



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	01 August 2017		Canonbury

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE VARIATION APPLICATION
RE: BOROUGH WINES, 344-346 ESSEX ROAD, LONDON N1 3PD

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The premises currently holds a licence allowing:
 - The provision of off and on sales of alcohol on the ground floor Monday to Sunday from 09:00 until 23:00
 - Opening hours Monday to Sunday from 09:00 until 23:00.
- 1.3 The variation application is to:
 - The provision of on sales of alcohol in the basement Monday to Saturday in the basement from 10:00 until 23:00 and on Sunday from 11:00 until 22:00.
 - The provision of recorded music on Mondays to Friday from 16:00 until 23:00, on Saturday from 10:00 until 23:00 and on Sunday 11:00 until 22:00.
 - Opening hours Monday to Saturday from 09:00 until 23:00 and on Sunday from 10:00 until 23:00.

2. Relevant Representations

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

3. Background

3.1 Papers are attached as follows:-

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

3.2 The shop is not located in any of the Cumulative Impact areas.

4. Planning Implications

4.1 The Planning Department have not made an objection to this application and confirm there are currently no outstanding planning enforcement investigations in relation to this site.

5 Recommendations

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

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

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

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 19 July 2017

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



Islington
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@islington.gov.uk
 Telephone: 020 7527 3031

* required information

Section 1 of 17

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

System reference

Not Currently In Use

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

Your reference

ER_N1_3PD variation

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

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

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

Applicant Details

* First name

Mitch

* Family name

Adams

* E-mail

[REDACTED]

Main telephone number

[REDACTED]

Include country code.

Other telephone number

[REDACTED]

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

Are you:

- ☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

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

Applicant Business

Is your business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

[REDACTED]

Business name

Borough Wines & Beers Ltd

If your business is registered, use its registered name.

VAT number

- [REDACTED]

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

Legal status

Private Limited Company

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 17

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

15,000

Section 3 of 17

VARIATION

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

☒ Yes

☐ No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐ Yes

☒ No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

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

Describe Briefly The Nature Of The Proposed Variation

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.

We would like to add the basement of the property to our licensable area as a tap and tasting room for events. The kitchen is already licensed with HMRC as a small brewery (1BBL), The Brewery Below. We intend to host events within our current licensable hours for corporate and local customers. This will be for pre-planned ticketed or pre-booked group events.
Brewery Below
Reference Number: 17/3969/00
Brewers Account: 99/04127

Section 4 of 17

PROVISION OF PLAYS

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐ Yes

☒ No

Section 5 of 17

PROVISION OF FILMS

Will the schedule to provide films be subject to change if this application to
vary is successful?

☒ Yes

☐ No

Standard Days And Timings

Continued from previous page...

MONDAY

Start 16:00

End 23:00

Start

End

Provide 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.

TUESDAY

Start 16:00

End 23:00

Start

End

WEDNESDAY

Start 16:00

End 23:00

Start

End

THURSDAY

Start 16:00

End 23:00

Start

End

FRIDAY

Start 16:00

End 23:00

Start

End

SATURDAY

Start 10:00

End 23:00

Start

End

SUNDAY

Start 11:00

End 22:00

Start

End

Will the exhibition of films take place indoors or outdoors or both?

☒ Indoors

☐ Outdoors

☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State 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.

Film screenings for local groups and arts projects. Licenses for film screening rights will be acquired if necessary. Music will be amplified, although in the basement and on domestic speakers.

State any seasonal variations for the exhibition of film.

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

Continued from previous page...

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed above, list below.

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

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Section 6 of 17

PROVISION OF INDOOR SPORTING EVENTS

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 7 of 17

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 8 of 17

PROVISION OF LIVE MUSIC

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 9 of 17

PROVISION OF RECORDED MUSIC

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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

Continued from previous page...

WEDNESDAY

Start 16:00

End 23:00

Start

End

THURSDAY

Start 16:00

End 23:00

Start

End

FRIDAY

Start 16:00

End 23:00

Start

End

SATURDAY

Start 10:00

End 23:00

Start

End

SUNDAY

Start 11:00

End 22:00

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☒ Indoors

☐ Outdoors

☐ Both

Where taking place in a building or other structure select as appropriate. Indoors may include a tent.

