

Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	07 February 2017		Canonbury

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE VARIATION APPLICATION
RE: HALLIFORD HOUSE, 21 HALLIFORD STREET, LONDON N1 3HB**

1. Synopsis

This is an application for the variation of a premise licence under the Licensing Act 2003.

1.1 The premises is currently licensed for the ground floor:

Activity	Days	Times
The sale of alcohol, which may be consumed on and off the premises	Monday to Saturday Sunday	10:00 until 23:00 12:00 until 22:30
The provision of recorded music	Monday to Sunday	09:00 until 00:00
The provision of late night refreshment	Monday to Saturday	23:00 until 23:30

1.2 The variation applied for are for the following;

- to permit the above licensable activities in the basement
- to vary the deposited plans.

Relevant Representations

Licensing Authority	No
Metropolitan Police	No - Conditions Agreed
Noise	No - Conditions Agreed
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes - fourteen residents
Other bodies	No

2 Background

- 2.1 The premises has held a licence since at least 2005 when the premises licence was converted from a Justices On licence into the name of Barry Watkins. Mr Watkins held the premises licence until November 2016, when it was transferred into the name of Phillip Clark. A variation of the Designated Premises Supervisor to Mr Clark was also granted at this time. This premises licence has never been surrendered and remains in force.
- 2.2 In 2008, an application was made to extend the lower ground, ground and first floor to provide self-contained dwellings and to change the use of the upper floors to create self-contained flats at this address. Islington records show this permission was approved with conditions. In 2014 an application was made for the change of use of the ground floor and basement from A4 to B1(offices). Records show this application was refused.
- 2.3 The application for a variation of the premises licence received fourteen resident representations in opposition to the variation of the premises licence being granted (see appendix 3).
- 2.4 The application also received representations from the Police and Islington's Noise Service. However, the Police and Noise Service have ~~been~~ withdrawn their representations as the applicant has accepted conditions (see appendix 5).
- 2.5 On receipt of the representations, the applicant, Phillip Clark responded by way of two emails he asked to be sent to residents. The emails provided an outline of how he intends to run the premises once it reopens as a pub (see appendix 4).
- 2.6 The premises does not fall within an area designated as a cumulative impact zone.

3. Planning Implications

3.1 The Planning Department confirm that the whole of the premises is an established Public House, including the basement level, there are no objections to the licence application for the sale of alcohol in the basement to the times applied for.

4. Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: current premises licence;
- Appendix 3: representations;
- Appendix 4: response from Phillip Clark
- Appendix 5: suggested conditions and map of premises location.

5. Recommendations

- a. To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003.
- b. 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)

6. Conclusion and reasons for recommendations

- a. 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

25/1/17

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

22/11/16
 CJ
 OK 7
 22/11/16

Application To Vary A Premises Licence Under The Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We **PHILLIP CLARK**
(Insert name(s) of applicant)

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

Premises licence number
 88140

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description OXFORD ARMS 21 HALLIFORD STREET			
Post town	LONDON	Post code	N1 3HB
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£	

ISLINGTON COUNCIL LICENSING			
Date	21/11/16	Fee Paid	100 -*
Cash/Cheque Number (please circle)		PARS	
Receipt Number		JWL/0000125	
Received By		JW -	



ISLINGTON

Part 2 – Applicant details

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address	[REDACTED]		
Post Town	[REDACTED]	Postcode	[REDACTED]

Part 3 - Variation

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

YES

Day Month Year

If not do you want the variation to take effect from

--	--	--	--	--	--	--	--

Please describe briefly the nature of the proposed variation (Please see guidance note 1)

I HAVE ATTACHED PROPOSED PLANS FOR THE LAYOUT OF THE VARIATIONS INCLUDING THE BASEMENT WHERE WE WOULD LIKE TO ADD THE SALE OF ALCOHOL TO THAT AREA ALSO

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

Part 4 Operating Schedule

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

Provision of regulated entertainment Please tick yes a) plays (if ticking yes, fill in box

- A)
- b) films (if ticking yes, fill in box B) YES
- 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) YES
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of entertainment facilities:

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

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

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

In all cases complete boxes N, O and P

A

Plays Standard days and timings (please read guidance note 6)			<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"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<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			
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"/>
Day	Start	Finish			Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)			
Tue						
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different</u>			

Sat			times to those listed in the column on the left, please list (please read guidance note 5)
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			
Mon			Please give further details here (please read guidance note 3)		
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			
Mon			Please give further details here (please read guidance note 3)		
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)			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				
Mon			Please give further details here (please read guidance note 3)			
Tue						
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)			
Thur						
Fri			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)			
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
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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
			Both		<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 3)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri					
Sat			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)		
Sun					

1

Provision of facilities for making music Standard days and timings (please read guidance note 6)			Please give a description of the facilities for making music you will be providing		
			Will the facilities for making music be 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 provision of facilities for making music (please read guidance note 4)
Thur			
Fri			Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list (please read guidance note 5)
Sat			
Sun			

J

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

K

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

L

Late night refreshment Standard days and timings (please read guidance note 6)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		
Day	Start	Finish	Indoors	<input type="checkbox"/>	
			Outdoors	<input type="checkbox"/>	
			Both	<input type="checkbox"/>	

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

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises <input type="checkbox"/>
				Off the premises <input type="checkbox"/>
Day	Start	Finish		Both <input type="checkbox"/>
Mon			<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 4)	
Tue				
Wed				
Thur			<u>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</u> (please read guidance note 5)	
Fri				
Sat				
Sun				

N

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

O

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

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

Please tick yes

I have enclosed the premises licence

I have enclosed the relevant part of the premises licence

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

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

P

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

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

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

--

e) The protection of children from harm

--

Please tick yes

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

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

Part 5 – Signatures (please read guidance note 10)

