours.
28. Offer to surrender licence or that any licence granted to A&A Albert House cannot be used while the other license number LN11384 or subsequent amendments to this licence is still in force at premises.
29. Imposing any additional bespoke conditions proposed by the applicant prior to the hearing to include the current policies in operation at the premises.

Conditions proposed by the Police

30. This license cannot be used while the other license number LN11384 or subsequent amendments to this licence is still in force at premises.
31. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
32. Crime prevention literature will be placed in prominent positions in the premises and in all toilets used by visitors. Signs will be placed on the back of cubicle doors in the ladies and on the wall above the men's urinals. The content of this literature will be agreed and reviewed in conjunction with the local Police.
33. The venue will operate a computer based ID system which will operate at all times the venue is open and every person entering premises shall have their ID scanned and verified before entry.
34. The venue will operate a full search regime, every person entering will be searched by door staff and search wands will be used. Persons re-entering the venue will also be subject to a further search.
35. A minimum of 3 working search wands will be used at all times.
36. There will be no entry or re-entry after 0100hrs on a Friday & Saturday.
37. A minimum of 8 SIA registered door staff be at the venue at all times it is open until 30 minutes after closing time.
38. There will be a minimum of two qualified/certificated designated first aiders at the premise during all times it is open.
39. A defibrillator and a person qualified in its use will be at the premise at all times it is open.



Title : 256-260 Old Street EC1

Islington Borough Boundary

Printed by :
RO RO
Printed at :
14-05-2015

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Environment & Regeneration
Municipal Office, 222 Upper Street, London, N1 1XR

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	2 June 2015		Bunhill

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
424 ST JOHN STREET, LONDON EC1V 4NJ**

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:
 - I. Supply alcohol for consumption for consumption off the premises, from 10:00 until 02:00 the next day Monday to Sunday;
 - II. Opening hours of the premises from 06:00 to 02:00 the next day on Monday to Friday and 09:00 to 02:00 the next day on Saturday and Sunday.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	Yes
Health and Safety	No

Trading Standards	Yes
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	No
Other bodies	No

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: Applicant response to Trading Standards representation
- Appendix 4: suggested conditions and map of premises location.

3.2 The premises is currently unlicensed.

3.3 Following the representation from the Trading Standards Officer the applicant responded to the representation. Attached at Appendix 3.

4. Planning Implications

4.1 No adverse observations have been received from Planning regarding this new application.

5 Recommendations

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

5.2 To consider that this address is in the Bunhill Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

5.3 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 4)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 4)

6 Conclusion and reasons for recommendations

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

Background papers:

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

Final Report Clearance

Signed by 
Service Director – Public Protection

19.5.15
Date

Received by Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

WK/201580219.

OK
Kant
26 March 15
Appendix 1
26/3/15

 ISLINGTON

Islington
Application for a premises licence
Licensing Act 2003

For help contact
licensing@islington.gov.uk
Telephone: 020 7527 3031

* required information

Section 1 of 19

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

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

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

Are you an agent acting on behalf of the applicant?

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

Yes No

Applicant Details

* First name

* Family name

You must enter a valid e-mail address

* E-mail

Main telephone number Include country code.

Other telephone number

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

Is the applicant:

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

Applying as an individual

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

Applicant Business

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

* Registration number

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

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

Continued from previous page...

* Legal status

* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

You must enter a valid e-mail address

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

A private individual acting as an agent

Agent Business

* Is your business registered in the UK with Companies House? Yes No

* Registration number

* Business name

If your business is registered, use its registered name.

* VAT number

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

Continued from previous page...

* Legal status

* Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Section 2 of 19

PREMISES DETAILS

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

Premises Address

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

Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

20,710

Section 3 of 19

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

Section 4 of 19

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Continued from previous page...

Registered number (where applicable)

9361737

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

Address

Building number or name

424

Street

St John Street

District

City or town

London

County or administrative area

Islington

Postcode

EC1V 4NJ

Country

United Kingdom

Contact Details

E-mail

pmanski@jpclaw.co.uk

Telephone number

020 7624 4424

Other telephone number

Add another applicant

Section 5 of 19

OPERATING SCHEDULE

When do you want the premises licence to start?

