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**AGENDA FOR THE LICENSING SUB COMMITTEE A**

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Members of Licensing Sub Committee A are summoned to a meeting, which will be held in Committee Room 1, Town Hall, Upper Street, N1 2UD on, **5 July 2016 at 6.30 pm.**

**John Lynch**  
**Head of Democratic Services**

Enquiries to : Jackie Tunstall  
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Despatched : 27 June 2016

**Membership**

Councillor Flora Williamson (Chair)  
Councillor Michelline Safi Ngongo (Vice-Chair)  
Councillor Diarmaid Ward

**Substitute**

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.



<b>A. Formal matters</b>	<b>Page</b>
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 - 6

<b>B. Items for Decision</b>	<b>Page</b>
1. Kojima, 100 Islington High Street, N1 8EG - New premises licence	7 - 38

**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 A - 24 May 2016

Minutes of the meeting of the Licensing Sub Committee A held at Committee Room 1, Town Hall, Upper Street, N1 2UD on 24 May 2016 at 6.30 pm.

**Present:**           **Councillors:**       Flora Williamson (Chair), Satnam Gill and Asima Shaikh.  
**Also Present:**       **Councillors:**       Raphael Andrews and James Court

### Flora Williamson in the Chair

**106**        **INTRODUCTIONS AND PROCEDURE (Item A1)**

Councillor Williamson welcomed everyone to the meeting, asked members and officers to introduce themselves and outlined the procedures for the meeting.

**107**        **APOLOGIES FOR ABSENCE (Item A2)**

Apologies for absence were received from Councillor Safi Ngongo and Councillor Diarmaid Ward.

**108**        **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**

Councillor Asima Shaikh substituted for Councillor Safi Ngongo and Councillor Gill substituted for Councillor Ward.

**109**        **DECLARATIONS OF INTEREST (Item A4)**

None.

**110**        **ORDER OF BUSINESS (Item A5)**

The order of business was as the agenda.

**111**        **THE OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN, EC1R ONA (Item B1)**

The licensing officer reported that the application for floors 1-3 was for half an hour less than originally applied for. It was noted that opening hours for floors 1-3 and the top floor would be to half past midnight and not 3am as stated on the front page of the report. It was noted that these details had been corrected on the report posted on the website. There was an additional condition proposed to those detailed in appendix 4 of the report regarding the management plan and this was detailed on page 10 in further submissions from the applicant. These submissions would be interleaved with the agenda papers. Revised plans were circulated to members which included the roof terrace. It was noted that the Peabody Trust residents had asked one of the interested parties to represent their views.

The Chair confirmed that both sides would have ten minutes to present their case and stated that the members had read all the papers.

The licensing authority raised concerns regarding the increase in capacity, up to 1000 additional people. It was stated that information regarding dispersal had not been received and the draft management plan was an old document. No operator had been confirmed. The premises were in a cumulative impact area and there was a concern regarding the impact of customers leaving the premises and the use of the outside areas.

Two residents spoke against the application at the meeting. One resident raised concerns about the cumulative impact. She stated this would have five times the capacity as the current premises and would not be food-led. The premises were in a residential area. There would be noise disturbance from smokers and drinkers on the terraces and the premises would be licenced for longer hours than presently. The management did not intend to operate the premises themselves. They had applied for extended hours with no analysis of noise escape from drinkers inside or from people on the streets. A large smokers terrace was to be located opposite a resident block. They had applied for unprecedented hours of use. There had been no analysis of capacity, the number of people entering or leaving the building, the number of smokers, deliveries and parking or additional foot and vehicular traffic. There was nothing in place for anti-social behaviour. They had claimed that 685 people would be using the building. The current premises had a couple of dozen customers, although it had a registered capacity of 686 persons. The management for each area was unknown. The management plan was one year old and lacked specifics. The applicant claimed that they should be an exception to the cumulative impact policy but had not stated why this should be. They had not tried to address in their application why they would have no adverse impact on the cumulative impact policy. The exceptions given as an example in the licensing policy were small premises with a 50 person capacity and coffee shops. This application was a long way from these examples. There were no other similar premises in the area. This had 1000 more licensing hours than other local premises and the private members club which allowed four guests, which was not considered to be very private as it allowed up to four guests. The application broke all the rules for an exception to policy.

The second resident stated that there had been 201 objections with no support. Residents were concerned about the use of the outside space. There were two recent applications in the area with roof terraces. Neither had permitted alcohol and had restricted hours to 8pm. The applicant had made no analysis of the noise impact. The application asked for 1600 extra licensed hours than nearby restaurants which were the same size as just the top floor. The applicant had ignored vertical drinking concerns. Other restaurants prohibited drinking alcohol without food and off sales were prohibited. The applicant had refused to state maximum capacity and on sale conditions and there was a concern that it would not be the applicant that managed queues to the premises. The applicants had refused to state a maximum capacity. The premises would have bars, regulated entertainment and music, which by definition could be a night club. With the opening hours applied for there could be five covers a day, with 921 seats, with 600 people per cover, there could be 3000 people through the doors each day. 1 million extra people per year. Residents asked that the application be refused as other premises agreed had been with a smaller capacity.

The applicants stated that they had wanted to make this building great and had the support of Historic England and the Council. They did not want the building to be closed to the public. It was intended that the ground floor should have public access and be a social hub in the area. They had been in discussions with a couple of operators including bakeries and health spas with a view to creating a market place. They would want to be personally involved with licensees and there was no intention to create a nightclub.