State 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.

Background music with low wattage domestic speakers.

State any seasonal variations for playing recorded music.

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

none

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below.

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

none

Continued from previous page...

Section 10 of 17

PROVISION OF PERFORMANCES OF DANCE

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 11 of 17

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

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 12 of 17

PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 17

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

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

Continued from previous page...

FRIDAY

Start 10:00

End 23:00

Start

End

SATURDAY

Start 10:00

End 23:00

Start

End

SUNDAY

Start 11:00

End 22:00

Start

End

Will the sale of alcohol be for consumption?

☐ On the premises ☐ Off the premises ☒ Both

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

State any seasonal variations.

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

Off sales will be in line with our current activity, sealed containers sold from our retail shop as off sales.
On sales will occur on the premises, in the shop or basement only.

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

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

none

Section 14 of 17

ADULT ENTERTAINMENT

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

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

Continued from previous page...

Section 15 of 17

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 09:00

End 23:00

Start

End

Provide 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.

TUESDAY

Start 09:00

End 23:00

Start

End

WEDNESDAY

Start 09:00

End 23:00

Start

End

THURSDAY

Start 09:00

End 23:00

Start

End

FRIDAY

Start 09:00

End 23:00

Start

End

SATURDAY

Start 09:00

End 23:00

Start

End

SUNDAY

Start 10:00

End 23:00

Start

End

State any seasonal variations.

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

none

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

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

none

Continued from previous page...

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

none

- ☒ I have enclosed the premises licence
- ☐ I have enclosed the relevant part of the premises licence

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

n/a

Section 16 of 17

LICENSING OBJECTIVES

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

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

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

In addition to the licensing objectives outlined in our original application. We will not be operating as a bar, just for pre-planned predominantly ticketed events. CCTV will be operational throughout the premises.

b) The prevention of crime and disorder

Guests will be asked to leave quietly, and will not be able to leave with open drinks. Challenge 25 will continue to be in operation.

c) Public safety

The basement has suitable fire equipment and escape routes, we will not allow more than 50 persons on the premises at any time.

d) The prevention of public nuisance

Events will be ticketed, guests will be asked to leave any events quietly. We have trialled 4 recent events on TENS in this nature. We found the events to run safely and without any public nuisance or complaints.

Continued from previous page...

e) The protection of children from harm

Alcohol will not be served to anybody under 18, a strict challenge 25 policy is already in place.

Section 17 of 17

PAYMENT DETAILS

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

Variation Fees are determined by the non-domestic rateable value of the premises.

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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

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

* Full name

Mitchel Adams

* Capacity

Operations Director

* Date

10 / 05 / 2017
dd mm yyyy



**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	LN16049-200116	Date of original grant*	20 January 2016
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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			
BOROUGH WINES 344A ESSEX ROAD			
Post town	LONDON	Post code	N1 3PD
Telephone number			

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
Ground floor only
<ul style="list-style-type: none">The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities			
<ul style="list-style-type: none">The sale by retail of alcohol:			
Monday	09:00	to	23:00
Tuesday	09:00	to	23:00
Wednesday	09:00	to	23:00
Thursday	09:00	to	23:00
Friday	09:00	to	23:00
Saturday	09:00	to	23:00
Sunday	09:00	to	23:00

Gaming Machine Provision:
Not applicable

The opening hours of the premises:			
Monday	09:00	to	23:00
Tuesday	09:00	to	23:00
Wednesday	09:00	to	23:00
Thursday	09:00	to	23:00
Friday	09:00	to	23:00
Saturday	09:00	to	23:00
Sunday	09:00	to	23:00

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

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

Borough Wines and Beer Limited



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

Muriel Chatel,



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



Islington Council
Public Protection Division
222 Upper Street
London
N1 1XR
T: 020 7527 3031
E: licensing@islington.gov.uk

Service Manager (Commercial)

Date of Issue

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. All door supervisors shall be licensed by the Security Industry Authority.
4. The admission of children to the exhibition of a film shall be restricted in accordance with the recommendation of a film classification body as defined in the Video Recordings Act 1984 or Islington Council acting as the licensing authority where it has given notice in section 20(3) of the Licensing Act 2003.