01 / 02 / 2015
dd mm yyyy

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

/ /
dd mm yyyy

Provide a general description of the premises

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

The premises is a franchise of the Nisa Supermarket brand. There will be a designated area for the sale of alcohol. At the premises, there is an existing till prompt as tobacco is sold. This till prompt will also be used for the sale of alcohol. Only the DPS or a person with the authority of the DPS who holds a personal licence will be permitted to sell alcohol. No alcohol is to be consumed on the premises.

Continued from previous page...

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

Section 6 of 19

PROVISION OF PLAYS

Will you be providing plays?

Yes No

Section 7 of 19

PROVISION OF FILMS

Will you be providing films?

Yes No

Section 8 of 19

PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

Yes No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

Yes No

Section 10 of 19

PROVISION OF LIVE MUSIC

Will you be providing live music?

Yes No

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Yes No

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes No

Section 13 of 19

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

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

Yes No

Continued from previous page...

Section 14 of 19

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes

No

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End
~~06:00~~

Start

End

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

Continued from previous page...

Will the sale of alcohol be for consumption:

On the premises Off the premises Both

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

State any seasonal variations

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

N/A

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

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

N/A

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

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

Continued from previous page...

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

Section 16 of 19

ADULT ENTERTAINMENT

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

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

None

Section 17 of 19

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

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

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

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

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

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

None

Section 18 of 19

LICENSING OBJECTIVES

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

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

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

b) The prevention of crime and disorder

There are CCTV cameras installed at the premises and a 'dome' camera over the entrance door for facial recognition. There are cameras situated on the top of the till system, with a recording device so in cases where the cashier is worried about a particular customer they can turn on the recording device.
There is a panic assist button connected via Redcare to the police.

c) Public safety

There are smoke and fire alarms installed at the premises.
The fire exit is clearly marked and there are fire extinguishers on site.
There is also, a designated health and safety officer and a first aider located at the pub nearby the 'Old Red Lion'.

Continued from previous page...

d) The prevention of public nuisance

There is a sign displayed in the shop which states "please leave the premises quietly, and please respect our neighbours".

e) The protection of children from harm

'Challenge 25' is in place at the premises, and all members of staff have clearly been advised of the importance of following this procedure. There is also a till prompt in place and a refusal book kept at the till to document any potential underage sales.

Section 19 of 19

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card. Premises Licence Fees are determined by the non domestic rateable value of the premises. To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

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

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

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

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

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

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

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

Continued from previous page...

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

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

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

* Full name

MUAZZAM KASHMIRI

* Capacity

DIRECTOR

Date (dd/mm/yyyy)