The applicants' representative stated that they had met with the police, environmental health and residents and as a result had tailored their application. He stated that the application should be granted as an exception. The applicants would retain overall control with individual leases. The police and environmental health had not objected despite the cumulative impact policy. Residents were concerned but could be assured that the premises would not add to the cumulative impact. He referred the Sub-Committee to s182 of the home office guidance which stated that the authority would look to the police regarding concerns with crime. Although there was a cumulative impact policy he considered that conditions relating to the outside area after 10pm and regarding rubbish and deliveries, the application would not add to the cumulative impact. The company owner

## Licensing Sub Committee A - 24 May 2016

stated that this was an amazing opportunity to have public access to this building. There was strong support from local businesses and the City University.

The applicants' representative stated that this was a good location for this operation, it was an island site close to Farringdon Station and with sound noise control measures and insulation. This would not operate as a nightclub. There would be close communication with residents. There was a need to cater for a mix of people and lifestyles and this would provide dining and leisure for both business and the tourist. This was a good opportunity to restore a great landmark. He asked that the Sub-Committee consider the conditions on pages 235-238 of the report during their retirement, which included conditions regarding noise management and the dispersal policy to be agreed by the licensing authority.

In response to questions the applicant's representative stated that they did not know the capacity and that not every premises would add to the cumulative impact. There would be management and dispersal plans in place. The building would be sound insulated and egress from the premises would be dealt with by the noise team. The majority of customers would be exiting on Farringdon Lane and away from local residents. Regarding the dispersal policy the exits were detailed in the proposed conditions on page 238 of the report although it was accepted that residents were not happy with this. The customers had been moved away from Clerkenwell Green to Farringdon Lane after midnight. Principles were in place for dispersal but they could not be finalised until an operator was in place.

The Sub-Committee noted that there were three elements to the building. The ground floor or basement, which was intended to be a food court with multiple suppliers, the private members club on floors 1-3 and a dining room and swimming pool on the top floor/roof terrace. It was possible that one of the applicants or a Director of Satila Farringdon Ltd would be a designated premises supervisor (dps). The lease for each business area would be very specific and responsibility would lie with each dps and enforced through the lease. An application could have been made for each area separately. It was made as one application as it was considered easier, however it may be necessary to look at other licences at a later stage.

In response to a concern that financial concerns of the operators may override the removal of a leaseholder who was not upholding the licensing objectives, it was reported the leaseholder in this circumstance could jeopardise the whole of the licence. There was a greater risk for the owner to have one licence. If there were many operators the owners may need to look at having some form of security against occupiers breaking licensing conditions. The basement was intended to hold a mixture of premises. This could involve bakeries, restaurants, health spas possibly art shops. The Chair raised a concern that there was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention. A wine shop may be a possibility. An off licence would be stopped at an earlier hour. There would be a substantial food offering available at all times and a substantial food condition had been agreed for the ground floor. Off sales were conditioned to be in sealed containers after 9pm. The Chair reiterated that there was nothing in the conditions to prevent all bars on the ground floor. The applicants' representative stated that in the draft management plan dated 2015, the capacity on the ground floor was 254, in the membership areas it was 340 and on the top floor it was 74, although the top floor was likely to hold more looking at the plans. There were to be proper membership conditions. There was no condition proposed for the top floor to be table service only. The Chair stated that the entire area could then be used as a bar. The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation.

With regard to questions about dispersal it was stated that customers would disperse onto Farringdon Lane after midnight. The ground floor would be closed at this time and the top floor smaller venue, with 10% of customers, would exit onto Clerkenwell Green North. The management of doorstaff would be included in the dispersal policy. The application was outside core hours in the licensing policy as it was considered to be a general exception

and the police and environmental health were happy with those hours. The owners stated that they needed the flexibility in hours and members clubs around London operated for longer hours. This was considered to be the best use for the building. Planning hours were more restrictive but the applicants were in discussions with the planners. The hours granted were less than the applicants applied for and they would have to go back to seek longer planning permission hours if granted. They had not updated the management plan as they were waiting to see what would happen with the licensing application. They had not made a provisional statement as most licensing lawyers do not make them, although they could have done this.

In summary, the interested parties stated that the grant of this licence would be a dangerous precedent with no guarantees for residents. The onus was on the applicant to have planning permission in place before a licence was granted and the reasons why planning was granted for shorter hours was in the interests of protecting residential amenity. The planning authority had stated that once the applicant had drawn up a more detailed management plan they would consider longer hours. There was a capacity shown for 1000 customers. 10% of people leaving by the Clerkenwell Green North entrance meant that the capacity would be 1000 by the owners own admission. A main concern was the large volume of people entering and leaving the building. As detailed in the licensing policy, Clerkenwell had one of the highest concentrations of late licensed premises in the Borough with 10% of on licensed venues located within this small geographical area.

The number of people on the ground floor would be greater than the Conran restaurant and the number on the top floor would be larger than Grainger. The applicant had refused to offer a condition for table service and had stated that a substantial meal would be available.

The applicant's representative stated that management and dispersal plans were to be agreed. He asked that the Sub-Committee be content with the conditions. The noise policy would be agreed with the noise team. They had submitted why they considered they would be an exception. He considered that the residents had concerns that were speculative. The premises already had a licence. The location was good. A licence had already been granted until 12 o'clock and the capacity was greater than it has been used for. The conditions proposed could satisfy the Sub-Committee that this was an exception.

### **RESOLVED**

That the application for a new premises licence for The Old Sessions House, 22 Clerkenwell Green EC1R 0NA be refused.