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. The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme.
2. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instruction given to staff.
3. The premises licence holder shall comply with the current legal requirement for fire, health and safety.
4. No refuse, including bottles shall be moved, removed or placed outside between the hours of 22:00 and 07:00 daily.
5. The security shutter shall be maintained so as not to cause a noise nuisance to any adjoining noise sensitive premises.

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

None attached.

Annex 4 – Plans

Reference Number: LN16049-200116

Burrell, Ryan

From: Brothers, Anne
Sent: 08 June 2017 16:16
To: [REDACTED]
Cc: Burrell, Ryan; Jones, Carol
Subject: Premises licence variation application. Borough Wines, 344A Essex Road
Attachments: NoiseRepJUNE17.pdf

Dear Mr Adams

Please find attached a representation in relation to the above application.

The representation is self-explanatory and I hope you will accept the suggested conditions for the licence.

Please let me know your decision on this asap.

Best regards,

Anne Brothers

Licensing Noise Liaison Officer

Pollution Team

Public Protection Division

222 Upper Street

London N1 1XR

Tel: 020 7527 3047

Alternative contact: Noise Support Team: 020 7527 7272

www.islington.gov.uk

How to get here:

<http://www.islington.gov.uk.uk/contact/visitingoffices/222upperst.asp>

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Islington Licensing Authority Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	Borough Wines	
Address of the premises you are making a representation about	344A Essex Road, London N1 3PD	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	The applicant has mentioned noise control measures on the application but has not put them on the operating schedule. This representation is to put the applicant's own suggested noise control measures on the premises licence as conditions.
Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.		<ul style="list-style-type: none"> • Amplified music will be at background levels of sound and through low wattage domestic speakers only. • Events held in the basement will be ticketed or pre-booked group events only.

Signed: Anne Brothers

Date: 8 June 2017

Please return this form along with any additional sheets to: Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR or email to licensing@islington.gov.uk

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

Licensing Authority Representation - Licensing Act 2003

Application: Borough Wines, 344-346 Essex Road

I am submitting a representation on behalf of the Licensing Authority with respect to the application for the variation of the premises licence in respect of the above premises to extend the operation of the premises into the basement.

The grounds for the representation are:

- The prevention of public nuisance

Licensing Policy Considerations:

Licensing Policy 2
Licensing Policy 4

Cumulative Impact Areas
Shops selling Alcohol

Issues of Concerns:

This premises has been licensed since December 2015 when a licence was granted by a members of the Licensing Sub Committee. The licence was granted for on and off sales of alcohol at the premises from 09:00 until 23:00 for the ground floor only.

This application seeks to licence the basement for on and off sales of alcohol from 10:00 until 23:00 Monday to Saturday and from 11:00 until 22:00 on Sunday. The application also seeks to licence the basement for recorded music from 16:00 until 23:00 Monday to Friday, from 10:00 until 23:00 on Saturdays and from 11:00 until 22:00 on Sundays.

The Licensing Authority does not object to this application in principle, however, the Licensing Authority has concerns over the granting of this licence without specific conditions for the basement which safeguard residential amenity from the basement becoming a club.

The inclusion of the basement at this premises increases the potential for more customers to be on the premises at any one time. An increase in customers may have an impact on neighbours when the premises closes. From discussions with the applicant, the Licensing Authority understand that for the vast majority of the time, if the basement is open for an event, the ground floor shop will be closed.

Summary and recommendations

If the Committee is minded to grant the application the Licensing Authority recommends the following conditions;

1. The premises shall not operate as a bar.
2. Consumption of alcohol on the premises shall be limited to the basement for wine tasting events. These events shall be in a very controlled environment promoting education around wine and wine knowledge with limited numbers at each event and operated on a ticketed or invite only basis. Wine shall be served in small measures only of approximately 25ml.
3. Customers should not be allowed to consume purchased alcohol outside the premises.
4. Any music played at the premises will be at a background volume.

5. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
6. 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.

Imposing additional conditions proposed by the applicant, Licensing Authority and/or Members of the Licensing Committee --should safeguard the amenities of the residents and prevent the premises impacting on the night time economy.