04/02/2015

Add another signatory

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

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

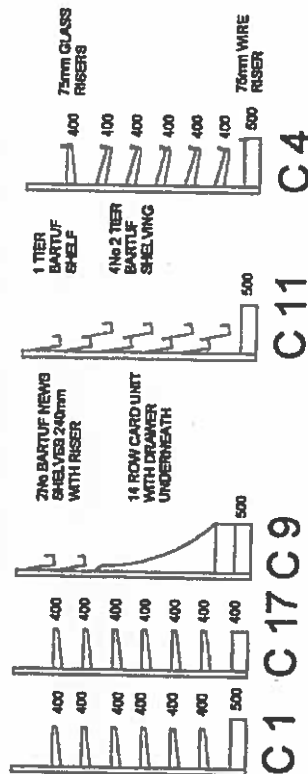
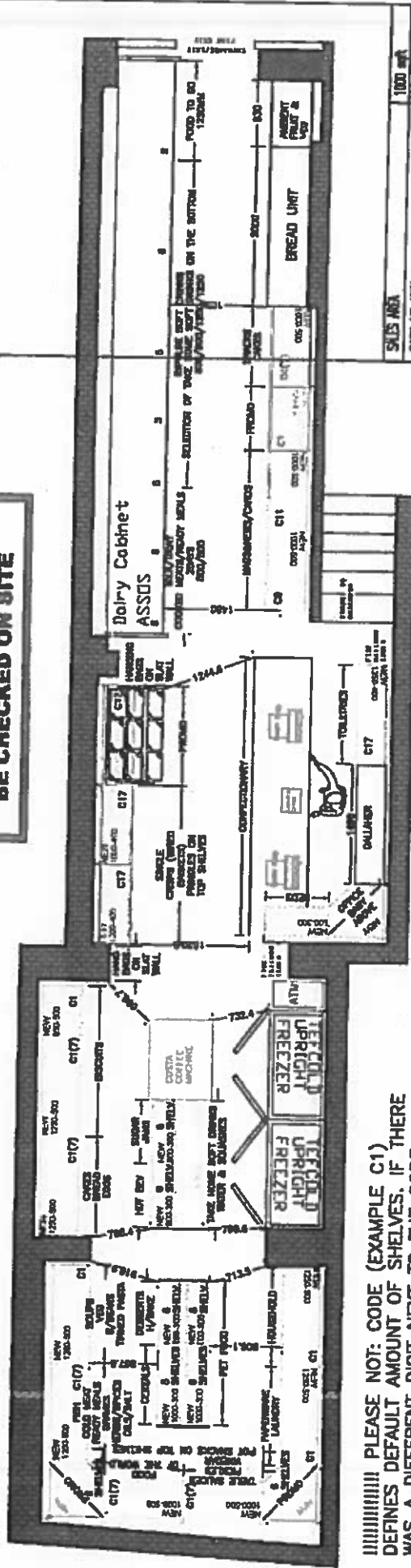
Don't forget to make sure you have all your supporting documentation to hand.

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

GENERAL NOTES

Show this information only
Do not scale from this drawing
All dimensions to be checked on site.
Legal may be subject to planning and building
regulations approval.
Copyright of MSA Retail Limited

**PROVISIONAL
DRAWING
ALL DIMENSIONS MUST
BE CHECKED ON SITE**



!!!!!!!!!!!!!! PLEASE NOT: CODE (EXAMPLE C1)
DEFINES DEFAULT AMOUNT OF SHELVES. IF THERE
WAS A DIFFERENT DIGIT NEXT TO THE CODE
{EXAMPLE C1(7)} PLEASE REFER TO THIS NUMBER
OF SHELVES!!!!!!!!!!!!

THIS PLAN IS FOR SHOP-FITTING PURPOSES ONLY
BUILDING AND STRUCTURAL ALTERATIONS/
ADDITIONS WILL REQUIRE THE SERVICES OF AN
ARCHITECT / STRUCTURAL ENGINEER.
IT IS THE RESPONSIBILITY OF THE RETAILER TO
ENSURE ALL BUILDING REGULATIONS ARE MET
AND PLANNING PERMISSIONS OBTAINED.

SIZES AREA	100 sqft
BACK-UP AREA	50 sqft
SHOE FRONT TYPE	High Street/Corner
CRANE SYSTEM IMPROVED	NO

PMI Traders Ltd
44, JET ROAD, GREEN
ECH, 44

Scale	1:20	Drawing No	1	Date	02/02/08
Drawn	MG	Revisions	3		

Nisa

16, LUDO WAY
NORMANBY ENTERPRISE PARK
SCUNTHORPE, NORTH LINCOLNSHIRE DN15 9GE
Telephone: 01724 282228 WWW.NISA-TODAYS.COM



REF 1

Islington Licensing Authority
Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers
Job Title	Noise Liaison Officer
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk
Contact telephone number	020 7527 3047

Name of the premises you are making a representation about	Nisa
Address of the premises you are making a representation about	424 St John Street, London EC1V 4NJ

Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	In order to reduce the likelihood of calls to the Noise Service in relation to the above application, Pollution team recommends the following conditions be placed on any premises licence granted.