### **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 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.

Licensing policy 2 provided examples of applications that the licensing authority may consider as exceptional including, small premises with a capacity of fifty persons or less, small premises operating within core hours as set out in licensing policy 8 or premises which are not alcohol led. The characteristics of these premises were very different to the exceptions envisaged by the policy in that the capacity would be at least 685 persons, the



## Licensing Sub Committee A - 24 May 2016

proposed hours of operation were outside the core hours and the restrictions regarding provision of food with the sale of alcohol were limited to the ground floor only. Furthermore the applicants' proposed condition that substantial food would be available at all times on the ground floor did not tie the sale of alcohol to the provision of a substantial meal or restrict units or percentage floor areas where alcohol would be available for sale.

The Licensing Sub-Committee noted that exact capacity numbers were to be agreed but the plans submitted by the applicant show seating provision for approximately 1000 persons. The Licensing Sub-Committee anticipated that in a day of trading there could be many more than 1000 people attending the premises. The premises would therefore substantially add to the cumulative impact area. The Sub-Committee noted the licensing authority's concern about the potential impact that such a large volume of additional people arriving in the area would have.

The Sub-Committee considered the existing licence for the premises with capacity numbers set at 686. However, the previous operation of the premises by the Masonic Centre was very different in nature. The sale of alcohol in the entire premises was restricted to members of the Masonic Lodge and their guests or for persons attending conferences by invitation. The Sub-Committee also noted the submission of the interested party that there were only a few dozen visitors a day to the premises when operated by the Masonic Lodge.

The Sub-Committee noted that the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted. The licensing authority and the interested parties raised concerns about public nuisance from patrons at the premises when using outside drinking and smoking areas and dispersing from the premises. These parties also raised concern that the applicants had not provided details of how they would manage the premises to ensure the responsible retail of alcohol including measures to discourage vertical drinking. The Sub-Committee noted the applicant's proposals for 90% of customers leaving the premises late at night to be onto Farringdon Lane to reduce the impact on residents. However, the Sub-Committee noted that there would still be a sizeable number of customers leaving through the Clerkenwell Green North exit and the applicant had provided inadequate details concerning dispersal arrangements.

The applicants submitted that because the police and environmental health, as responsible authorities, had not made representations that the application was against policy, the Sub-Committee should be satisfied that the application could be granted as an exception. The Sub-Committee however noted that there was a submission from the licensing authority as a responsible authority and that the Sub-Committee should consider and give weight to these representations in relation to public nuisance.

The Sub-Committee was satisfied that the licensing objectives would be undermined and that the proposed conditions would be an ineffective solution. The applicants failed to rebut the presumption that the application would add to the existing cumulative impact of the Clerkenwell cumulative impact area.

The Sub-Committee noted that the premises currently had planning permission for limited hours of operation. The proposed hours in the application are more extensive than permitted under the planning consent and the applicants recognised that they needed to amend their planning consent to operate the licence as proposed. The Sub-Committee noted licensing policy 6 which states that the licensing authority expects applicants to ensure that they have planning consent for the intended hours of operation before making application for a premises licence. The licensing authority will only grant licences for premises without planning consent in exceptional circumstances which were not established in this case. There had been a Planning Committee hearing and the planning authority had

## **Licensing Sub Committee A - 24 May 2016**

clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well.

The meeting ended at 8.30 pm

**CHAIR**



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	5 July 2016		St Peters

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION  
KOJIMA, 100 ISLINGTON HIGH STREET, LONDON, N1 8EG**

**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) permit the sale of alcohol off the premises only from 11:00 to 21:00 on Monday to Saturday, and from 11:00 until 20:00 on Sunday.
  - (ii) the opening hours for the premises applied for are 11:00 to 21:00 on Monday to Saturday, and from 11:00 until 20:00 on Sunday.

**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: 4
Other bodies	No
Planning	No

### 3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form; response letter.

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 The applicant has seen the representations and has written a letter dated the 6 June 2016 in response. This letter is attached in Appendix 1.

3.1 The premise is located within the St Peter's Cumulative Impact Policy area, adopted by the Council on 24 January 2013.

### 4. Planning Implications

4.1 Planning have advised that there are no restrictions on the planning use for this property

### 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)

### 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 27<sup>th</sup> June 2016

**Received by**

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

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

W7K/160008046



ISLINGTON

DW  
OK? [Signature]  
17/3/16  
✓

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 Kojima LTD

(Insert name(s) of applicant)

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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description 100 Islington High Street			
Post town	London	Postcode	N1 8EG

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£23,750 BAND B.

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)

RECEIPT JWIL/0000098

£190. 18/3/16.

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

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

Please tick yes

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

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

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

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

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
1	8	04 2016

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)

Ground floor shop in a mid-terraced building comprising approximately 400 sq feet. To the rear of the shop there is a small office room to be used for staff only. There is a basement which is ancillary accommodation and does not form part of the licensing application for off-sales, which are proposed to take place on the ground floor. The shop is situated on the East side of Islington High Street between two coffee shops, and looking out onto a side-street that accesses Upper Street.