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

Signature	Phillip Clarke
Date	18 November 2016
Capacity	Owner

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

Signature	
-----------	--

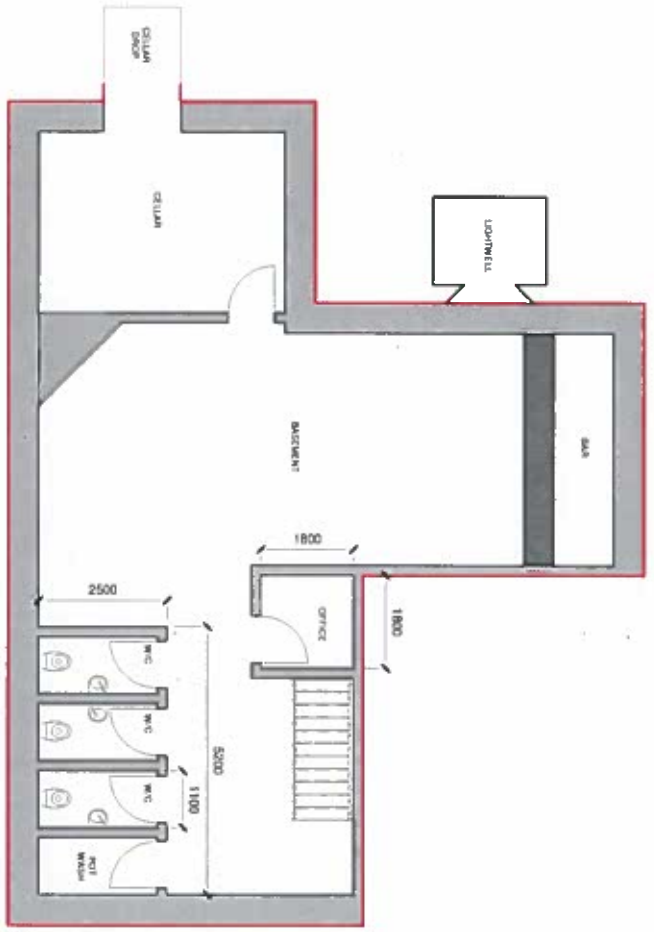
Notes:

All dimensions are in millimeters unless stated otherwise. No dimensions are to be used for construction. All dimensions to be checked on site prior to construction.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

The drawing should be for general guidance only and is not intended to be used for construction of design.

Copyright of this drawing and all the information it contains is the property of Eternit UK Home and may not be reproduced or used in any part without the express approval of the authors.



dwg no.:

Rev	Description	Date	By	CHK

EXTEND EXTEND UK HOME
CONTRACTS@EXTENDUK.COM
UK HOME WWW.EXTENDUK.COM

dwg title: Basement Floor Plan	
Job title: Islington Project	
Scale: 1 : 100 @ A3	dwg no: Author
date: 10/20/16	Job no: Project Number
dwg no: A102	rev:

Basement Floor Level

1 : 100



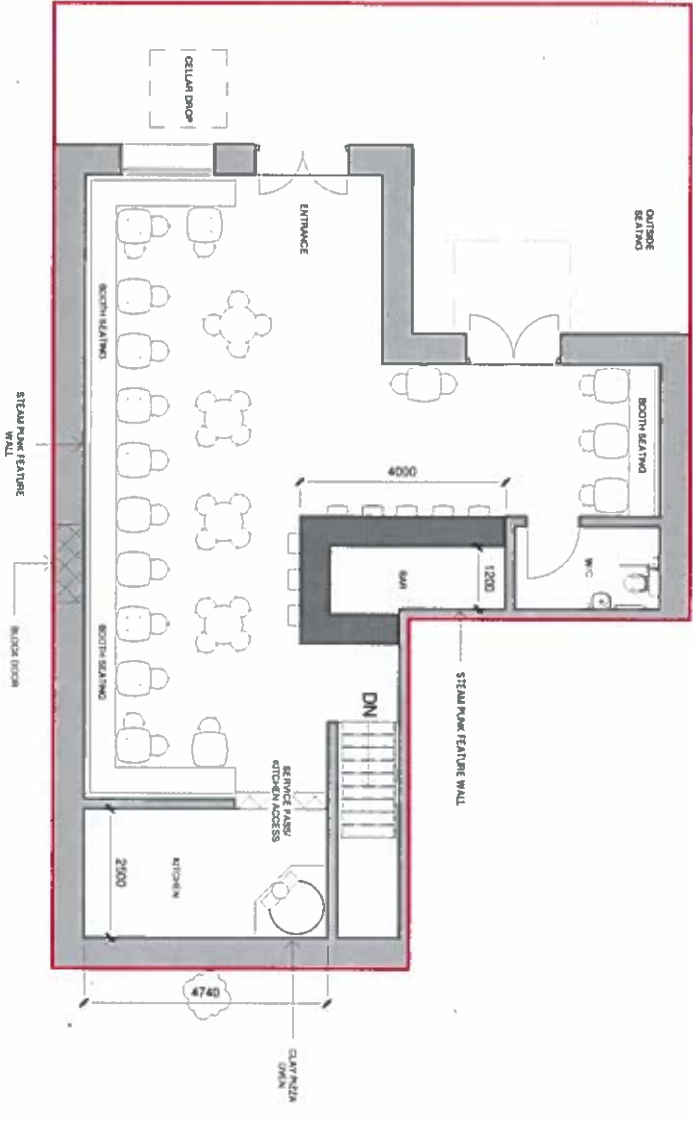
Notes:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

The drawings are to be general purpose only and do not intend to show the exact construction of the design.

Copyright of this drawing and all the information it contains is the property of Extend Ux Home and may not be reproduced or used for any purpose without the express approval of the authors.