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 and refer to checklist.	<ul style="list-style-type: none"> • There shall be no deliveries or waste collections between 8pm and 8am, Mondays to Saturdays, and no deliveries or waste collections on Sundays or Bank Holidays. • Notices will be prominently displayed at the exit requesting the public to respect the needs of local residents and not to gather outside so as to cause disturbance to any residential properties in the vicinity. • All off sales shall be made in closed sealed containers.
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Signed: _____ Date: _____

Please return this form along with any additional sheets to: Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR 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

Licensing Authority Representation

Licensing Act 2003

Application: Nisa Local 424 St John Street EC1V

I am submitting a representation on behalf of the Licensing Authority with respect to the application to sell alcohol for consumption off the premises on Mondays to Sundays from 10am to 02:00 the following day.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

Licensing Policies 1 & 2

Location, cumulative impact and saturation

Licensing Policy 7 & 8

Licensing Hours

Licensing Policies 9, 10,

Operating Schedules

Issues of Concerns

1. The application is in a cumulative impact which means that the onus is on the applicant to demonstrate that the application will not add to the cumulative impact.
2. The proposed measures are typical of many off licences operating in the borough. There hasn't been any attempt to acknowledge the sensitive nature of operating an off licence in a cumulative impact area where we are working hard to deal with the negative aspects of the sale of alcohol on local communities. No bespoke mitigation measures have been proposed.
3. The area already has a high number of licenced premises and the density of premises in the area is 10 times higher than the London average.
4. Alcohol related crime, alcohol related violence and ambulance call outs in the area are high and significantly higher than the London average
5. The Licensing Authority has been working with partners and the licence trade to tackle underage drinking, street drinking and preloading which affect residents living in the area. An additional off licence in the area will undermine this work and add to the cumulative impact.
6. The measures proposed in the operating schedule do not sufficiently rebut the presumption to refuse the application on the basis that the application will not add to the cumulative impact.

7. The Licensing Authority is aware that this premises is owned by the same family who owned the off licence at 426 St John Street. That premises had a very poor track record of compliance and the premises licence was revoked twice for illicit alcohol and sales of alcohol to under age volunteers.

Summary and recommendations

An additional off licence selling alcohol will add to the cumulative impact.

The measures proposed by the applicant in the operating schedule are industry standard.

The applicant has not demonstrated that the application will not add to the cumulative impact therefore in order to promote the licensing objectives it is recommended that this application is refused.

If the Committee is minded to grant the application the Licensing Authority recommends

1. Reducing the sale of alcohol hours to 11am to 7pm
2. Prohibiting the sale of alcohol in excess of 6%abv
3. Imposing any additional bespoke conditions proposed by the applicant prior to the hearing

Janice Gibbons
Service Manager

Islington Council

Janice.gibbons@islington.gov.uk

020 7527 3212

22 April 2015



Please reply to: Doug Love

MEMO TO:

LICENSING TEAM
222 UPPER STREET

Our Ref:
Your Ref:
Date: 22/04/15

LICENSING ACT 2003: REPRESENTATIONS BY RESPONSIBLE AUTHORITY

Nisa Local, 424 St John Street, EC1V 4NJ

I have had the opportunity to examine the application for a new premises licence made by FMH Traders Ltd on behalf of Trading Standards and wish to make the following representation.

1. This premises has links with a business that previously held a licence next door at 426 St John Street. Although the owning company is different – the next door shop was run by Beers, Wines & Spirits Ltd. – I am aware that the same family are behind both businesses.
2. Beers Wines and Spirits Ltd had their premises licence for 426 St John Street revoked in September 2014 after a seizure of illicit alcohol; two underage sales of alcohol and one failure to request proof of age when an 18 year old volunteer purchased alcohol; and repeated breaches of conditions.
3. In July 2008, there was a previous licence revoked at 426 after three underage sales of alcohol in less than 6 months. This licensee at this time was Faisal Kashmiri. This member of the family also appeared to be the person effectively in charge of Beers Wines and Spirits at the time of the 2014 revocation, even though he was not mentioned on the licence and he was not a director of the owning company.
4. Given this history, I am very surprised to receive an application for 424 St John Street that is lacking in so many ways:
 - The cctv condition allows for recording only at the discretion of staff. This is totally inadequate;
 - Precautions to avoid stocking illicit goods are totally absent;
 - There is no commitment to report instances of people attempting to sell illicit goods;
 - There are no details about the nature of staff training;
 - There is no indication that training records will be kept;
 - There is no requirement to use the refusals book that the applicant pledges to keep;
 - There is no attempt to rebut the assumption of increased cumulative impact referred to in LP 2;
 - There is no attempt to justify the hours additional to the 'expected' hours for off licences in Licensing Policy (LP) 8.
5. Part of the reason that the application may be so inadequate is that the applicant appears not to have considered either the expectation that that operating schedule will explain how