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

N/A premises small

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)



**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 Kojima Ltd
Address Higgison House 381-383 City Road London EC1V 1NW
Registered number (where applicable) 07000445
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

**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			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Wed					
Thur			<b>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</b> (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 (please read guidance note 3)</u>
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events (please read guidance note 4)</u>
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 (please read guidance note 5)</u>
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> <b>Standard days and timings</b> (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)		Indoors <input type="checkbox"/>	
					Outdoors <input type="checkbox"/>	
					Both <input type="checkbox"/>	
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here (please read guidance note 3)</b>			
Mon						
Tue						
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)			
Thur						
Fri			<b>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</b> (please read guidance note 5)			
Sat						
Sun						

**E**

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Wed					
Thur			<b>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</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**F**

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

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 3)			
Mon						
Tue						
			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)			
Wed						
Thur			<b><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></b> (please read guidance note 5)			
Fri						
Sat						
Sun						



**H**

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

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption –</b> <u>please tick</u> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	11:00	21:00			
Tue	11:00	21:00			
Wed	11:00	21:00			
Thur	11:00	21:00			
Fri	11:00	21:00			
Sat	11:00	21:00			
<b>Thur</b>	11:00	21:00	<b>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</b> (please read guidance note 5)		
<b>Fri</b>	11:00	21:00	The actual intention is to open the premises only six days per week, but to maintain operational flexibility I would like to apply for the licence for all seven days so that a decision as to which day to close can be made later based on actual customer activity patterns. The closed day will most likely be Monday.		
<b>Sat</b>	11:00	21:00			
<b>Sun</b>	11:00	20:00	Similarly, it is likely that the premises will actually close at 20:00 all or most days, but to retain operational flexibility I would like to ask that the licence be granted up to 21:00 mon-sat. If this is problematic, 20:00 may be acceptable.		

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

<b>Name</b> Joseph Mossman
<b>Address</b>          
<b>Personal licence number (if known)</b> 11943-050110
<b>Issuing licensing authority (if known)</b> LB Islington

**I**

<b>Late night refreshment Standard days and timings (please read guidance note 6)</b>			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)</b>	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Wed					
Thur			<b><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></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**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 highly circumscribed nature of the alcoholic products offered, their high price and the degree of specialist knowledge required by customers in order to be attracted to these products means that it is highly unlikely that 'problem drinkers' would shop at the premises. Similarly, the fact that alcoholic beverages will constitute only one element of a range of products on sale means that the premises will not form a magnet for people intent on disorderly or irresponsible drinking.

The aim is to promote cultural awareness of traditional Japanese drinks, and also to sell specialised kitchen equipment and textbooks to people interested in learning about Japanese cuisine. Therefore it is anticipated that the customer base will consist mainly of 'foodies' who wish to buy expensive Japanese beverages to accompany dinner parties and Japanese-style home cooking. It is highly unlikely that the products offered would attract 'street drinkers' or those on a night out, due to their price point and specialised nature.

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

Prevention of crime and disorder will be promoted firstly through the strict enforcement of 'challenge 25', and staff will be trained not to sell beverages to customers who appear visibly intoxicated.

Furthermore as explained in box a), the specialised nature and high price-point of the alcoholic products offered will deter 'problem drinkers' and underage persons.

The premises will be presented and managed in such a way as to not form a point of attraction for people interested in irresponsible drinking – signage will be discreet, the interior will be exclusive and staff vigilance will be high.

Full CCTV coverage of the retail premises and area in front of them will be installed as a deterrent of crime and to aid police.

**c) Public safety**

As in box a) and b), the nature of the products offered will not attract problem drinkers or underage drinkers. Furthermore:

Emergency lighting, emergency exit signs and fire alarm system will be installed covering the entire retail premises and the protected escape route. There are two possible means of egress in the event of fire: the main front door, and an emergency exit via the hallway of the residential upper parts which are owned under the same lease as the commercial premises. This escape route will be clearly signed and accessed via a door with a push-bar emergency opening mechanism. There is also the possibility of exiting the building to the garden at the rear if a fire were to block the whole street frontage.

Full CCTV coverage of the retail premises and area in front of them will be installed as a deterrent of crime and to aid police.

Staff will be fully trained regarding emergency egress, and fire drills will be performed. The premises will be maintained to a high standard to ensure the physical safety of customers at all times.

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 – there will be no adult entertainment or other activities which could give rise to concern in respect of child protection. Only the sale of alcohol is proposed, in line with the ‘challenge 25’ scheme.

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	11:00	21:00	
Tue	11:00	21:00	
Wed	11:00	21:00	
Thur	11:00	21:00	<b>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)</b>
Fri	11:00	21:00	The actual intention is to open the premises only six days per week, but to maintain operational flexibility I would like to apply for the licence for all seven days so that a decision as to which day to close can be made later based on actual customer activity patterns. The closed day will most likely be Monday.
Sat	11:00	21:00	
Sun	11:00	20:00	Similarly, it is likely that the premises will actually close at 20:00 all or most days, but to retain operational flexibility I would like to ask that the licence be granted up to 21:00 mon-sat. If this is problematic, 20:00 may be acceptable.

**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	Joseph Mossman – please note, I’m also scanning a hand-signed copy
Date	17 March 2016
Capacity	Director, Kojima Ltd

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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)**

Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) kojimaltd@gmail.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.

**d) The prevention of public nuisance**

As in box a) b) and c) the nature of the products offered will not attract problem drinkers or underage drinkers. Furthermore:

The opening hours of 11:00 to 20:00 or 21:00 mean that the business will not form part of the 'late night' economy or drinking scene. Therefore the sale of alcohol will not be available at times when the area is populated by a high level of inebriated people on nights out. The owner, who lives in the area, has no wish to engage with the rowdier elements of the local drinking scene.

The hours have been chosen carefully to ensure that the premises form a discreet and sympathetic addition to the local area, which consists primarily of antique shops, boutiques, small restaurants and coffee shops.

The premises will be styled and signed so as to emphasise their nature as a hub of Japanese culinary tradition and quality beverages, and will not resemble a general off-licence.