POTENTIAL SEATING: 58

CONCEPT DESIGN

Rev	Description	Date	By	CHK
1	Changes made to reflect site requirements	02/11/16		
Revised 1		02/11/16		

EXTEND Ux HOME
 CENTRE: HASTINGS@UXHOME.CO.UK
 WWW.EXTENDUXHOME.CO.UK

DWG title: Ground Floor Plan - Option 3
 Job title: Islington Bar

Scale: 1 : 100 @ A3
 Date: 10/20/16
 DWG no: A101
 rev: 1

Ground Floor
 1 : 100



ISLINGTON

**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	LN/3478-211116	Date of original grant*	24 November 2005
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**An annual fee associated with this licence is to be paid on the anniversary of the original grant date.*

Postal address of premises, or if none, ordnance survey map reference or description			
OXFORD ARMS 21 HALLIFORD STREET			
Post town	London	Post code	N1 3HB
Telephone number			

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
For the ground floor
<ul style="list-style-type: none"> • The provision of regulated entertainment by way of: The playing of recorded music • The provision of late night refreshment • The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities																																																															
Delete any that do not apply																																																															
<ul style="list-style-type: none"> • The provision of regulated entertainment for the playing of recorded music: <table border="0"> <tr> <td>Monday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Tuesday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Wednesday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Thursday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Friday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> <tr> <td>Sunday</td> <td>00.00</td> <td>to</td> <td>24.00</td> <td>the following day</td> </tr> </table> • The provision of late night refreshment: <table border="0"> <tr> <td>Monday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Tuesday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Wednesday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Thursday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Friday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Saturday</td> <td>23.00</td> <td>to</td> <td>23.30</td> </tr> <tr> <td>Sunday</td> <td>23.00</td> <td>to</td> <td>23.00</td> </tr> </table> 	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	Monday	23.00	to	23.30	Tuesday	23.00	to	23.30	Wednesday	23.00	to	23.30	Thursday	23.00	to	23.30	Friday	23.00	to	23.30	Saturday	23.00	to	23.30	Sunday	23.00	to	23.00
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• The sale by retail of alcohol:

Monday	10.00	to	23.00	the following day
Tuesday	10.00	to	23.00	the following day
Wednesday	10.00	to	23.00	the following day
Thursday	10.00	to	23.00	the following day
Friday	10.00	to	23.00	the following day
Saturday	10.00	to	23.00	the following day
Sunday	12.00	to	22.30	the following day

Except on:

Good Friday: 12.00 to 22.30

Christmas Day: 12.00 to 15.00 and 19.00 to 22.30

New Year's Eve, except on a Sunday: 10.00 until the time authorised on the following day

New Year's Eve on a Sunday, 12.00 until the time authorised on the following day.

If there are no permitted hours on the following day, midnight on the 31st December

The opening hours of the premises:

Not specified

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On and off supplies

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Phillip Clark

104B Edith Grove

London

SW10 0NH

07572 343242

hallifordhouse@gmail.com

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

Phillip Clark

104B Edith Grove

London

SW10 0NH

07572 343242

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

P188501 Manchester C.C.

Islington Council

Public Protection Division

222 Upper Street

London

N1 1XR

Tel: 020 7527 3031

Email: licensing@islington.gov.uk

Service Manager (Commercial)

Date of Issue

Licence

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.

There are further 'Mandatory conditions' applicable to licences authorising the supply of alcohol. A full list of the current mandatory conditions is available from the licensing pages on Islington's web site, www.islington.gov.uk. This list is subject to change by order of the Secretary of State and licensees and other responsible persons are advised to ensure they are aware of the latest conditions.

Annex 2 - Conditions consistent with the Operating Schedule

1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means the authorised hours specified on this licence for the sale by retail of alcohol. This restriction does not prohibit:
 - a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
 - b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
 - c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
 - d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
 - e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
 - f) the sale of alcohol to a trader or club for the purposes of the trade or club;
 - g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
 - h) the taking of alcohol from the premises by a person residing there; or
 - i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
 - j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

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

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

1. 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.
2. 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

Annex 3 - Conditions attached after a hearing by the licensing authority

Annex 4 – Plans

Reference Number: 88140 Dated: 15/07/05

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 _____

Your Name: _____

Interest: RESIDENT

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

Your Address: _____

Email: _____

Telephone _____

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

Public Nuisance This is a residential area, densely populated with close neighbours, both council and private tenants. The site of the Oxford Arms has not been a pub for the last ten years to the benefit of the area, which is prone to ~~episodic~~ episodes of disturbances. It is expected that re-opening the Oxford Arms with recorded music licensed 24/7 will increase noise level and therefore friction in the area, particularly in summertime. The pavement around the Oxford Arms is narrow and the curbside resident parking is fully occupied in the evenings making it inappropriate for increased usage. Waste disposal is also a concern.

Crime and Disorder Alcohol is a known trigger to social disorder and crimes including vandalism and assault. This residential area already has issues which are well-known to the police, and we do not wish to see it become any livelier than it is through the opening of a bar in an area and a building which are no longer appropriate for this usage.



Protection of Children from Harm

Just to state that there are many families with children under 18 living in the area, and the Oxford Arms is situated on a walking route to the primary school close-by on Rotherfield Street. The existence of a bar on this site may not be harmful, but it would be more desirable if it were not there.

Public Safety

Risks to public safety are mostly about the possibility of physical violence, also broken glass on the street.

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

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

I do not wish to be victimised in any way by the property owners/developers for objecting to this license application.

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 _____

7.1.17

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

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 OXFORD ARMS
21 HALLIFORD STREET NI SHB

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance *The premises are located in a particularly quiet, residential neighbourhood. I chose to live here with my young family for this reason. The extension of the licence to the basement level of the premises will hugely increase the capacity of the premises and, consequently, the noise and nuisance which it will generate. Despite repeated requests, I have not been provided with a copy of the licence application and consequently have no details on the licence holder's intention for the property. However, it is reasonable to assume that the consumption of alcohol and playing of music will involve customers who smoke standing outside the premises causing noise. The extension of this licence will, again, hugely increase this problem on a street which is, generally speaking,*

[PLEASE SEE SHEET A]

Crime and Disorder *Levels of crime and disorder are well known to increase markedly in areas where alcohol is sold and consumed. The extension of this licence will increase this problem. There are many areas of this Borough in which conspicuous alcohol consumption causes high levels of crime and disorder. Extending the boundaries of these problem areas by the variation of licences to allow ever greater numbers of people to congregate in the area to consume alcohol is*

[PLEASE SEE SHEET B]

Protection of Children from Harm Many of my neighbours and I have very young children living in extremely close proximity to the premises. The unpleasant noise and disturbance of evening sleep will only be increased by the extension of this licence. The risk of harm to children from drunk adults congregating in the area and smoking outside the premises would, likewise, be markedly increased.

Public Safety

~~Public safety~~ The risks to public safety will be increased by the extension of this licence.

