



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	29 <sup>th</sup> January 2018		Clerkenwell

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW and VARIATION APPLICATIONS**  
**Coach & Horses, 26-28 Ray Street, London EC1R 4DJ**

## 1. Synopsis

- 1.1 This report is in respect of two applications for the same premises.
- 1.2 The first application is for a variation of the existing licence to reflect changes to the approved layout.
- 1.3 The second application is for a new licence, which incorporates the changes to the floor layout proposed in the variation application, with new proposed operating hours as follows (these have been amended since the application was first submitted):
  - a) The playing of recorded music between 10:00 and 23:00 on Sundays to Thursdays and between 10:00 and 00:00 on Saturdays and Sundays.
  - b) The supply of late night refreshment between 23:00 and 00:00 on Saturdays and Sundays.
  - c) The sale of alcohol, for consumption on and off the premises, between 10:00 and 23:00 on Sundays to Thursdays and between 10:00 and 00:00 on Saturdays and Sundays.
  - d) Opening hours between 08:00 and 23:30 on Sundays to Thursdays and between 08:00 and 00:30 on Fridays and Saturdays.
  - e) To extend the permitted hours for all licensable activities on New Year's Eve to 02:00 on New Year's Day, with opening hours until 02:30.
- 1.4 The premises is currently licensed to:

- a) Play recorded music without time restriction.
- b) Supply late night refreshment between 23:00 and 23:30 on Mondays to Saturdays.
- c) Sell alcohol, for consumption on the premises only, between 10:00 and 23:00 on Mondays to Saturdays and between 12:00 and 22:30 on Sundays. There are reduced hours on Good Friday, 12:00 to 22:30, and Christmas Day, 12:00 to 15:00 and 19:00 to 22:30. On New Year's Eve, permitted hours are extended until the start of permitted hours on New Year's Day.
- d) Opening hours not specified.

**2. Relevant Representations**

Licensing Authority	Yes
Metropolitan Police	No (withdrawn)
Noise	No (withdrawn)
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Planning	No
Local residents	Yes
Other bodies	No

**3. Background**

3.1 Papers are attached as follows:-

- Appendix 1: application form for variation, including current licence;
- Appendix 2: application form for new licence;
- Appendix 3: applicant's supporting information;
- Appendix 4: representations and additional comments;
- Appendix 5: additional conditions;
- Appendix 6: map of premises location.

3.2 The premises was first granted a licence by Islington, acting as Licensing Authority, in November 2005; prior to this the premises held a Justices' Licence for a number of years.

- 3.3 The current operators acquired the premises licence in June 2016. The premises has since undergone substantial refurbishment to include the first floor and a new garden room under the trading areas.
- 3.4 The Metropolitan Police have withdrawn their representation on the basis that the applicants have reduced their proposed hours of operation. The Noise Service have withdrawn their representation on the basis that the applicants have agreed two additional conditions. One resident has withdrawn their representation on the basis of assurances given by the applicants in their letter of response dated 2 January 2018 .
- 3.5 There are 22 remaining representations from local residents and their representatives and one from the Licensing Authority. The representations refer to elements of both applications and therefore they have been compiled together.
- 3.6 The premises is located in the Clerkenwell Cumulative Impact Policy Area.

#### **4. Planning Implications**

- 4.1 Planning has reported in respect of both applications:
- 4.2 “No planning conflict in terms of established use or conditions” and “There are no enforcement cases open in relation to the property”.
- 4.3 Some residents have raised concerns that the final garden layout does not comply with plans submitted with the planning application, specifically two trees shown on the plans are not present and discrepancies in the furniture configuration. Planning were asked by the Licensing Service to confirm whether these discrepancies represented a breach of planning rules. The Planning Enforcement Service have responded as follows:
- 4.4 “I wouldn’t consider this to be a breach of planning control. Their approved plans has the decking as the same area. The only difference is there are two trees not there and possibly more tables. However, the removal of the trees would not amount to development, nor would placement of additional tables. There are no conditions limiting numbers of people, tables, etc so I wouldn’t consider the current situation to be materially different to what is approved and it would not require planning consent/be a breach of planning control.”

#### **5 Recommendations**

- 5.1 To determine the applications for a new premises licence and variation of the existing premises licence under Sections 17 and 34 of the Licensing Act 2003.
- 5.2 To consider that this address is in a Saturation or “Cumulative Impact Policy” of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.
- 5.3 If the Committee determines to grant the applications, it is recommended that both determinations be subject to the same conditions for consistency purposes. The Committee are advised to consider:
  - i. Conditions proposed by the applicant and the responsible authorities (see appendix 5).
  - ii. Any additional conditions deemed appropriate by the Committee to promote the four licensing objectives.

## 6 Conclusion and reasons for recommendations

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

### Background papers:

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

### Final Report Clearance

**Signed by**

  
Service Director – Public Protection

Date 17/1/18

**Received by**

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

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

# Appendix 1

## 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.

We Farringdon Pub Ltd

*(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 88572
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#### Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description  The Coach & Horses 26-28 Ray Street Clerkenwell			
Post town	Islington	Postcode	EC1R 2DJ
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£35,500	

#### Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	Shane Styles 		
Post town	London	Postcode	

### Part 3 - Variation

Please tick as appropriate

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

Yes

No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
0	8	012018

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?  
(Please see guidance note 1)  Yes  No

**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

This is an application to change the layout of the premises in accordance with the submitted plans.

The main changes are as follows:

1. Licensing of the first floor private dining areas;
2. Relocation of the kitchen to the basement floor to accommodate point 1;
3. Licensing the garden as additional restaurant space and;
4. Minor interior reconfiguration to remove an internal partition, add fixed furnishings and a disabled toilet.