high standards of management should be achieved in LP 9, or the guidance of what this means given in LP 10.

6. LP10 goes on to observe that "Where there is a history of non-compliance associated with the premises the Licensing Authority is unlikely to grant a new ... application unless there is evidence of significant improvement in management standards". Although the history of non-compliance took place at neighbouring premises in this case, such are the links between the two businesses it is clear that this principle should apply to this application.
7. I do not believe that application by relatives of people who have been running businesses where a licence has been revoked should automatically be rejected and I do not know either Muazzam Kashmiri (the sole director of FMH Traders Ltd) nor Msawar Mahmood Kashmiri, the prospective DPS.
8. However, I ask the Licensing Sub-Committee to reject this application as they have failed to take heed of the Statement of Licensing Policy; nor of lessons that should have been learnt from the issues at 426, of which the applicants must surely have been aware.
9. I would anticipate arguments against this representation by the applicant or their advisors, but whatever is offered in an attempt to satisfy Trading Standards' concerns should have been considered and/or discussed prior to the application. In the circumstances and with the links of this business to the ones that have been revoked at 426, I cannot foresee any circumstances where I will be willing to withdraw this representation.

I believe these representations are specific and proportionate to the known trading characteristics of this particular premises and this retail sector as a whole and are consistent with the Islington Council Statement of Licensing Policies, in particular policies 9, 10, 25 and 26.

Doug Love
Principal Consumer Services Officer

NICK

Your Premises License Application New
Our Licensing/NI
Date: 21st April 2015



**METROPOLITAN POLICE
SERVICE**
Islington Police Licensing Team
Islington Police Station
2 Tolpuddle Street
London
N1 0YY

Telephone: 07799133204
Email:
Licensingpolice@islington.gov.uk

Date 23rd April 2015

Premises at
424 St John Street
London
EC1V 4NJ

Dear Sir/Madam

Re: Premises License Application: 424 St.John Street EC1V 4NJ

With reference to the above application, We are writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated on the borders of 4 Cumulative Impact areas, Kings Cross, Angel and Upper Street, Clerkenwell and Bunhill. It falls just within the 'Bunhill Cumulative Impact Area', a locality where this is traditionally high crime and disorder and there are concerns that this application will cause further policing problems in an already demanding area. Islington has almost double the national average of licensed premises per resident, and this is why the police supported the implementation of the Council's Cumulative Impact Policy. This large number of licensed premises and the issues associated with these impacts greatly on the police and all other emergency services resources.

There are 31 licensed premises within a 250m radius of this venue. 25 of these are On Licensed Premises, 5 are Off Licences and 1 is a Late Night refreshment venue. There is nothing within the application that demonstrates to us that the venue will not add to the cumulative impact in the area. I have engaged with the applicant's representative asking for them to refer to the Licising Policy 2013-2017 with regards to the opening hours. The response to this was "Demand from local residents". No evidence of this nature has been brought to my attention to support this claim.

The premises is located just over 100 metres away from the Angel Tube Station, a location which attracts street drinkers. We have concerns that a licenced premise so close to this area would see a rise in anti social behaviour within this area particularly related to street drinking.

We do not see that this application is bringing anything different or new to the area.

As this is a new application for a new premise we can't produce any crime figures specific to the proposed venue.