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 13 January 2016

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

SHEET A

completely silent. This will detrimentally impact the quality of life of all residents on the streets which surround the premises.

As set out above, I have not been provided with a copy of the variation application and therefore do not know what is the nature of the proposed establishment. However, a two-storey establishment serving alcohol and playing music (including a basement bar) would be completely incompatible with the character of this very quiet residential neighbourhood.

SHEET B

antithetical to the Council's ~~to~~ duty to protect residents from the risk of crime and disorder and to work to reduce existing causes of such activity.

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 OXFORD ARMS
21 HALLIFORD STREET LONDON N13HB.

Your Name: [REDACTED]

Interest: Resident

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

Your Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance

Noise coming from venue, outside drinkers, rubbish, vomit, impact on surrounding tenants and gardens. There is a known alcohol and drug problem in the area. Rubbish, vomit, will be the impact on local gardens, basements

* Music Next to the ~~venue~~ are bedrooms in the basement) would affect peace and sleep!!

Crime and Disorder

There is a lot of Street Crime in the area and fights, alcohol will make this problem worse. Outside drinkers will affect peace of local tenants. There is also a known drug problem, ie Junkies smoking crack on steps.

17 JUL 20



Protection of Children from Harm

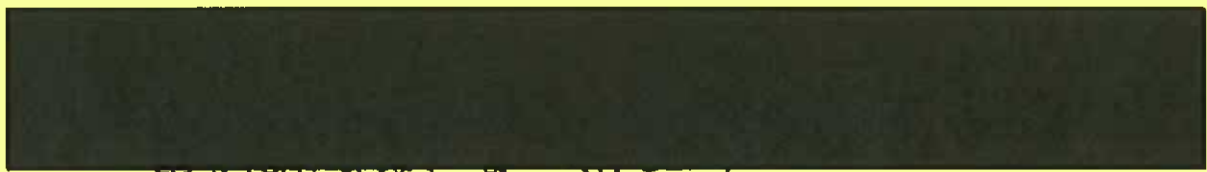
local ~~the~~ children and teenagers will be at increased risk from antisocial behaviour due to drinkers and drug takers that are in the area.

Public Safety

At closing time there will be increased chance of antisocial behaviour, as well as lots of noise and will ruin peace of local residents especially tenants very close to venue, and their children.

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 11/1/16

Please ensure name and address details completed above

Return to:

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

or send by email to:

REP 4

Williams, John

From: [REDACTED]
Sent: 14 January 2017 15:47
To: Licensing
Subject: 21 Halliford Street

Dear Ms. Jones,
Please find attached my comments regarding the Premises Licence Application Variation at Oxford Arms/21 Halliford Street. There are three pages, if you do not receive these, please do not hesitate to contact me.
Kind regards,

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: Oxley Arms 21 Hallingwood Street
Leamington Spa

Your Name: [Redacted]

Interest: Neighbour - Resident

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

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

Public Nuisance
Please see the additional sheet for my concerns.

Crime and Disorder
See additional sheet

Concerns and Observations regarding:
21 Halford Street M1 3MB Premier Licence Application Variation

Public Nuisance

Music/general internal noise - The premises back on to a secluded, enclosed triangle of residential gardens. The unusual layout means the bordering homes, on Halford Street, Downham Road and Elizabeth Avenue, sound-proof this area but also serve to amplify any noise made within it as the noise reverberates off the buildings. Any noise leakage from the rear of the building will disturb everyone bordering this quiet plot.

External noise - Smokers will be directed to the outside area of the premises presumably. An increase in the capacity will obviously increase the level of conversation and related noise from outside of the premises during the whole time it is open. This disturbance will increase considerably at closing time which will undoubtedly affect all residents in the front of their homes on each of the four roads leading away from the location.

Traffic Noise - An increase in the capacity will increase the number of mini-cabs and Ubers pulling up to ferry the customers home as I don't believe the socio-economic demographic of the area mirrors the target market of a new bar. Obviously the associated noise (running engines, conversations and car doors slamming) will disturb residents, and at closing time of 11pm, it would be reasonable that most people will be trying to sleep.

Crime and Disorder

I am concerned that the increased capacity will increase the low-level criminal damage to cars and properties which is associated with the consumption of alcohol.

Protection of Children

Public safety

I am especially concerned that cabs and delivery vans dropping off at the premises regularly pull up outside the building entrance on Elizabeth Avenue, near to the junction with Halford Street. This presents an unseen potential and dangerous hazard to vehicles turning left into Elizabeth Avenue - a well-used cut through. I would like to see the council enforce some measures to ensure that a no-stopping restriction can somehow be enforced here so cars can wait on the wider, less-hazardous Halford Street.

Protection of Children from Harm

Public Safety

See additional sheet

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 13 January 2017

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

REPS.

Williams, John

From: [REDACTED]
Sent: 15 January 2017 13:58
To: Licensing
Subject: Licensing Act 2003 representation

To whom it may concern,

Please see my representations below.

Premises Name and address: Oxford Arms, 21 Halliford Street, London N1 3HB

My Name: [REDACTED]

Interest: [REDACTED]

My address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Public Nuisance

My husband and I have owned [REDACTED] for more than 8 years, since September 2009 and we lived there until October 2012. The attraction of Halliford Street was its quiet residential nature. Should the premises licence application variation be granted, this is undoubtedly going to be impacted due to increased noise and passage of people/cars.

Crime and Disorder

I am concerned that should the premises licence application variation be granted, there will be disorder in the street (such as fighting, broken bottles etc) and there is likely to be more crime, such as residents' cars being vandalised, underage drinking, drink driving and so on.

Protection of Children from Harm

Our tenant has a young daughter who would suffer from the increased noise and exposure to drunk and disorderly people. It would change the very nature of where she lives and increase the risk of day to day activities like crossing the road (due to increased traffic to the area). This also applies to other children in the area.

Public Safety

I am concerned that rowdy customers may intimidate residents and jeopardise their safety.

I do not wish my identity to be kept anonymous.

Please do not hesitate to contact me if you require any clarification in respect of the above.