As a result of the above, the licensable area has been increased.

All hours, licensable activities and conditions authorised by the premises licence are to remain unaltered.

Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.

Locations of any fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to change.

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 all that apply

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

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

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

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur								
Fri								
Sat						<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sun								

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			
Fri			<b><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></b> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

F

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)			
			Indoors	<input type="checkbox"/>		
			Outdoors	<input type="checkbox"/>		
			Both	<input type="checkbox"/>		
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)			
Mon						
Tue						
Wed					<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5)	
Thur						
Fri					<b>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</b> (please read guidance note 6)	
Sat						
Sun						

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur					
Fri			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Sat					
Sun					
			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 4)		
Mon					
Tue			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 5)		
Wed					
Thur			<b>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</b> (please read guidance note 6)		
Fri					
Sat					
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			<b>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		

**K**

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	
Mon			<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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.

None

Please tick as appropriate

- 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 not enclosed the premises licence or relevant part of premises licence.

The premises licence has not yet been returned to us following the DPS change submitted to you on 24 October 2017.

**M**

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

**a) General**

As per the existing premises licence conditions.

Upon the successful grant of the new premises licence application for:

The Coach & Horses  
26-28 Ray Street  
Clerkenwell  
Islington  
EC1R 2DJ

submitted on 22 November 2017, this premises licence (88572) will be surrendered. This application is being sought to permit the premises to reopen under the existing premises licence in time for 8 January 2018.

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

As per the existing premises licence conditions.

**Public safety**

As per the existing premises licence conditions.

**d) The prevention of public nuisance**

As per the existing premises licence conditions.

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

As per the existing premises licence conditions.

**Checklist:**

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- 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 SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 5 – Signatures** (please read guidance note 11)

**Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	22/11/17
Capacity	Solicitor to applicant

**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 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 14)

Rachel Kelly  
TLT Solicitors  
One Redcliff Street

<b>Post town</b>	Bristol	<b>Post code</b>	BS1 6TP
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<b>Telephone number (if any)</b>	0333 00 60283
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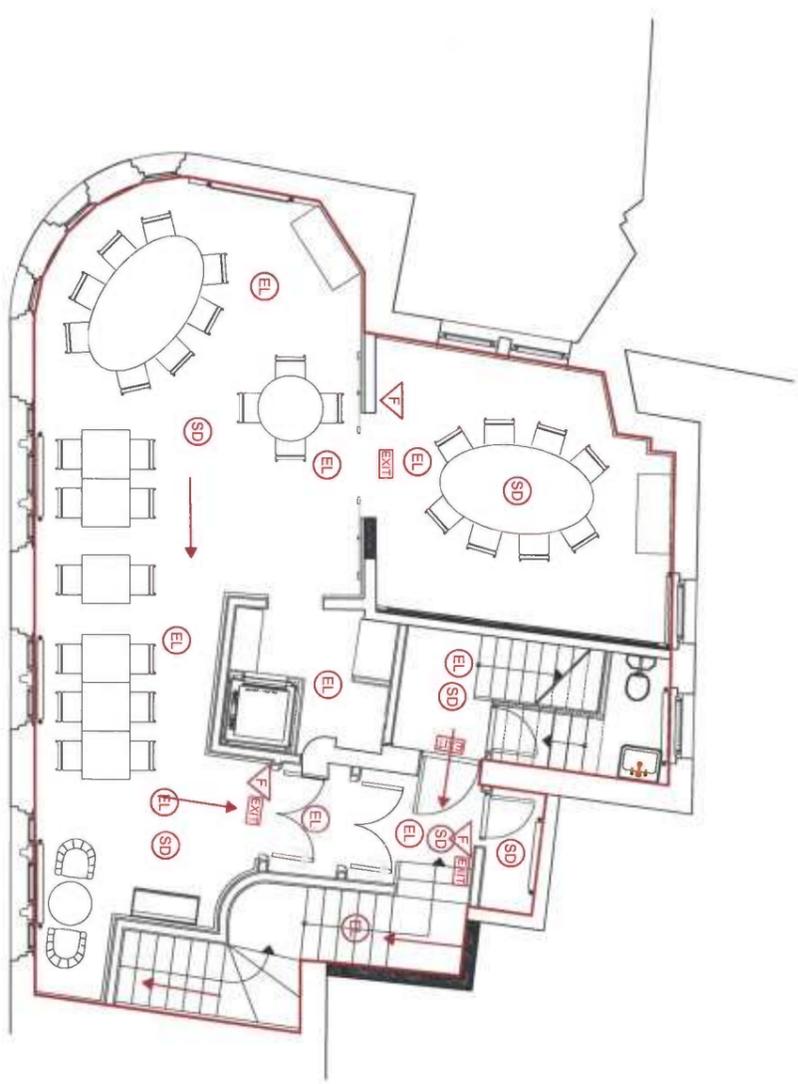
**If you would prefer us to correspond with you by e-mail, your e-mail address (optional)**

Rachel.kelly@tltsolicitors.com

## Notes for Guidance

**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.**

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



**3** First floor plan

Scale: 1:100

-  Extent of licensed premises
-  Escape Routes
-  Emergency lighting
-  Heat Detector
-  Smoke Detector
-  Fire Extinguisher: Water
-  Fire Extinguisher: Foam
-  Fire Extinguisher: Dry Powder
-  Fire Extinguisher: CO<sub>2</sub>
-  Fire Extinguisher: Wet Chemical
-  Fire Blanket
-  Notice: Exit sign
-  Notice: Push Bar to Open