It is for these reasons that we are objecting to the application and propose that it is refused.

If the committee is minded to grant the application then we would ask them to consider attaching the following conditions to the application and to also include the core hours as set out in the Council Licensing Policy 2013-2017, for Off Licences.

- 1) CCTV shall be installed, operated and maintained in agreement with the police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or Police Officer (subject to the Data Protection Act 1998) within 24 hours of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge.
- 2) No High Strength Beer, Lager or cider of 6.5% abv or above shall be sold other than premium beer, lager or cider priced at £1.95 or above per 500ml.
- 3) Signage to be in place at all entrances and exits and points of sale of alcohol advising customers of the DPPO.
- 4) The hours of sale of alcohol to be between 1000-2300hrs Mon-Sat and 1000-2200hrs on Sunday.
- 5) All alcohol to be in locked fridges/cabinets during times that alcohol cannot be sold.
- 6) No more than 15% of the premises to be used for alcohol.

Should you wish to discuss the matter any further please feel free to contact us on the mobile 07799133204 or via email licensingpolice@islington.gov.uk.

Yours Sincerely

Nick Pamboris
Steve Harrington
Pete Conisbee

Islington Licensing Officer



Please reply to: Doug Love

MEMO TO:

**LICENSING TEAM
222 UPPER STREET**

Our Ref:
Your Ref:
Date: 22/04/15

LICENSING ACT 2003: REPRESENTATIONS BY RESPONSIBLE AUTHORITY

Nisa Local, 424 St John Street, EC1V 4NJ

I have had the opportunity to examine the application for a new premises licence made by FMH Traders Ltd on behalf of Trading Standards and wish to make the following representation.

1. This premises has links with a business that previously held a licence next door at 426 St John Street. Although the owning company is different – the next door shop was run by Beers, Wines & Spirits Ltd. – I am aware that the same family are behind both businesses. The only link is that this is the Applicant's brother. Beers Wines Spirits which was located at 426 was run by Faisel Kashmiri, who is not involved in any way with the company at 424 St John Street.
2. Beers Wines and Spirits Ltd had their premises licence for 426 St John Street revoked in September 2014 after a seizure of illicit alcohol; two underage sales of alcohol and one failure to request proof of age when an 18 year old volunteer purchased alcohol; and repeated breaches of conditions. These breaches were done by BWS and Faisel who has taken full responsibility for the matter. It has no connection with the Applicant's company and proposed DPS.
3. In July 2008, there was a previous licence revoked at 426 after three underage sales of alcohol in less than 6 months. This licensee at this time was Faisel Kashmiri. This member of the family also appeared to be the person effectively in charge of Beers Wines and Spirits at the time of the 2014 revocation, even though he was not mentioned on the licence and he was not a director of the owning company. This is a matter for Faisel Kashmiri to answer to and not the Applicant. Faisel was the manager of the store at 426.
4. Given this history, I am very surprised to receive an application for 424 St John Street that is lacking in so many ways:
 - The cctv condition allows for recording only at the discretion of staff. This is totally inadequate; the cctv records always and keeps the recordings for 31 days
 - Precautions to avoid stocking illicit goods are totally absent; At present the shop does not sell any alcohol hence no precautions are in place. Once the shop is allowed to sell alcohol, we will only be purchasing goods from reputable cash n carries and training to be given to check products with UV light
 - There is no commitment to report instances of people attempting to sell illicit goods we are committed to report people selling illicit goods
 - There are no details about the nature of staff training three members of our staff are personal license holders