Kind regards
[REDACTED]

REP 6

Williams, John

From: [REDACTED]
Sent: 16 January 2017 11:01
To: Licensing
Subject: Ref: WK/160039077

Dear Sir/Madam,

I would like to object to the planning application number Ref: WK/160039077
Address: Oxford Arms, 21 Halliford Street, London, N1 3EL

On the grounds of the following points:

A) Public Nuisance:

As this is predominantly a residential road the opening of a licensed premises can only affect the residents in a negative manner. My concerns are that people wishing to smoke will be outside on the very small pavement side terrace resulting in noise, drinking on the street and litter.

The impact of noise when taxis deliver and collect customers will be particularly bad after closing time which is the worst time for residents as children and working people will already be trying to sleep by 11pm.

Cooking smells are another issue for local residents, particularly late at night.

Having lived [REDACTED] a public house once before I am aware that whatever the licensee does to alleviate these problems, there will be a severe and detrimental impact on the immediate area and the residents of the local area will do little to support the new premises.

B) Public Safety including protection of Children

This junction is already quite busy and although traffic calming in the form of speed bumps attempts to slow traffic, the impact of increased traffic and people drinking alcohol is a major concern for safety.

Where will the empty bottles and food waste be stored and recycled. Halliford street already has an issue with rubbish being left out overnight ready for collection (foxes and rats). The possibility of vermin will be greatly increased by the amount of food waste that a licensed premises will produce.

Broken glass is another issue where people sit outside smoking and drinking.

In the morning hours this is a busy walking route by parents with young children and dogs to the nearby school.

What time will the bottle collection be? This will be extremely loud if collecting hundreds of glass bottles and should be considered in relation to the nearby residents.

Although the building was previously used as a public house, the area has changed dramatically over the last few years and is now a safe, residential area for young families and a public house in the area would cause a lot of issues in the surrounding area of Halliford Street.

Kind Regards

[REDACTED]

RET /

Williams, John

From: [REDACTED]
Sent: 16 January 2017 12:36
To: Licensing
Subject: Oxford Arms, 21 Halliford Street, London N1 3HB - Premises Licence Application Variation
Attachments: Islington_Licence_App.pdf

Dear Ms. Jones

Further to receipt of the attached Licence Variation Application, please find my objections set out below:

Premises Name and Address: Oxford Arms, 21 Halliford Street, London N1 3HB

Name: [REDACTED]

Interest: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Public Nuisance

Whilst I appreciate the application is for a variation only of the existing premises licence, granting this variation will inevitably pave the way for the applicant to achieve its objective to return the property to its status as a pub and as a result of the variation increase the size of the potential venue to a relatively large drinking establishment pub/bar that will have a material impact on the surrounding area.

As the owner and resident of [REDACTED] since 2009, I have seen the direct and positive effect of the conversion of the old "Oxford Arms" property from a pub to residential flats on the immediate surrounding area of Elizabeth Avenue, Halliford Street, Morton Road, Almorah Road and Downham Road. Whilst I must make it clear that I object to the licensing of the premises altogether, there is a big difference in the impact of a small single storey quiet pub and a large capacity two storey pub/ bar on the area. Therefore the variation to increase the potential size of the venue is of particular concern as the impact of a venue with two-tier capacity will be significant on what is a highly residential and relatively quiet area.

There are many young families and young children living in the surrounding properties. As most of the properties have retained their period features, very few of them benefit from double glazing or any form of sound-proofing. A two-tier pub playing (loud) music until midnight and inviting noise late at night from its outside drinking areas and/or from drunken customers leaving the premises, is going to create a significant nuisance for the surrounding residents and particularly those with young babies/ children trying to sleep. Have any studies been performed in relation to the noise emissions that are likely to be created by this property and the extent to which this noise will impact on the lives of the residents living nearby? Surely the applicant must be required to prove that operation of the pub will have no noise impact on the nearby residents who have enjoyed many years of "noise-free" existence since the Oxford Arms was closed.

Crime and Disorder

From my discussions with other local residents there has been a marked reduction in petty crime and vandalism in the area since the premises was converted into flats. The Licensing Service is requested to check local police statistics/ reports for precise figures that will demonstrate the effect that has been felt by all local residents since the Oxford Arms was closed. The proposal to create a larger two storey pub (as a result of the variation to the licence) is very concerning at the effect this will have on local crime.

As it is all on-street parking on Halliford Street, I am concerned about drunken louts kicking and denting cars parked on the street or breaking off the wing mirrors of cars. Loud alcohol-fueled late night arguments and fights in the middle

of Halliford Street are also a concern and the lack of local cctv/ security fencing at the properties etc. provides little protection for local residents whose properties also open directly on to the same street.

I am also concerned about increased levels of drink-driving from the premises. The surrounding roads are quiet and are not policed often. As a result, local customers visiting the premises may think they can get away with driving to and from the premises which poses a huge safety risk for local residents and children.

Public Safety

The pavement around the property is very narrow and provides little room in the event that drinkers spill out on to the road. Elizabeth Road and Halliford Street is often used as a cut-through for cars and taxis going from Essex Road/ Islington to De Beauvoir/ Southgate Road. There is a real danger of customers stepping into the road or wandering along the road and being hit by a car or causing a car accident.

I also reiterate my concerns about increased levels of drink-driving on public safety in the local area as mentioned above in Crime and Disorder.

Protection of Children from Harm

As mentioned above, there are a number of young families and young children living in the area. The local government records can be checked for statistics on this. These families have chosen to live in the area because it is safe and quiet and not plagued with the dangers of drunk and disorderly people that are endured by properties that are closer to venues on Essex Road and Upper Street etc.

During the day there are often a number of children walking with parents/ nannies or sometime on their own to and from nearby Rotherfield Primary School and other schools/ nurseries in the surrounding area. Increased traffic, car parking and general potential exposure to drunk and disorderly people presents an increased risk to children and this is not acceptable in an area where there is common passage of young children.

Again, a small and quiet pub is one thing, but a two-tier pub/ bar venue with late night music and alcohol licence is a very a different beast right in the middle of an area that is full of young children.

For all of the reasons above, I strongly object to the granting of the variation to the licence at 21 Halliford Street. I am happy to make further representations and have no problem with my name being used.