**Licencing Plan**  
The Coach & Horses  
26-28 Ray Street, Clerkenwell, London, EC1R 3DJ

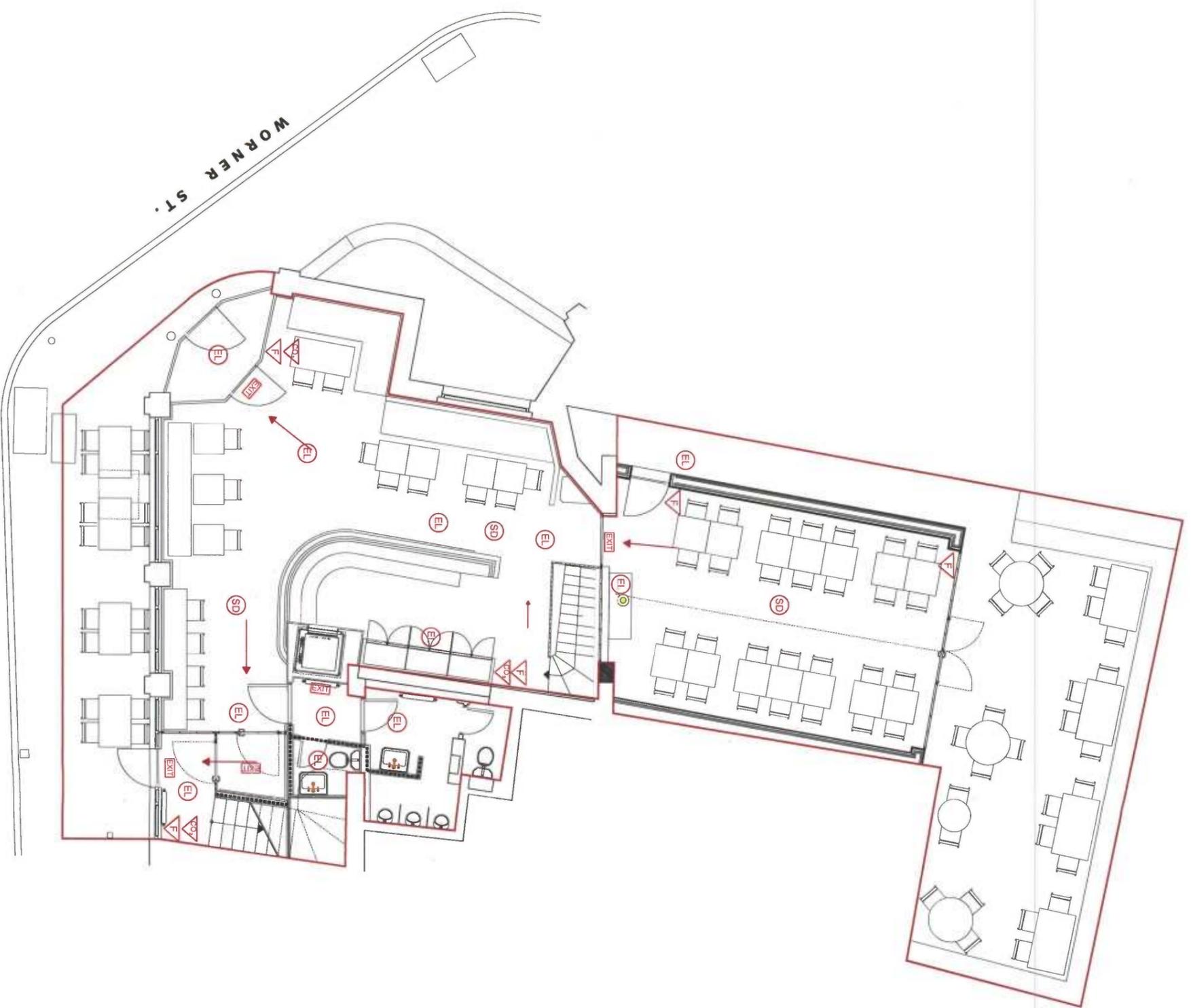
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Revision no.	

Project No.	853
Drawn	DBE/MLV/00_041_Licence.dwg
Checked	SCS
Date	Jun 2011
Scale	As shown
Title/No.	

Licencing Plan  
First  
**L102c**



-  Extent of licensed premises
-  Escape Routes
-  Emergency lighting
-  Heat Detector
-  Smoke Detector
-  Fire Extinguisher: Water
-  Fire Extinguisher: Foam
-  Fire Extinguisher: Dry Powder
-  Fire Extinguisher: CO<sub>2</sub>
-  Fire Extinguisher: Wet Chemical
-  Fire Blanket
-  Notice: Exit sign
-  Notice: Push Bar to Open