Jan Hart
Service Manager
Islington Council
jan.hart@islington.gov.uk



13 July 2017

Burrell, Ryan

From: [REDACTED]
Sent: 30 May 2017 16:31
To: Licensing
Subject: Concerns re the licence for Borough Wines 344-346 Essex Road
Importance: High

Hi There,

My flatmate and I live at [REDACTED], which is [REDACTED] the Essex Road Borough wines shop and [REDACTED] to it. We are on the [REDACTED] floor and directly [REDACTED] our flat is the Borough wines cellar/basement. We have concerns regarding the extension of their licence to hold events in the basement, as noise from the basement can echo [REDACTED] into our flat, so we are concerned that when events are being held we will be disturbed by noise coming from the basement.

Are there plans to put sound proofing in? Also [REDACTED] to our [REDACTED] is a entrance/exit to the basement, we are not sure if this will be used for events but if it is, we have concerns that we will be disturbed by the comings and goings.

I did try and process an online representation via the licencing website but I got an error message, so I am sending this email instead. If you have any questions please feel free to contact me: [REDACTED]

Best regards

[REDACTED]

Burrell, Ryan

From: [REDACTED]
Sent: 12 June 2017 09:42
To: Licensing
Subject: Borough Wines, Ground Floor, 344-346 Essex Road, Islington, London N1 3PD

I would like to comment on the licence application at above address.

Interest: Resident

Public Noise Nuisance:

It sometimes gets very noisy on Essex Road and neighbouring roads late on Friday and Saturday nights, with drunk people shouting and making a lot of noise. This is a particular issue for us, as we live [REDACTED] the [REDACTED] of Englefield Road and Essex Road. If the business attracts more customers during these late hours with additional film and music offerings, this will likely worsen the current problem, particularly as customers leave the premises.

Crime and Disorder:

Similarly, fights and scuffling occasionally break out between individuals in this area at night. Allowing the business to attract more customers and increasingly encourage them to consume alcohol on the premises, and over a longer period, may increase the frequency of these incidents.

The address of the premises is in the Angel and Upper Street Cumulative Impact Area of Islington, suggesting that the Council is already aware of the issues mentioned above.

[REDACTED]

Rep 5

Burrell, Ryan

From: [REDACTED]
Sent: 27 May 2017 09:06
To: Licensing
Subject: Borough Wines, 344-346 Essex Road, London N1 3PD

I refer to your letter dated 24 May 2017 regarding the application for a new licence at the above premises. I have the following representations:

Name: [REDACTED]

Interest: Resident at [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Comments:

Public Nuisance: the basement sale of alcohol, the showing of films and playing of music will exacerbate the existing night time noise issues from other premises nearby, such as the Lord Clyde pub. My [REDACTED] Englefield Road and is very near to Borough Wines and the noise caused by the proposed new uses will be detrimental to me.

Crime and Disorder: similarly, the proposed uses will probably add to the potential for increased crime and disorder.

[REDACTED]

27 May 2017

The licence will be subject to all of the terms and conditions of the existing premises licence. The conditions are listed below;

1. The licensee shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme.
2. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instruction given to staff.
3. The premises licence holder shall comply with the current legal requirement for fire, health and safety.
4. No refuse, including bottles shall be moved, removed or placed outside between the hours of 22:00 and 07:00 daily.
5. The security shutter shall be maintained so as not to cause a noise nuisance to any adjoining noise sensitive premises.