Kind regards

[Redacted signature]

[Redacted address]

[Redacted contact information]

[Redacted contact information]

Williams, John

From: [REDACTED]
Sent: 16 January 2017 16:20
To: Licensing
Subject: Variation - 21 Halliford Street

Dear Sirs,

Please treat this email as a representation against the grant of the variation to the premises licence. My objection is based on the concern about increased for public nuisance. Essentially the application is to double the capacity and nothing has been offered in the operating schedule to prevent or manage public nuisance. The premises has a outside area and no restrictions have been placed on the use of this area. I further note that they have asked to include the basement with 24/7 recorded music and there are no restrictions on the opening hours of the premises. The application in the current form would allow the premises to be operated without restriction 24/7 for recorded music and opening hours.

Should the applicant put forward proposals which address my concerns then I might be minded to withdraw my representation against the grant of this variation.

Kind regards,

[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 OXFORD ARMS.
21 Halliford street NI 34B

Your Name: _____

Interest: _____

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

Your Address: _____

Email: _____

Telephone _____

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

Public Nuisance

Obviously this is a residential street and we cherish our relatively quiet neighbourhood. There was a pub on that corner years ago and it was often loud and there were incidents of violence and hostility. I am surprised that someone wants to open a drinking venue with so many families living nearby - and [redacted] them.

Crime and Disorder

Without knowing what kind of clientele this place will bring it's an unknown. But will ~~possibly~~ ^{possibly} make the area more vulnerable. I live [redacted] - Noise is my main problem with a venue - parking possibly.

Protection of Children from Harm

this is a family area. there is a school a block away. kids live [redacted] this potential venue.

Public Safety

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

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

[Redacted area for explanation]

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 [redacted]
Date [redacted]

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

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 21~~2~~ HALLIFORD STREET
LONDON N1 3HB

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

The area is completely residential with no commercial, retail or other licensed premises on the street, so the probable increase in noise, generated by people entering and leaving the premises, congregating in the street on the way into, or on exit from the premises, increased traffic (including possibly minibuses drop off and pickups), increased rubbish (cigarettes etc as well as drink) left outside, will cause a significant risk of public nuisance

Crime and Disorder

Sale of alcohol in a residential area, attracting potentially significant numbers of people from neighbouring areas is likely to result in damage to residents' property (including cars/gardens), increased levels of violence in the area (especially late at night), may attract underage drinkers, and large numbers of people on the street (including to smoke) will be threatening for residents including families and the elderly -

Protection of Children from Harm

There is a children's nursery and playpark very nearby in Rosemary Gardens and a school in Lakerfield Street, so a licensed premises selling alcohol all day is likely to be threatening to these groups. It is also likely to encourage underage drinking.

Public Safety

It is a purely residential street/area, and extending any licence will inevitably result in more traffic, more congestion, potentially threatening behaviour if large groups are using the premises, increased threats to property and person from noise, damage to property, increased rubbish, alcohol fuelled violence etc.

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:

[Redacted area for explanation of anonymity request]

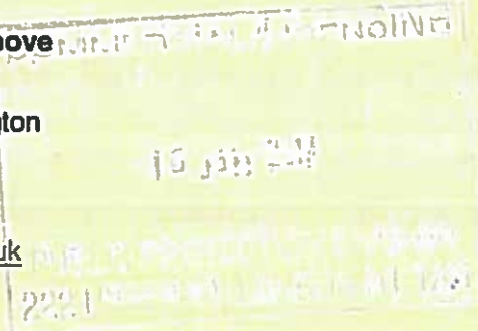
Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation 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: [Redacted]

Date: 8 Jan 2017

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



REP 11

11:6 JAN 2017

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 an application against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

PUBLIC PROTECTION DIVISION
220 WILKINS ST. GOSWORTHY 1XR

Premises Name and address _____

Your Name: _____

Interest: _____

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

Your Address: _____

Email: _____

Telephone: _____

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

Public Nuisance

These Premises have been empty for over Ten years, This is a quite residential area. There will be noise when outside, Smoking cars coming and going, and in Summer when doors are open there will be more noise. ~~There will be more noise.~~

Crime and Disorder

There will be youths hanging around They are already a nuisance along there in the flats. I think this could cause more problems along there

Protection of Children from Harm

Ratherfel ~~Street~~ School and a
Park. IS near there this could be
a concern.

Public Safety

The ~~Road~~ Road is very narrow
by the Premises with Traffic
heavy; there ^{is} going to be more
cars and parking problems

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 11-1-0217.

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

Licensing Act 2003 representation pro-forma

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Premises Name and address OXFORD HOUSE, 21 HILLIFORD STREET, LONDON W1 3HR

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance The obvious effects from a premises that sells alcohol, such as noise and increased anti-social behaviour are two very strong reasons that we object to having such a premises so close especially having a young family who would be commuting to and from school past the said premises.

Crime and Disorder



Protection of Children from Harm

AS The premises is very close to a primary school, I feel it very unlikely that such an establishment would be deemed appropriate to be situated so close

Public Safety The corner of HALLFORD STREET and ELIZABETH AVENUE outside the OXFORD ARMS is very narrow as it is and ~~only~~ just about passable at the moment if there were drinks outside you would be forced out into the road.

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

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[Empty box for explanation of anonymity request]

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Signature 

Date 5/1/17

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

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 _____

Your Name: _____

Interest: RESIDENT

(E.g. resident, business, TBA 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

THIS IS A RESIDENTIAL AREA, THEREFORE INCREASE OF NOISE FROM MUSIC - PEOPLE ARRIVING AND LEAVING - CARS - TAXIS, ETC
PEOPLE URINATING IN THE STREET
LITTER FROM BOTTLES, GLASSES & CIGARETTES
PAVEMENTS ARE NARROW, THEREFORE DIFFICULT PASSING OUTSIDE DRINKERS ESPECIALLY WITH PRAMS OR WHEELCHAIRS.