**Licencing Plan**

The Coach & Horses

26-28 Ray Street, Clerkenwell, London, EC1R 3DJ

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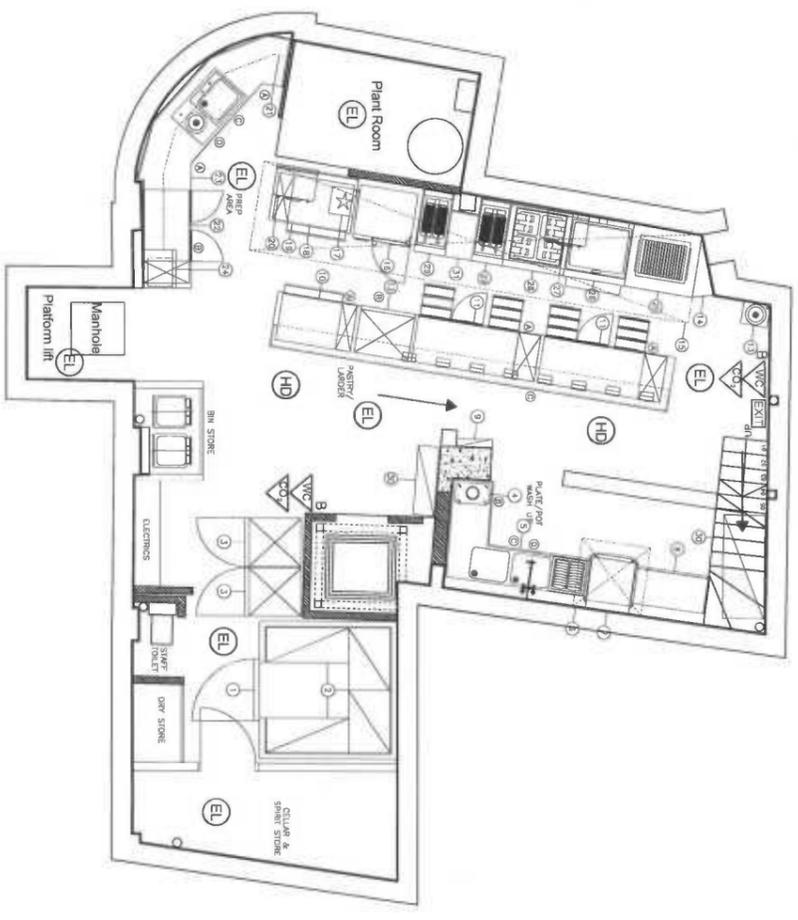
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Revision no.

Project No.	853
DBE/EL/00_041_Licence.dwg	
Drawn	
Checked	SCS
Date	Jan 2017
Scale	As shown
Title/No.	

Licencing Plan  
Ground





**1** Basement floor plan  
Scale: 1:100

- Extent of licensed premises
- Escape Routes
- Emergency lighting
- Heat Detector
- Smoke Detector
- Fire Extinguisher: Water
- Fire Extinguisher: Foam
- Fire Extinguisher: Dry Powder
- Fire Extinguisher: CO<sub>2</sub>
- Fire Extinguisher: Wet Chemical
- Fire Blanket
- Notice: Exit sign
- Notice: Push Bar to Open

Licencing Plan  
The Coach & Horses  
26-28 Ray Street, Clerkenwell, London, EC1R 3DJ

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Revision no.

Project No. 853  
Date/Rev/00 041 Licence.dwg  
Drawn  
Checked SCS  
Date Jun 2017  
Scale As shown  
Title/No

Licencing Plan  
Basement

**L102a**





## PREMISES LICENCE LICENSING ACT 2003

<b>Premises licence number</b>	LN/3566-241017	<b>Date of original grant*</b>	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.*

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>			
<b>THE COACH AND HORSES 26-28 RAY STREET</b>			
<b>Post town</b>	London	<b>Post code</b>	EC1R 3DJ
<b>Telephone number</b>	020 7278 8990		

<b>Where the licence is time limited the dates</b>
Not Applicable

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

<b>The times the licence authorises the carrying out of licensable activities</b>																																																				
<ul style="list-style-type: none"> <li>• 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></tr> <tr><td>Tuesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Wednesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Thursday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Friday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Saturday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Sunday</td><td>00:00</td><td>to</td><td>24:00</td></tr> </table> </li> <li>• 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> </table> </li> </ul>	Monday	00:00	to	24:00	Tuesday	00:00	to	24:00	Wednesday	00:00	to	24:00	Thursday	00:00	to	24:00	Friday	00:00	to	24:00	Saturday	00:00	to	24:00	Sunday	00:00	to	24:00	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
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Saturday	23:00	to	23:30																																																	

• The sale by retail of alcohol:

Monday	10:00	to	23:00
Tuesday	10:00	to	23:00
Wednesday	10:00	to	23:00
Thursday	10:00	to	23:00
Friday	10:00	to	23:00
Saturday	10:00	to	23:00
Sunday	12:00	to	22:30

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 31<sup>st</sup> 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 supplies

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

Farringdon Pub Limited

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

**Registered number of holder, for example company number, charity number (where applicable)**

09907475

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Shane Leslie Styles

**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](mailto:licensing@islington.gov.uk)

\_\_\_\_\_  
Service Manager (Commercial)

\_\_\_\_\_  
Date of Issue

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.

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](http://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.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
  - Children and Young Persons Act 1933
  - Cinematograph (Safety) Regulations 1955
  - Sporting Events (Control of Alcohol Etc) Act 1985