Only Japanese beverage products will be sold (in addition to kitchen equipment, tableware and books) consisting of the following:

- Sake
- Shochu
- Japanese malt whisky (always an expensive premium product)
- Japanese wine
- Bottled or canned Japanese craft beers
- Bottled or canned Japanese soft drinks

There will be no draft beer, and no European or non-Japanese beverages. There will be no cheap, heavily discounted or low-quality beverages or any sort.

The total area used for the sale of alcohol will be less than 50% of the available floor space, the rest being used for books and kitchenware / tableware.

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

As above, plus the strict enforcement by all staff of the 'challenge 25' rule.

No activities which would jeopardise child safety are to be carried out or applied for. No entertainment licence is being sought therefore no entertainment which could pose a threat to child safety or welfare will be taking place.

**Checklist:**






Please tick to indicate agreement

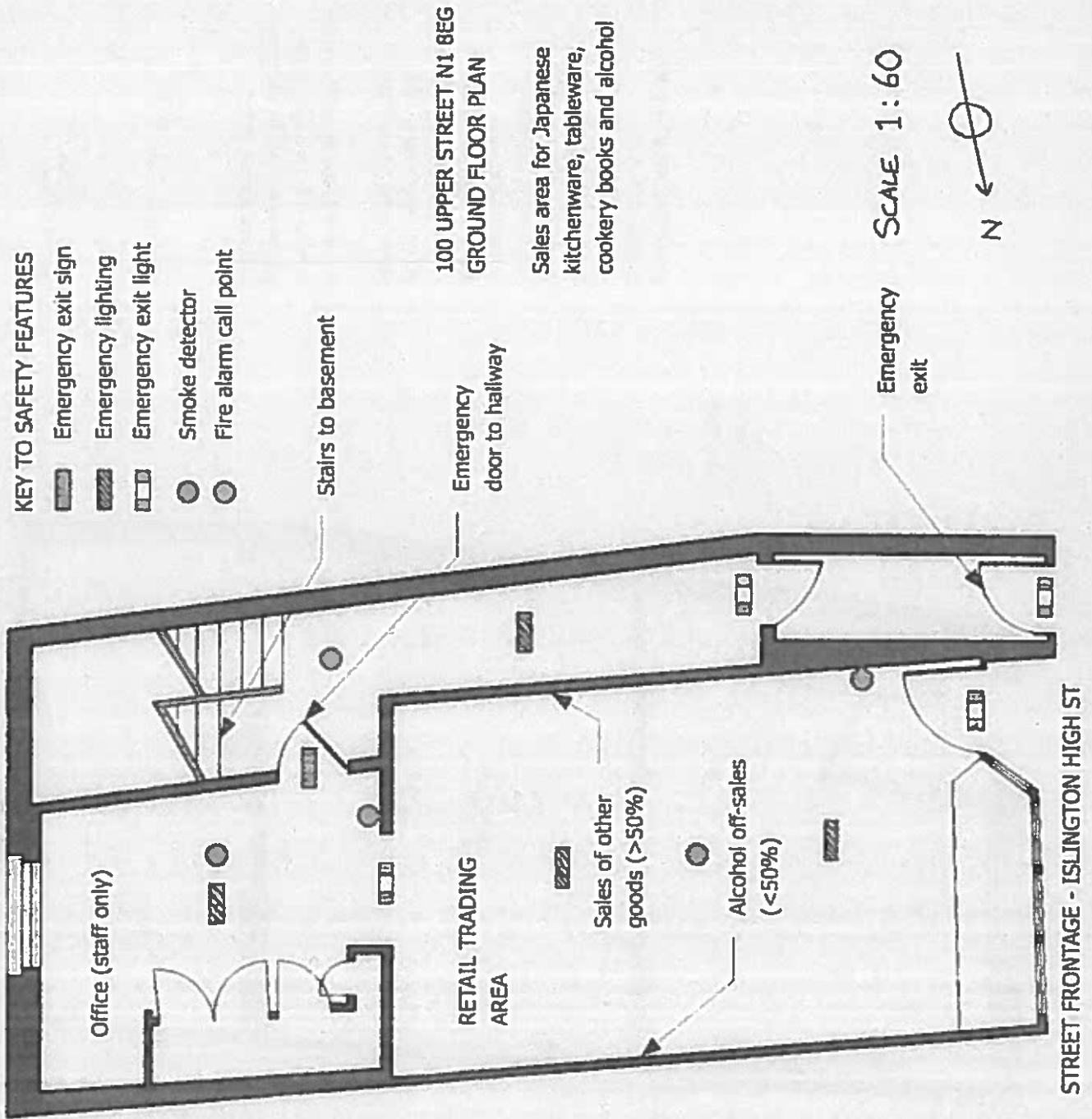
- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, 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.

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.



**KEY TO SAFETY FEATURES**

-  Emergency exit sign
-  Emergency lighting
-  Emergency exit light
-  Smoke detector
-  Fire alarm call point