Crime and Disorder

OFTEN WHEN PEOPLE HAVE TOO MUCH ALCOHOL, FIGHTS & ARGUMENTS OCCUR, COULD CAUSE DAMAGE TO CARS & PROPERTIES
ATTRACT UNDERAGE DRINKERS

Protection of Children from Harm

ATTRACT UNDERAGE DRINKERS .
THERE IS A PRIMARY SCHOOL VERY CLOSE BY,
ANY GLASS SMASHED OUTSIDE COULD CAUSE AN
INJURY

Public Safety

AS STATED BEFORE -NARROW PAVEMENTS FOR
PRAMS AND WHEELCHAIRS TO PASS OUTSIDE
DRINKERS .

RESIDENTIAL AREA ,LOTS OF CARS ,TAXI ETC
THERE ISNT ENOUGH PARKING FOR RESIDENTS ,THIS WOULD
BE RESTRICTED CAUSING RESIDENTS TO PARK STREETS AWAY
ESPECIALLY THOSE VULNERABLE LATE AT NIGHT

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 explanation of anonymity request]

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 10-1-17

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:

Jones, Carol

From: Williams, John on behalf of Licensing
Sent: 18 January 2017 10:59
To: Jones, Carol
Subject: FW: Oxford arms- Premises license application



From: [Redacted]
Sent: 16 January 2017 23:57
To: Licensing
Subject: Oxford arms- Premises license application

Attention of Carol Jones, Licensing Service

Premises Name: Oxford Arms, 21 Halliford Street, London, N1 3HB

Interest: Resident

Two areas of the licensing objectives I would like to comment on are Public nuisance and Crime and disorder. With no information on how the premises is being set up to function, plus this new capacity of a basement space is the reason I'm against the planning extension.

The pub has been closed for many years now and us neighbouring residents have been living in a much quieter environment. This application to increase capacity means there will be a larger number of people to drink and smoke outside the premises. The pavement is already narrow, how will the premises deal with customers that block the pavement, obstructing residents trying to walk by? There is an outside-gated section that faces Halliford Street that can be used as a smoker's area, but with such a large area and concentration of people, this will increase noise levels I will be able to hear. How am I supposed to be able to relax and sleep if a constant chatter is being heard till 10:30-11:30pm? Especially when customers can be loud and jolly from drinking too much. What measures will the owner take to deal with this? There is potential for crime and disorder when alcohol is being used that can also involve drug taking to the area. I want to know after all these years of peace, why we are now going to be facing such matters. This is a quiet residential area, especially after all the pubs closed down nearby.

I want my identity to be kept anonymous. I feel my private living space should not be made known, as I live so close to Oxford Arms. I've no idea who is making this application, what his/her background is and what this person's mindset is like. Under Article 8, Human Rights Act, I have the right for my private information not to be disclosed. Plus us residents also have the right for a peaceful environment where our homes are concerned, depending on the noise levels this new pub/bar will create.

From: Phillip Clark
Sent: 19 January 2017 13:04
To: Jones, Carol
Subject: Re: 21 Halliford street

Hi Carol,

Thank you for sending through the feedback from the local community regarding Halliford House. While I do appreciate the concern of the residents, I would like to take this opportunity to diminish any hostility by affirming that, without doubt, my intention is to add value to the community with the local residents in mind.

I can truly empathise with the immediate reaction of some of the locals. I too am a resident within a nice neighbourhood in London and, not dissimilar to those who have taken the time to write to you, if I heard mention of a bar that was opening on my road, I might feel the same way. Though, it is this attitude that has been at the forefront of my mind throughout the entirety of this project. I have continually approached this bar, not as a businessman or a gin-love, but as a resident. By asking myself, what would I want from a bar at the end of the road and, more importantly, what wouldn't I want, I think I have established a business model that will truly ameliorate the neighbourhood. My aim with Halliford House is to create an environment that offers a suburban escape for the diverse demographic that lives in the vicinity. By no means is this restaurant going to play loud music until the early hours, or attract an unfavourable crowd. Instead, the bar hopes to add to what is already a fantastic place to live by creating an amenity that appeals to all.

Our PR initiatives are focused around this being "your neighbourhood bar". By this, I mean a place where parents can meet after the school run, incentivised with free coffee, in addition to offering an after school meeting place, where I intend to close our downstairs for this sole purpose for certain hours after school. I also have families in mind when creating our menu, which will offer children's options, in addition to a variety of gluten-free, vegan and vegetarian options to cater for the masses. Admittedly, the bar part of the restaurant will serve alcohol, but not in the way of a club. Instead we will offer a calm, collected yet sociable environment where a speakeasy, relaxed vibe will take hold of an evening. Of course, a large part of my plans for the restaurant/bar are still merely ideas. If there is anything that the locals wish to add to make this a more appealing place, or have an idea of something that would better serve their needs, then I welcome all feedback.

I hope that in echoing what I have said in this email, you will be able to put some of the objectors at ease. If any of the locals wish to speak to me directly, do feel free to pass on my details. I would be delighted to hear from them and am more than happy to work alongside them to make sure that this establishment caters to their every need. After all, it is the locals who are my primary customer and are therefore at the top of my list of priorities.

Kind Regards

Phillip

From: Phillip Clark
Sent: 19 January 2017 18:40
To: Jones, Carol
Subject: Fwd: 21 Halliford street

Hi Carol,

Thanks for your email and thanks for forwarding on my initial response.

Further to this, however, can I ask that you also forward this email in order to clear up any confusion. Since you kindly forwarded on my message, I have been contacted by a couple of residents who seem to believe that I have applied for a 24 hour music licence in addition to 24 hour opening. I can see how why there may have been a misunderstanding as residents don't know the premises already has a license and I've simply inherited it.

While it is unfavourable, this misinterpretation does help to put things into perspective and explain some of the objections. Indeed, the belief that I am applying for 24 hour operation does not portray my business or myself in a positive light. Those sorts of establishments come with a stigma attached and I would like to assert that this is not the kind of establishment that I will run.

I think it's important that the residents understand that I have merely inherited the former licences of the Oxford Arms and all the conditions, while these still stand, they will not be used in their entirety and with the proposed extension to the basement the licensing team have applied strict conditions going forward and I will be sticking to standard pub operating hours. The variation I'm applying for simply seeks an extension of the existing license this to cover the downstairs, allowing people to go into the lower level for drinks after dinner in a cosy speakeasy environment. By no means is this going to be an underground club, as the stigma of 24 hour music might suggest.