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

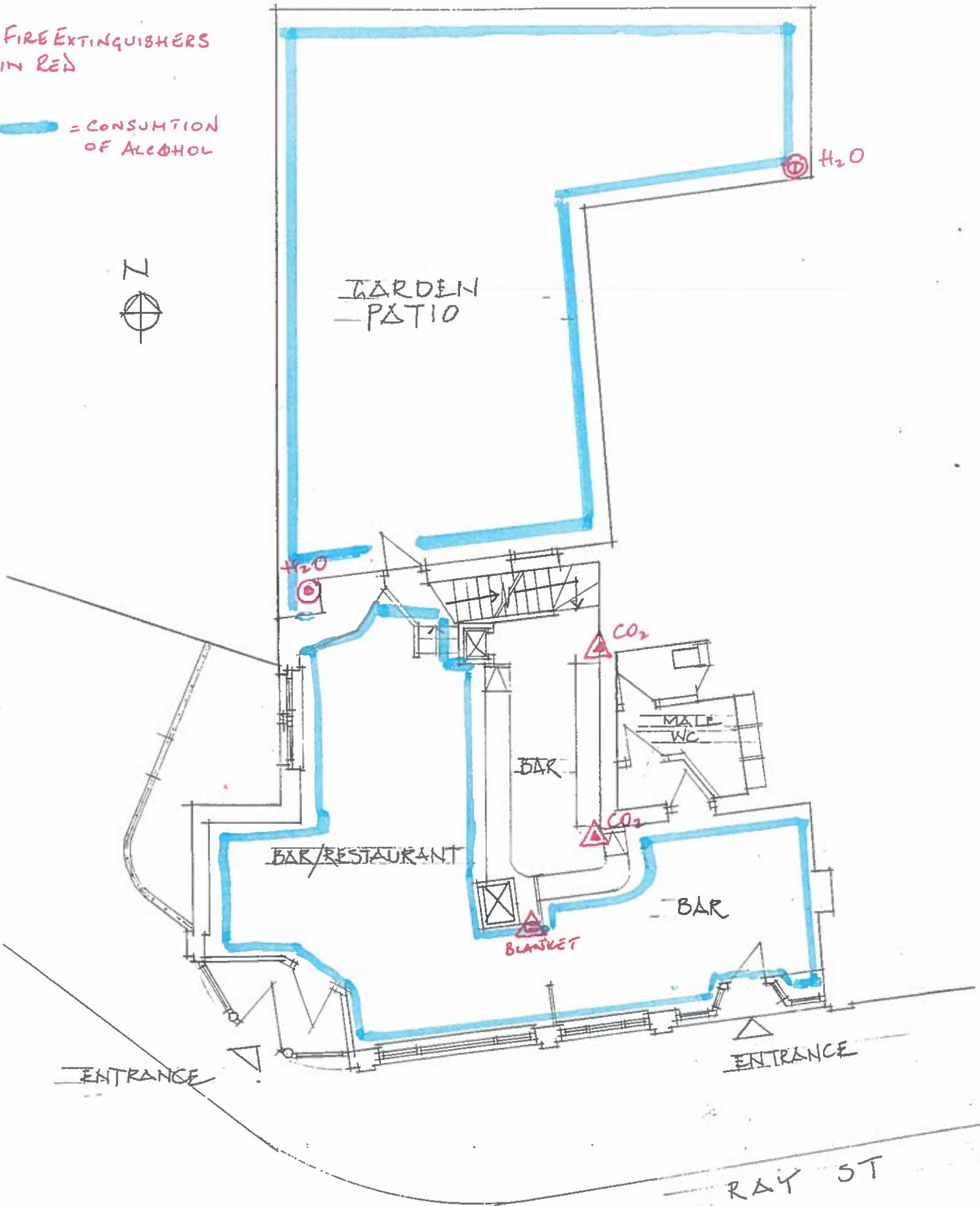
Nil

**Annex 4 – Plans**

Reference Number: 950/D9 Date: July 2005

FIRE EXTINGUISHERS  
IN RED

— = CONSUMPTION  
OF ALCOHOL



THE COACH & HORSES  
26-28 RAY ST LONDON EC1R 3DU

GROUND FLOOR PLAN  
1/100 JULY 2005  
PRG N° : 950/09

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

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

**I/We** Farringdon Pub Limited

*(Insert name(s) of applicant)*

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

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description <b>The Coach</b> <b>26-28 Ray Street</b>			
<b>Post town</b>	Islington	<b>Postcode</b>	EC1R 3DJ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	<b>£35,500</b>

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as appropriate      Please tick as appropriate

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *                    | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |

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

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
  - statutory function or
  - a function discharged by virtue of Her Majesty's prerogative

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

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

**SECOND INDIVIDUAL APPLICANT (if applicable)**

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

**(B) OTHER APPLICANTS**

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

<b>Name</b> Farringdon Pub Limited
<b>Address</b> Shane Styles [REDACTED] [REDACTED]
<b>Registered number (where applicable)</b> 09907475
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Limited company
<b>Telephone number (if any)</b>

E-mail address (optional)

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
┆	┆	┆

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

DD	MM	YYYY
┆	┆	┆

Please give a general description of the premises (please read guidance note 1)  
Public house with public areas on ground and first floor and kitchen in the basement.  
External areas to the rear and front of the premises.

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

N/A

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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



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



**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish			Both	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)			
Tue						
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 5)			
Thur						
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 6)			
Sat						
Sun						

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><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></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 4)			
Mon						
Tue						
Wed			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)			
Thur						
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)			
Sat						
Sun						

**F**

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take <u>place indoors or outdoors or both –</u> <u>please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue	10:00	00:00			
Wed	10:00	00:00	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur	10:00	00:00			
Fri	10:00	00:00	<b><u>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</u></b> (please read guidance note 6) An additional hour on Sundays prior to Bank Holiday Mondays, Christmas Eve, Boxing Day and Thursday prior to Good Friday. New Year's Eve extended to 02:00 New Year's Day.		
Sat	10:00	00:00			
Sun	10:00	00:00			