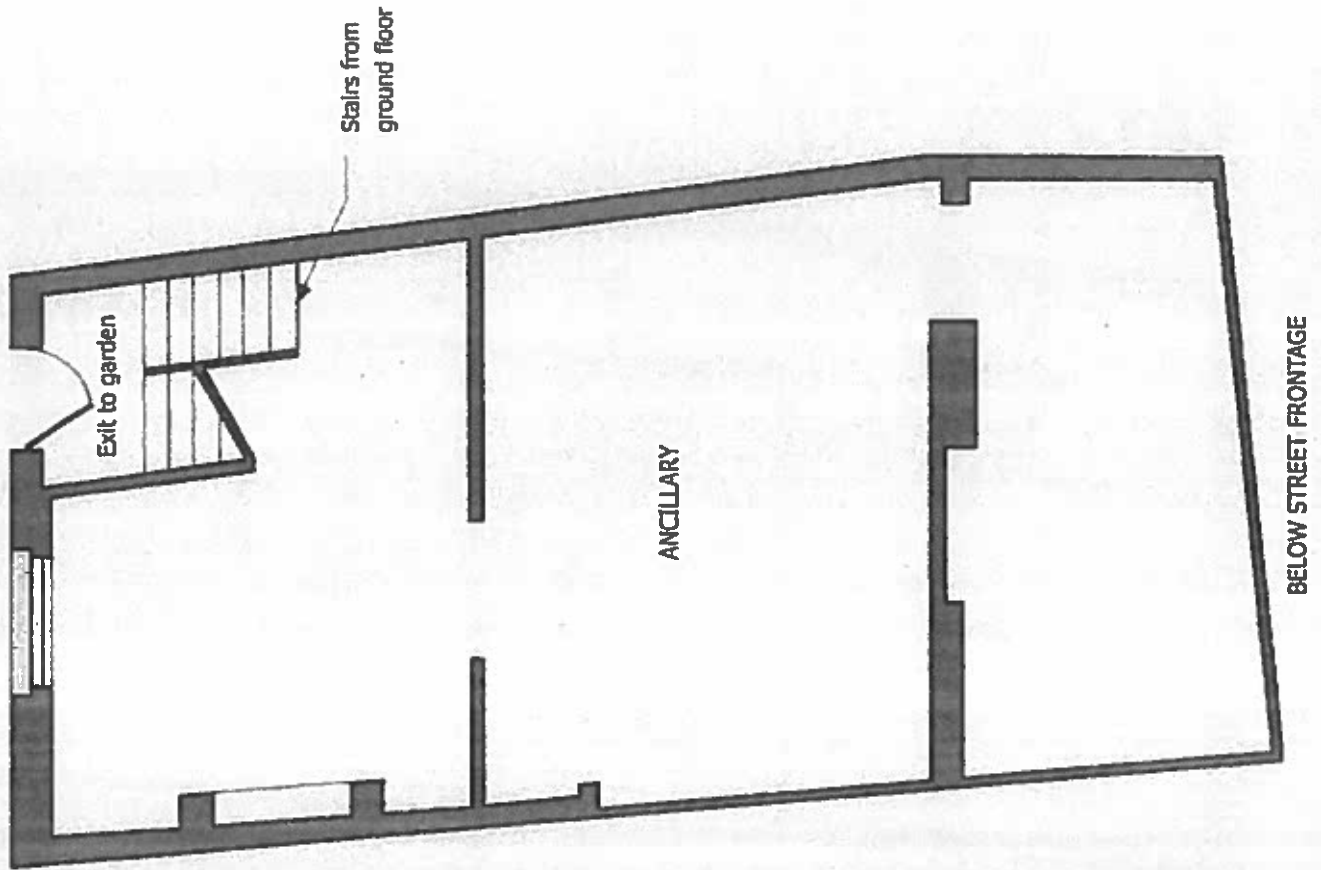


100 UPPER STREET N1 8EG  
GROUND FLOOR PLAN

Sales area for Japanese  
kitchenware, tableware,  
cookery books and alcohol

SCALE 1:60





**100 UPPER STREET N1 8EG  
BASEMENT PLAN**

The basement forms part of the commercial unit for rates purposes but is ancillary accommodation and does not form part of this application for off-sales of alcohol, which are to take place on the ground floor.

However I have included the plan because there is a door to the garden which may be useful as a second escape route.

SCALE 1:60



100 Islington High Street  
London  
N1 8EG

4 June 2016

To Whom It May concern,

I hope you do not mind my taking the opportunity to write to you directly (via the Licensing Team) regarding my proposal for off-sales of Japanese alcohol at 100 Islington High Street. I would like if I may to clarify the exact nature of the intended business as well as the philosophy behind it.

My aim is to create an upscale shop providing items of cultural and culinary relevance to people interested in Japan, and the Japanese community in London. The shop is not intended to be an off-licence in the conventional sense, but I do wish to include a selection of expensive and rare bottles of sake and shochu alongside the Japanese kitchenware, tableware and textbooks we will sell.

These beverages are an important part of Japanese tradition and are invested with great historical and cultural importance, being specific to certain regions and artisanal techniques in the manner of Scotch whiskies or French wines. There is growing interest in sake in particular, and I feel that my business has a contribution to make in terms of fostering a greater appreciation and understanding of this highly refined and sophisticated drink.

One aspect of the licence application that I feel should be clarified is the proportion of floor space I have requested for the display of alcoholic drinks. Although I wish to use 30% - 35% of the total retail area (essentially meaning the wall space) for these products, this is not intended to be a high-density display – I am not proposing rack upon rack of bottles in the manner of an off-licence. Rather, I wish to create an artistic low-density display which shows the drinks arranged in and on antique Japanese furniture. I would like to foster the image of a 'curated' collection of high quality drinks. As such the actual number of bottles on display at any one time will be considerably lower than the proportion of the retail space would suggest. I am seeking to show the products in a cultural context rather than trying to fit in the maximum number of bottles or products. A small and discreet chilled cabinet would be used for certain drinks which ought to be kept below room temperature but most of the products are suited to ambient display in the manner I have described.

I would further like to clarify that the alcoholic beverages offered will be of a high price point (typically more than £25 per bottle, and often very much more), and their specialised nature means that they do not attract 'problem' drinkers. They are simply not a cheap, easy or familiar way to get drunk. Therefore I am absolutely certain that the products I offer will not contribute to any form of nuisance behaviour, nor will they 'lower the tone' of the area or change its character for the worse. I have asked for a licensed closing time of 21:00 (20:00 on Sundays), although it may well be that 20:00 would end up being the normal closing time – I would very much like to be able to make this decision after launching. But with a latest possible opening time of 21:00, the business will not be part of the late-night economy.