Suggested conditions of approval consistent with the operating schedule

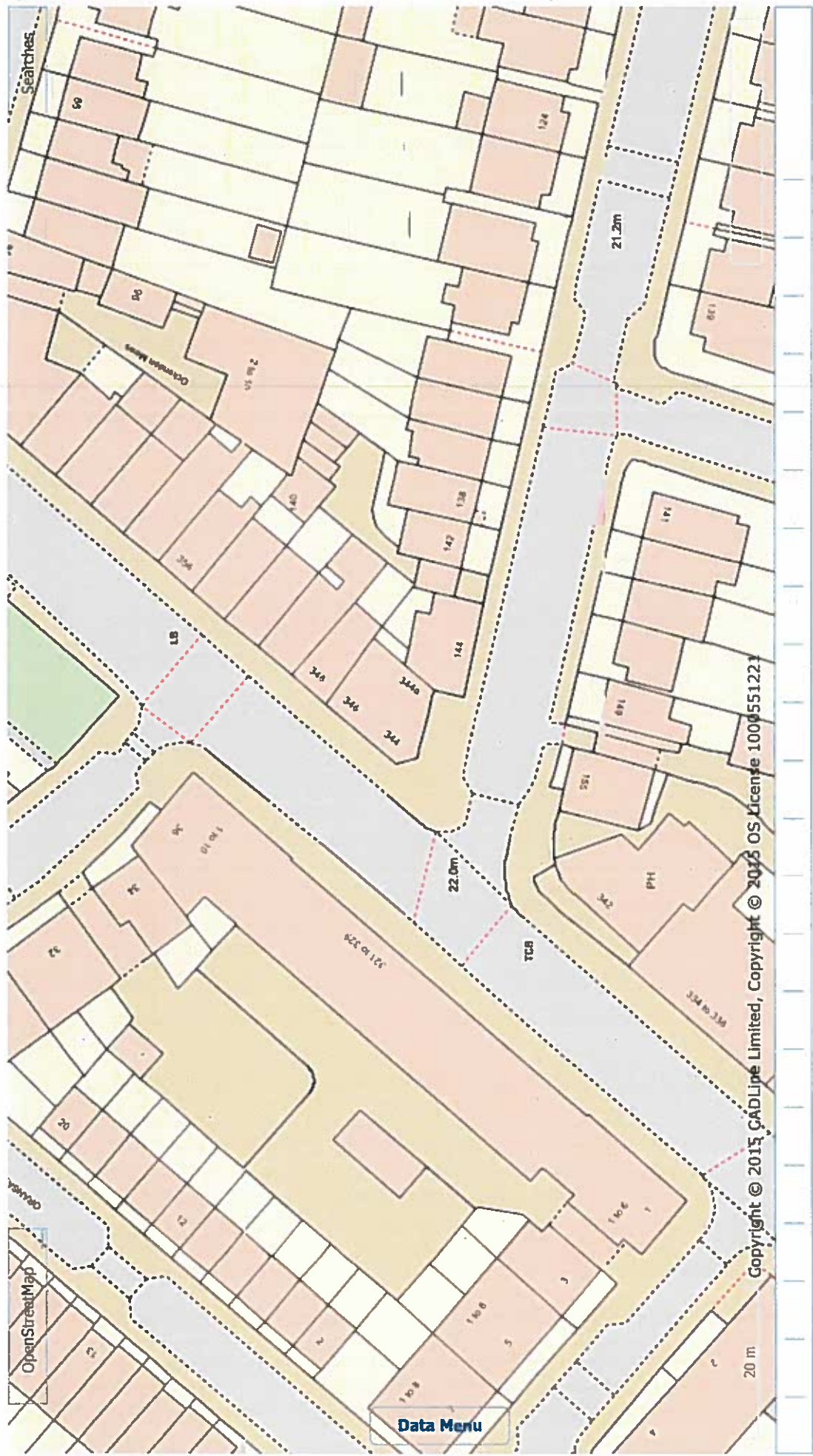
6. The premises will not operate as a bar, just for pre-planned ticketed events – See conditions 11 & 12
7. CCTV will be operated throughout the premises
8. Guests will be asked to leave quietly – See condition 16
9. Guests will not be allowed to leave the premises with open containers
10. No more than 50 persons shall be allowed in the basement of the premises at any time

Conditions suggested by the Licensing Authority – Not agreed at the time of writing the reports

11. The premises shall not operate as a bar.
12. Consumption of alcohol on the premises shall be limited to the basement for wine tasting events. These events shall be in a very controlled environment promoting education around wine and wine knowledge with limited numbers at each event and operated on a ticketed or invite only basis. Wine shall be served in small measures only of approximately 25ml.
13. Customers should not be allowed to consume purchased alcohol outside the premises.
14. Any music played at the premises will be at a background volume.
15. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
16. 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.

Conditions suggested by Islington's Noise Service – Not agreed at the time of writing the reports

17. Amplified music will be at background levels of sound and through low wattage domestic speakers only.
18. Events held in the basement will be ticket or pre-booked group events only.



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