**G**

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 5)		
Thur					
Fri			<b>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</b> (please read guidance note 6)		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	23:00	00:00	<b>Please give further details here</b> (please read guidance note 4)		
Tue	23:00	00:00			
Wed	23:00	00:00	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 5)		
Thur	23:00	00:00			
Fri	23:00	00:00	<b>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</b> (please read guidance note 6)		
Sat	23:00	00:00	An additional hour on Sundays prior to Bank Holiday Mondays, Christmas Eve, Boxing Day and Thursday prior to Good Friday. New Year's Eve extended to 02:00 New Year's Day.		
Sun	23:00	00:00			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	10:00	00:00	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 6) An additional hour on Sundays prior to Bank Holiday Mondays, Christmas Eve, Boxing Day and Thursday prior to Good Friday. New Year's Eve extended to 02:00 New Year's Day.		
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	00:00			

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

Name Shane Styles	
Date of birth [REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	

Issuing licensing authority (if known)

██████████

□□□□

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).  
No adult entertainment to be provided at the premises

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	
Mon	08:00	00:30	<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6) An additional hour on Sundays prior to Bank Holiday Mondays, Christmas Eve, Boxing Day and Thursday prior to Good Friday. New Year's Eve extended to 02:30 New Year's Day.
Tue	08:00	00:30	
Wed	08:00	00:30	
Thur	08:00	00:30	
Fri	08:00	00:30	

Sat	08:00	00:30	
Sun	08:00	00:30	

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

**a) General – all four licensing objectives (b, c, d and e)** (please read guidance note 10)

Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

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

The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.

A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested, subject to any data protection requirements.

An incident log ('the log') shall be kept at the premises in which any incidents witnessed by, or reported to a member of staff are to be recorded. The log must be made available on request to an authorised officer of Islington Council's licensing team or the Police. The log must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to a member of staff at the premises (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any refusal of the sale of alcohol.

**c) Public safety**

The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.

#### **d) The prevention of public nuisance**

After 22.30 each day patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

The external area to the rear of the premises will be closed to the public from 22:30 each day.

No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated

Loudspeakers shall not be located in the entrance lobby or outside the premises building.

During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises.

No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.

No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

During regulated entertainment, all windows and external doors shall be kept closed after 20:00 hours, except for the immediate access and egress of persons.

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

A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport, proof of age card with the PASS Hologram, European Union ID card with photo and date of birth, or military ID card.

Staff shall be trained in relation to the challenge 21 proof of age scheme prior to making any sales of alcohol. Such training will be recorded as having been completed in the employees record, with the date of completion.

Children will not be permitted on the premises after 20:00 hours, unless partaking in a table meal or attending a pre-booked function.

#### **Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.

- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- 

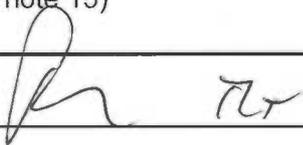
[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

**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.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)</li> </ul>
Signature	

Date	22/11/17
Capacity	Solicitor to the applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Piers Warne TLT solicitors 1 Redcliff Street			
Post town	<b>Bristol</b>	Postcode	<b>BS1 6TP</b>
Telephone number (if any)	0333 00 60692		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Piers.warne@tltsolicitors.com			

### Notes for Guidance

- 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.
- In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.

- Live music: no licence permission is required for:
  - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a)

it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].

- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.

- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;

- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

---

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

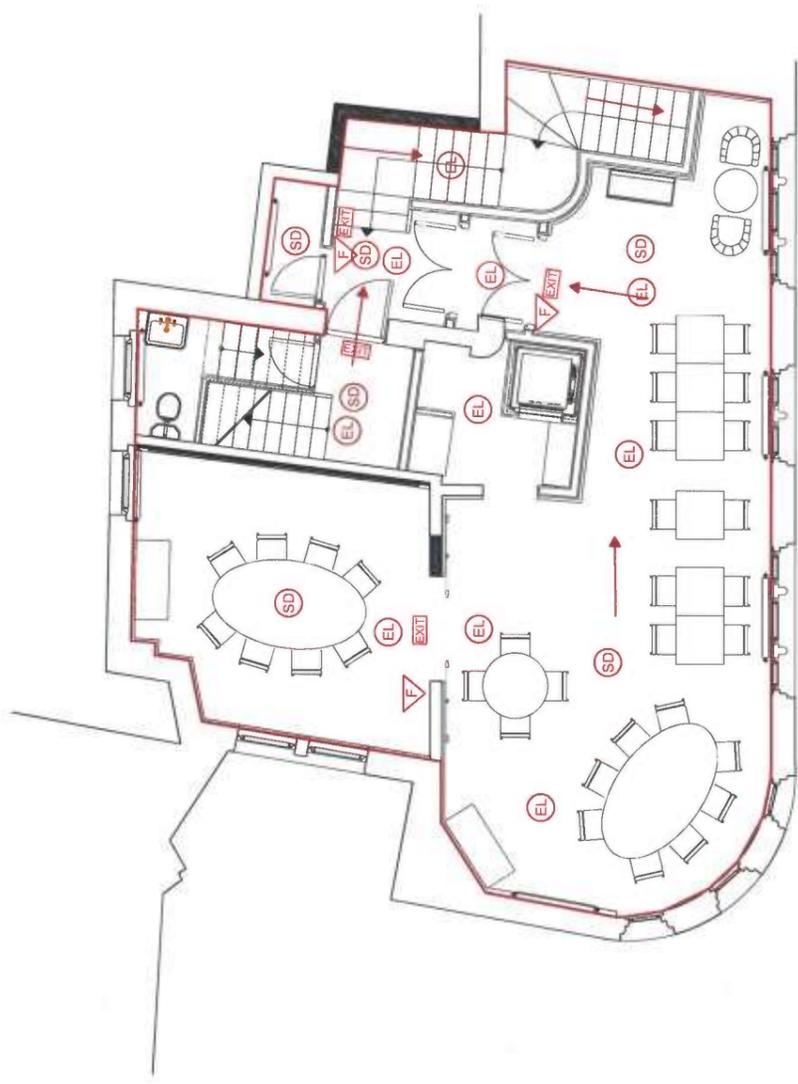


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PRELIMINARY  
NOT FOR  
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Revision no.	