The typical customers will be people who wish to cook Japanese style food in their homes, dinner party hosts, and Japanese people who want to buy products which are not easily sourced outside their homeland.

My interest in opening this retail shop is a logical extension of my main business: I am the proprietor of Tenshi Japanese restaurant at 61 Upper Street, and I would like to create an ancillary business which caters to people who want to learn more about Japanese culinary tradition, and wish to buy the equipment and materials necessary to enjoy trying to prepare Japanese food at home. I mention my primary business because I would like to point out that in six and a half years of trading as a licensed restaurant, we have never had any incidents of problematic behaviour. The restaurant is run diligently and responsibly, and our record on serving alcoholic drinks in accordance with the licensing obligations is unblemished. Although the new business will be a retail shop rather than a restaurant, you can expect the same level of care and attention from the management.

I myself was born in Islington and have lived in the Angel neighbourhood for over fifteen years. I have recently moved into the accommodation above the premises at 100 Islington High Street, so as you might imagine I am the last person who would want to see any problematic impact resulting from the sale of alcohol in my business. I care very deeply about this area, and while it is with great sadness that I have watched Camden Passage decline as a centre for antiques and transform into a street of spas, boutiques and delicatessens, I aim to do my best to bring an interesting and highly individual new business to the locality and introduce a new focus on culture and history – albeit Japanese.

A final point to make is that if I obtain consent to carry out alcohol off-sales, it will not set a precedent for this shop becoming a general off-licence in the future. This is because the lease I have been granted by the landlord specifically states that the sale of alcoholic drinks is not allowed at the premises except by my company Kojima Ltd while it remains the tenant. Therefore if I were to assign the lease to someone else, they would not have the landlord's consent to sell alcoholic drinks and would be in breach of the lease if they did so. The lease was drafted in this way because the landlord does not wish the shop to be used for alcohol sales in general in case it has an adverse impact on his property or the local area – but after detailed discussions he recognised that my business proposal was significantly more discreet and specialised in nature and therefore gave this carefully-circumscribed consent. I am grateful for that concession and hope I can convince others to take a similar view.

Having read this letter I hope you will appreciate why it is important to me to be able to include a section of traditional Japanese beverages as part of my new shop, and that I have allayed some of your concerns regarding the impact this might have on the area.

Thank you for your time.

Yours faithfully,

Joe Mossman  
Kojima Ltd T/A Tenshi Restaurant

100 Islington High Street and 61 Upper Street

### **Rep 1**

I object to this application.

This is an area where of licences have either been withdrawn(Coffee Works Project96-98 Islington High Street) or refused (Appestat 102 Islington High Street).Appestat also offered to restrict their sales area but were still refused. In this area alcohol is alcohol and the price, particularly for strong alcohol, does not deter a sizable section of the drinking community.

I appreciate that the operator has said they will only serve Japanese products but they wish to use a space that is 50% of the floor area for alcohol and that would probably be one whole wall of the shop. Alcohol will therefore be a substantial part of their business and given the number of establishments already selling alcohol in this area that is too great.

If the committee are minded to consider granting yet another licence in the cumulative impact zone then there have to be more safeguards than proposed. The licence should be restricted to the brands specified in the licence and the percentage of area which can be used for the display of alcohol should be no more than 15% of the floor area. This was the granted to Lolo 43 Upper Street

### **Rep 2**

I object to this application for off sales of Japanese rice wine: 1) once a property gains an alcohol licence this stays with the property and with off sales licence, it would be easier to gain on sales licence later on. Japanese rice wine is 18-20 % proof which is higher than wine and most beers.

2) the floor space mentioned less than 50% is a substantial amount of floor space for this shop which purports to sell Japanese kitchenware etc. So it would seem to be an off licence not a shop.

3) this shop is in the cumulative zone and would add to the overall effect of serious high alcohol content. Customers would be able to drink alcohol on the street and in parks etc. where this is already causing a nuisance and public disorder from other pubs, off licence, restaurants, cafes etc.

4) The residential users nearby and above some of the other shops could be affected by the nuisance caused by more alcohol in the street as well as a primary school nearby in Duncan Street.

I am unable to comment online so here is my objection.

Regards,

### **Rep 3**

Dear Sir,

I write to object to the granting of this application. Alcohol is alcohol whether European or Japanese. We have a surfeit of alcohol outlets in this vicinity already, a point taken by the Council when it refused the application by Appestat 102 Islington High Street N1 8EG in

October 2014. I fear off-sales of Sake could simply represent a Trojan Horse for the on-sales of all sorts of alcohol. Surely the Saturation Policy must be given some weight.

Yours faithfully,

Yesim Senler  
Licensing Support Team  
Public Protection and Development Management  
222 Upper Street  
London N1 1XR



Re: Off-License Application from Kojima Ltd,  
100 Islington High Street N1 8EG

Dear Sir

As a long-standing resident of Camden Passage, which joins on to Islington High Street, I welcome Kojima Ltd's proposal to sell high-quality, Japanese traditional and modern items.

This will add to the variety of the Camden Passage area as a specialist shopping area containing unusual small shops.