- There is no indication that training records will be kept [a training record is kept on site]
 - There is no requirement to use the refusals book that the applicant pledges to keep [a refusal book is going to be kept on site and will be filled if any refusals are made]
 - There is no attempt to rebut the assumption of increased cumulative impact referred to in LP 2;
 - There is no attempt to justify the hours additional to the 'expected' hours for off licences in Licensing Policy (LP) [as explained our store is open until 2am, there is a huge demand from local residents, furthermore we supply the local pub and club; old red lion and Slime respectively]
5. Part of the reason that the application may be so inadequate if that the applicant appears not to have considered either the expectation that that operating schedule will explain how high standards of management should be achieved in LP 9, or the guidance of what this means given in LP 10.
 6. LP10 goes on to observe that "Where there is a history of non-compliance associated with the premises the Licensing Authority is unlikely to grant a new ... application unless there is evidence of significant improvement in management standards". Although the history of non-compliance took place at neighbouring premises in this case, such are the links between the two businesses it is clear that this principle should apply to this application. [There is no history with regards to the Applicant and the proposed DPS management standards. I would reiterate my business is not linked to 426, other than Faisal being the Applicant's brother and the Applicant is not responsible for these actions.]
 7. I do not believe that application by relatives of people who have been running businesses where a licence has been revoked should automatically be rejected and I do not know either Muazzam Kashmiri (the sole director of FMH Traders Ltd) nor Msawar Mahmood Kashmiri, the prospective DPS [The Applicant is happy along with the proposed DPS to have a face to face meeting were we can formally introduce ourselves]
 8. However, I ask the Licensing Sub-Committee to reject this application as they have failed to take heed of the Statement of Licensing Policy; nor of lessons that should have been learnt from the issues at 426, of which the applicants must surely have been aware [The Applicant was not involved with 426.]
 9. I would anticipate arguments against this representation by the applicant or their advisors, but whatever is offered in an attempt to satisfy Trading Standards' concerns should have been considered and/or discussed prior to the application. In the circumstances and with the links of this business to the ones that have been revoked at 426 [I cannot foresee any circumstances where I will be willing to withdraw this representation] [The Applicant is only concerned about the business at 424, what happened at 426 was due to the incompetence of Faisal and his management of the business]

I believe these representations are specific and proportionate to the known trading characteristics of this particular premises and this retail sector as a whole and are consistent with the Islington Council Statement of Licensing Policies, in particular policies 9, 10, 25 and 26.

Doug Love
Principal Consumer Services Officer

Suggested conditions of approval consistent with the operating schedule

1. CCTV shall be installed at the premises with a facial recognition camera at the front door., a camera on top of the till system and a recording device that can be turned on by the cashier.
2. A panic assist button connected via Redcare to the Police shall be installed and maintained.
3. Smoke and fire alarms shall be installed and maintained.
4. The fire exits shall be clearly marked and fire extinguishers shall be available on the premises.
5. A designated health and safety officer and qualified first aider shall be located at the pub nearby called the Old Red Lion.
6. A sign shall be clearly displayed which states, "Please leave the premises quietly and please respect our neighbours."
7. Challenge 25 shall be operated at the premises and staff shall have been trained in the procedures recommended by Challenge 25.
8. The premises shall operate a till that prompts the staff to any potential underage sales.
9. A refusals book shall be kept on the premises and used to record refused sales.

Conditions proposed by the Licensing Authority Officer

10. Reducing the sale of alcohol hours to 11am to 7pm
11. Prohibiting the sale of alcohol in excess of 6%abv.
12. Imposing any additional bespoke conditions proposed by the applicant prior to the hearing

Conditions proposed by the Noise Team

13. There shall be no deliveries or waste collections between 20:00 and 08:00, Mondays to Saturdays and no deliveries or waste collections on Sundays or Bank Holidays.
14. Notices shall be prominently displayed at the exit requesting the public to respect the needs of local residents and not to gather outside or as to cause disturbance to the any residential properties in the vicinity.
15. All off sales shall be made in closed sealed containers.