I feel its important for the residents to see the licensing objectives and the conditions that have been enforced by the licensing department, so I've attached them for the resident perusal and I'm happy to answer any questions people may have.

I hope that over the coming weeks I will have the opportunity to meet the vast majority of residents. Most, I imagine, I will meet when I hold a soft launch solely for them, during which time I can address concerns personally. With that, I firmly believe that these individuals will realise that I am not dissimilar to them and the types of people that they do not want hanging around their residential neighbourhood are also the types of people that I won't have in my bar. I am attempting to appeal to people much like myself, who live in nice neighbourhoods, like nice food and drinks and want somewhere to escape to after work or on a Saturday evening so I don't have to wash the dishes.

Many Thanks,

Phillip

PREVENTION OF CRIME AND DISORDER

All instances of crime and disorder shall be reported to the police.

- An incident book shall be used to record all instances of public disorder.
- The holder of the premises licence shall subscribe to and participate fully in the local pub/club/shop watch scheme.
- The licensee shall provide a sufficient number of door supervisors to prevent the admission of, and ensure the departure from the premises of drunk and disorderly people or other people displaying signs of other substance abuse, without causing further disorder.
- 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.
- 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.
- No customers carrying open or sealed bottles shall be allowed to enter the premises at any time that the premises are open to the public.
- Alcoholic drinks may only be consumed within the premises. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time.
- Clear and prominent notices shall be displayed on the premises warning customers of the need to guard their property and to be aware of the operation of pickpockets, bag snatchers, etc. The notices shall advise customers to report concerns to the designated premises supervisor or the person in charge of the licensed premises.

PROTECTION OF CHILDREN FROM HARM

- The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme
- 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.
- The licensee should regularly monitor staff to check how they are dealing with young people who ask for alcohol and other age restricted products.
- 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.
- 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

Prevention of public nuisance

- Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- The beer garden/outside drinking area shall be cleared of customers by 21:00.
- 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.
- Doors and windows to the premises will be kept closed, so far as practicable, at all times when noise generating regulated entertainment is taking place i.e. live and recorded music.
- Bottling out from the premises is prohibited between 21:00 hours and 08:00 hours. In the event of a noise complaint in relation to amplified sound that is substantiated by authorised officers, the licensee shall reduce all levels of amplified sound until such works are carried out to contain sound and re-assess sound levels at the premises to the satisfaction of the Pollution Team. In the event of a noise complaint in relation to amplified sound that is substantiated by an authorised officer, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics to undertake a noise survey to take into account the structure of the premises and the Council's Technical Guidance note in order to agree on maximum levels of amplified sound to be permitted at the premises. After any such survey all amplified sound will be limited by an entertainment noise control system (sound limiter) so as not to exceed any agreed maximum levels of amplified sound. The maximum agreed sound levels shall be stated on the premises licence
- Any sound limiter installed shall be recalibrated as necessary so as not to exceed agreed levels for amplified sound. There shall be no collections of refuse or deliveries of consumables between the hours of 21:00 – 08:00
- The closing time at the premises shall be 30 minutes after the last sale of alcohol

Public Safety

- Internal and external lighting fixed to promote the public safety objective.
- Well trained staff adherence to environmental health requirements.
- Training and implementation of underage ID checks.
- A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises license that requires the recording of such information.
- The log book shall be kept available for inspection when required by persons authorized by the Licensing Act 2003 or associated legislation.
- All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, air condition, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition.

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Agreed conditions with the Police

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.

Agreed conditions with Islington's Noise Service

2. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
3. The beer garden/outside drinking area shall be cleared of customers by 21:00
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. Doors and windows to the premises will be kept closed, so far as practicable, at all times when noise generating regulated entertainment is taking place i.e. live and recorded music.
6. Bottling out from the premises is prohibited between 21:00 hours and 08:00 hours.
7. In the event of a noise complaint in relation to amplified sound that is substantiated by authorised officers, the licensee shall reduce all levels of amplified sound until such works are carried out to contain sound and re-assess sound levels at the premises to the satisfaction of the Pollution Team.
8. In the event of a noise complaint in relation to amplified sound that is substantiated by an authorised officer, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics to undertake a noise survey to take into account the structure of the premises and the Council's Technical Guidance note in order to agree on maximum levels of amplified sound to be permitted at the premises. After any such survey all amplified sound will be limited by an entertainment noise control system (sound limiter) so as not to exceed any agreed maximum levels of amplified sound. The maximum agreed sound levels shall be stated on the premises licence.
9. Any sound limiter installed shall be recalibrated as necessary so as not to exceed agreed levels for amplified sound.
10. There shall be no collections of refuse or deliveries of consumables between the hours of 21:00 – 08:00.
11. The closing time at the premises shall be 30 minutes after the last sale of alcohol.

Conditions proposed by the applicant

12. All instances of crime and disorder shall be reported to the police.
13. An incident book shall be used to record all instances of crime and public disorder at the premises or immediately outside.

14. The holder of the premises licence shall subscribe to and participate fully in the local pub/club/shop watch scheme.
15. The DPS will periodically risk assess the need for door supervision. SIA registered door supervisors will be provided between such times and in such numbers as the risk assessment requires. When door supervisors are engaged at the premises they shall supervise the use of the outside areas and patrol outside the premises to minimise the impact of patrons arriving and/or departing. A copy of the risk assessment shall be kept on site and produced upon request to authorised officers. The initial risk assessment will be forwarded to the Licensing team for file.
16. Alcoholic drinks may only be consumed within the premises. The premises licence holder will ensure that no alcohol is taken outside of the premises for consumption at any time.
17. 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.
18. No customers carrying open or sealed bottles shall be allowed to enter the premises at any time that the premises are open to the public.
19. Clear and prominent notices shall be displayed on the premises warning customers of the need to guard their property and to be aware of the operation of pickpockets, bag snatchers, etc. The notices shall advise customers to report concerns to the designated premises supervisor or the person in charge of the licensed premises.
20. The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme.
21. 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.
22. 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.
23. 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.
24. 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.



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