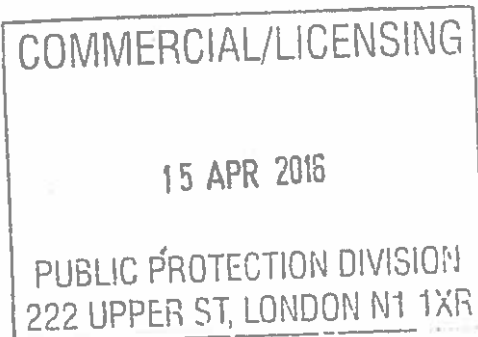
However, I wish to register my objection to Kojima's application for an off-license selling alcoholic products.

The location of 100 Upper Street is part of a cumulative impact zone and is already saturated with licensed premises selling food and alcoholic drinks.

In the short distance along the pavement from the York Public House to the Camden Head there are already 10 licensed premises. Any further licensing of premises along this stretch of pavement, which is entirely residential above the shops, is bound to add to the cumulative impact of licensed premises, to the detriment of the area.

The licensing Committee has already refused off-licenses to Apestat, next door to 100 Upper Street and Millies Mini-Market in Upper Street nearby. It is hoped that the Licensing Committee will follow this precedent in the present case.

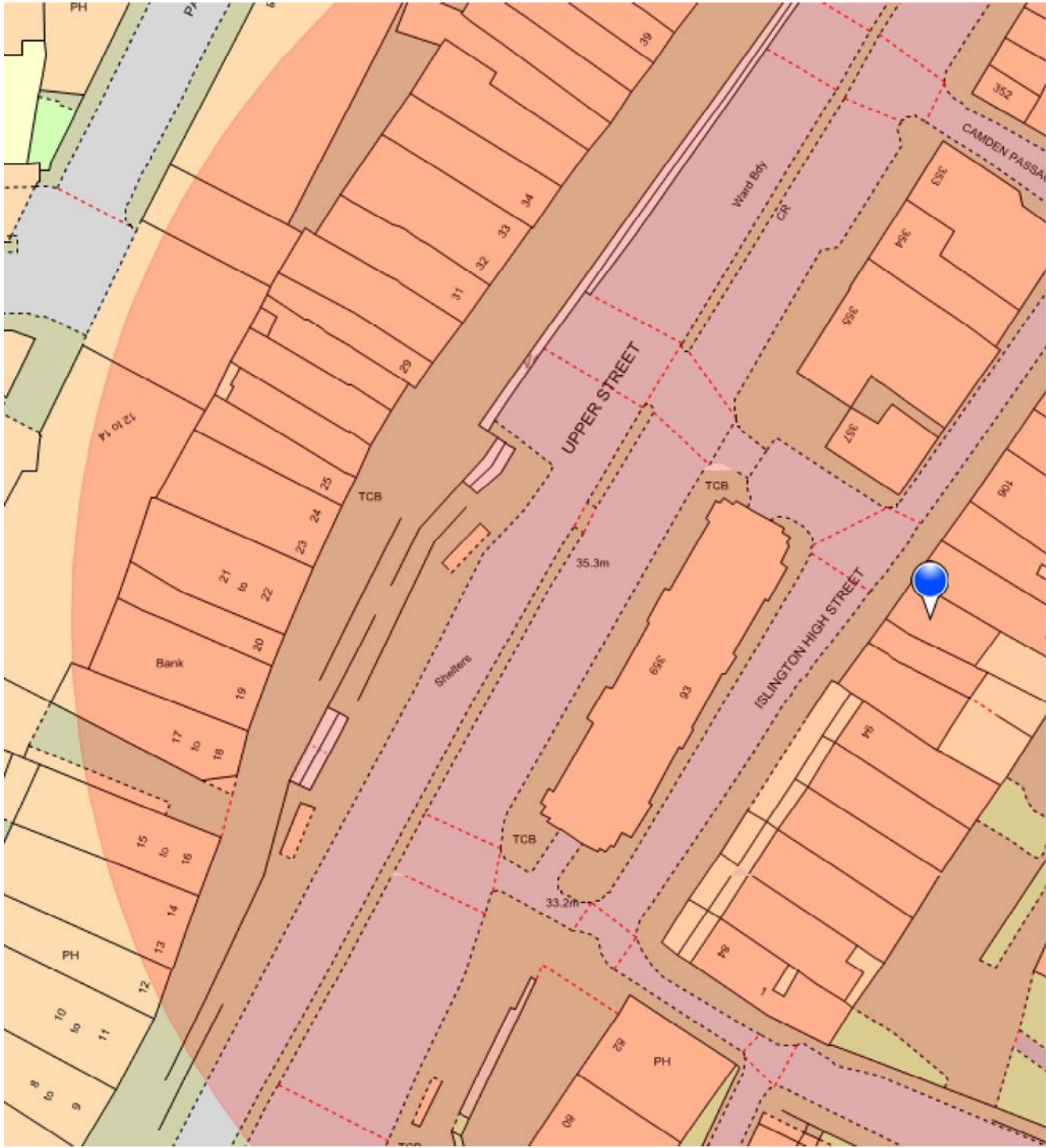
Yours faithfully



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

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 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.
2. All alcoholic products sold/advertised/displayed on the premises, must have originated from Japan.
3. These products shall be strictly limited to sake, shochu, Japanese wine, and bottled or canned craft beers.
4. The licence holder shall enforce the challenge 25 proof of age scheme.
5. Emergency lighting, emergency exit signs and fire alarms system will be installed covering the entire retail premises and protected escape route. The escape routes will be clearly signed and accessed via a door with a push bar emergency operating mechanism.
6. Staff will be fully trained regarding emergency egress, and fire drills will be performed on a regular basis.
7. The premises shall be maintained to the highest standard to ensure the physical safety of customers.





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