Conditions proposed by the Police

16. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
17. No High Strength Beer, Lager or cider of 6.5% abv or above shall be sold other than premium beer, lager or cider priced at £1.95 per 500ml.
18. Signage to be in place at all entrances and exits and points of sale of alcohol advising customers of the DPPO

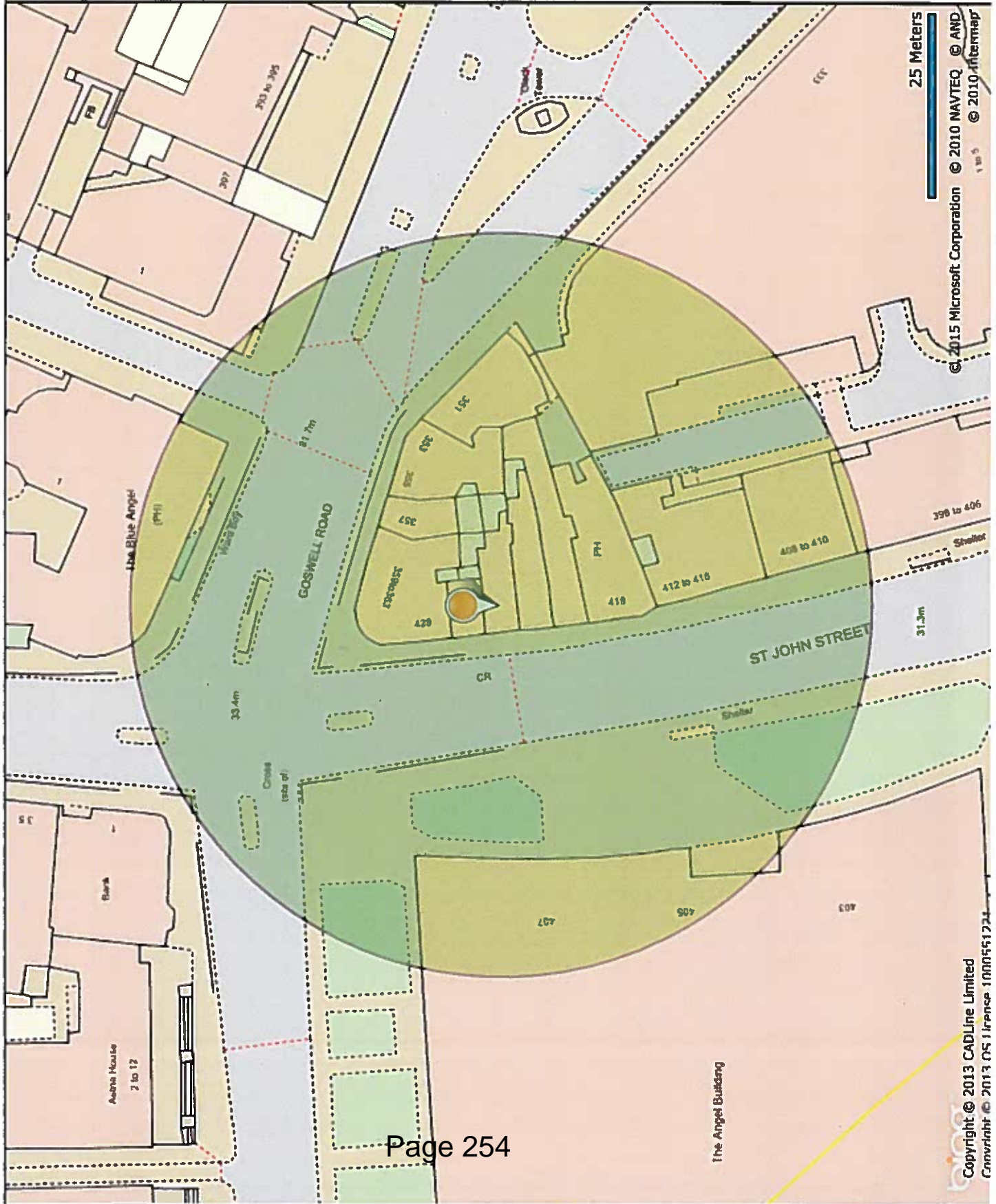
19. The hours of sale of alcohol to be between 10:00 to 23:00 Monday to Saturday and 10:00 22:00 on Sunday
20. All alcohol to be in locked cabinets/fridges during times that alcohol cannot be sold.
21. No more than 15% of the premises to be used for alcohol.

Title : 424 St John Street EC1

Islington Borough Boundary

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25 Meters

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