Project No.	853
Drawn	CS
Checked	SCS
Date	Jan 2017
Scale	As shown
Title/No.	Licensing Plan First

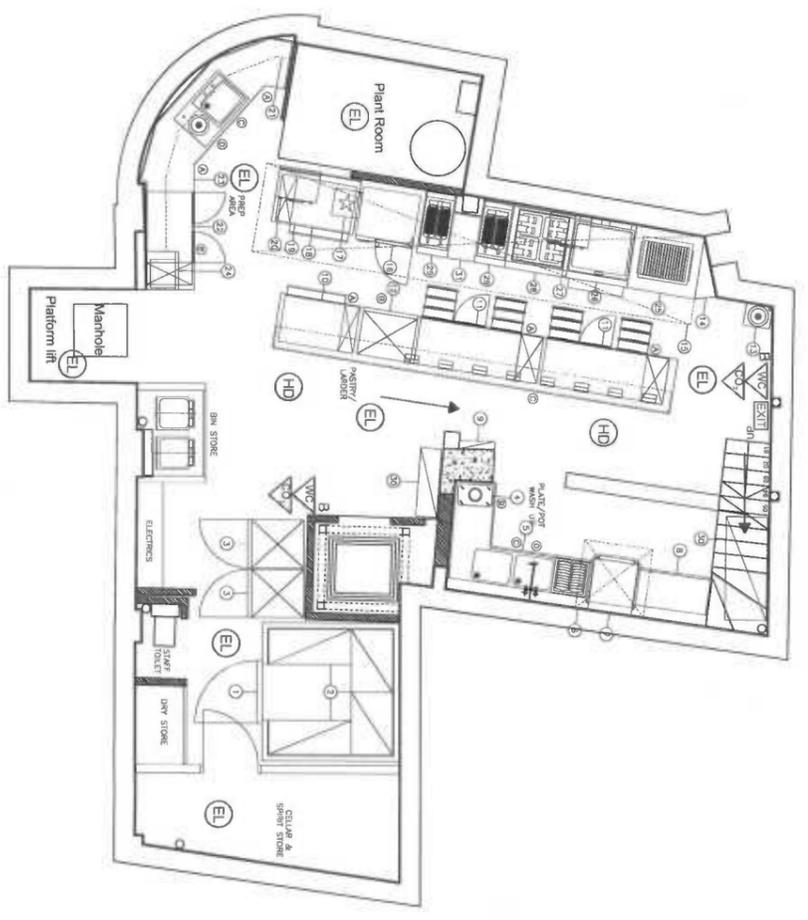


- Extent of licensed premises
- Escape Routes
- Emergency lighting
- Heat Detector
- Smoke Detector
- Fire Extinguisher: Water
- Fire Extinguisher: Foam
- Fire Extinguisher: Dry Powder
- Fire Extinguisher: CO<sub>2</sub>
- Fire Extinguisher: Wet Chemical
- Fire Blanket
- Notice: Exit sign
- Notice: Push Bar to Open

3 First floor plan  
Scale: 1:100







**1** Basement floor plan  
Scale: 1:100

- Extent of licensed premises
- Escape Routes
- Emergency lighting
- Heat Detector
- Smoke Detector
- Fire Extinguisher - Water
- Fire Extinguisher - Foam
- Fire Extinguisher - Dry Powder
- Fire Extinguisher - CO<sub>2</sub>
- Fire Extinguisher - Wet Chemical
- Fire Blanket
- Notice: Exit sign
- Notice: Push Bar to Open



Licencing Plan  
-  
The Coach & Horses  
26-28 Ray Street, Clerkenwell, London, EC1R 3DJ

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

Revision no.	

Project No.	853
Client/Ref/00	041 Licences.dwg
Drawn	
Checked	SCS
Date	Jun 2017
Scale	As shown
Trial/No	

Licencing Plan  
Basement

**L102a**



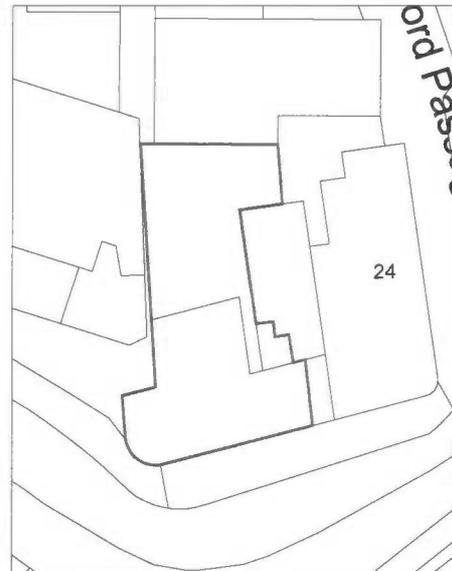
Dexter Building Design Ltd  
Unit 8, Victoria Close  
Sudbury  
Suffolk  
Suffolk, Suffolk CB10 0AA  
Tel: 01712 448 405  
E: [info@dexterdesign.co.uk](mailto:info@dexterdesign.co.uk)  
[www.dexterdesign.co.uk](http://www.dexterdesign.co.uk)



1 Location Scale: 1:2250



Scale: (m)



2 Site Plan Scale: 1:250



Licensing  
The Coach & Horses  
25-26 Ray Street, Cheltenham, Gloucestershire GL50 2JQ

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

Revised by	
Checked by	
Drawn by	
Project No.	853
Client	SHOPS/D11 Licensing
Checked by	SES
Date	Jul 2017
Scale	As shown
Notes	

Site Location Plans

L101a



To the Residents

Direct tel	+44 (0)333 006 0692	Date	2 January 2018
Direct fax	+44 (0)333 006 1492	Email	piers.warne@TLTsolicitors.com

Dear Resident

**Our client - Farringdon Pub Limited**  
**The Coach and Horses 26-28 Ray Street London EC1R 3DJ**

I act for the applicants, Farringdon Pubs Limited, in relation to the applications made in respect of The Coach (formerly the Coach & Horses), 26 Ray Street. My client has considered the representations and the concerns raised therein and would comment as follows:

### **The Coach**

The Coach intends to operate as a pub with high-end dining. The first floor rooms will be used as dining rooms only and will have a capacity of no more than 40 persons in total across the two rooms. The works to the rear of the premises are to enhance the existing garden, with significant money spent on landscaping and planting and to properly enclose the area previously covered with a temporary structure. The new enclosed area has been constructed to ensure that noise from customers in using the area does not cause noise outbreak. The planting in the garden will restrict the capacity from what was previously possible and the garden will also be laid out to tables and chairs and used for dining, rather than as an outside vertical drinking space. It is anticipated that the garden will hold no more than 40 persons. It is further anticipated that the premises will have a total capacity throughout the internal space and the garden of no more than 160 persons at full capacity.

This does not include drinkers outside the front of the premises, but represents a capacity that is expected to be roughly equivalent to that of the previous Coach and Horses operation, given that additional tables and chairs set up as part of the layout. The reasons for the changes, including the additional dining area, are to improve the quality of service at the premises and are in keeping with the style and nature of operation of a pub with a significant focus on food. This style of operation also means that the premises will operate with a large number of service

staff waiting on tables and clearing glasses from both inside and outside the premises. Part of their role will be to supervise customers to ensure that they act appropriately for the benefit of other customers and, crucially, for residents living nearby.

### **Extension of Hours**

Following discussions with the police (who have agreed to the proposed change) and consideration of your representations, the applicants propose to reduce the hours for licensable activities as follows:

Sale of alcohol, regulated entertainment  
Sunday to Thursday 10:00 to 23:00  
Friday and Saturday 10:00 to midnight

Late night refreshment (on Friday and Saturday only) between 23:00 and midnight.

Opening Hours from 8am, closing 30 minutes after the last time for licensable activities.

The applicants would like to retain the additional hours for New Year's Eve (to 2am for licensable activities and 02:30 closing). However, they are happy to withdraw the additional Bank Holiday extensions on the basis of agreement on the standard closing hours above.

The applicants are happy to offer a last new entry time of 23:00 on Friday and Saturday to ensure that customers from other licensed premises do not seek to come to the Coach for a last drink. However, it is noted that the Piano Works advertises that it is open Monday to Saturday to 1am and therefore can be confident that any customers from other premises seeking a late premises to drink in would go there rather than seek to come to the Coach.

Whilst this represents a modest increase in hours for the sale of alcohol on Friday, Saturday and Sunday from the current licence (representing an additional hour Friday and Saturday and 30 minutes on Sunday), it does not represent an increase in the hours the premises was entitled to open under the previous licence where recorded music could be provided until midnight on any day of the week and the hours of opening were unrestricted.

### **Concerns raised in the representations**

Following the resident's meeting held on the 8 December and now having received the comments from all parties, some of whom could not attend that meeting, my client makes the following comments:

#### **Use of the garden (courtyard)**

Currently there is no restriction on the use of the garden on the premises licence. As stated above, the planting scheme in the garden has reduced the capacity to approximately 40 persons. We have offered, as part of the application, to close the garden at 22:30 hours to all customers as a means of ensuring that minimal disturbance is caused to residents, particularly at noise sensitive times. A garden management plan will also be drawn up and implemented by staff and management to ensure that the procedures are in place to properly manage customers when using the outside area. There is no intention to have any music in the garden and there will be no speakers placed in this area.

#### **Newly enclosed 'garden room'**



My client appreciates that previously there was a 'temporary structure' enclosing much of the rear external area and that this was a source of noise outbreak. In designing a new permanently enclosed area, the applicants required their architects to take this into account and ensure that the new structure was properly noise attenuated.

Music in the garden room will be background only to ensure that there is no noise outbreak to affect residents. The garden room will be used primarily for dining, rather than as a bar area, which will also reduce likely noise levels from customers.

#### **Music/ regulated entertainment**

The premises would ordinarily only have background music, but it may be that on the odd occasion the applicants would like to be able to have recorded music as part of an event. Whilst such events would mainly be dining based, in line with the general operation of the premises, they would like to be able to consider other events that would be of benefit to the community, such as charity events or wedding receptions, where the predominant activity is dining. Any music as part of such events would have to comply with all conditions and not cause any disturbance to residents. There is no application for live music as part of this application.

#### **Use of the first floor**

As stated above, the first floor will be used for dining, with one room given over as a private dining room. The room overlooking the back of the premises is the private dining room with a maximum capacity of 12, depending on layout. The front room which will be used for general dining is to the front of the premises.

My client is happy to offer a condition that the window overlooking the courtyard in the private dining room will remain closed whenever the room is being used by customers.

#### **On-street drinking**

The applicants are aware that proper control needs to be exercised over customers drinking at the benches or generally outside the front of the premises. However, for the few hours after work on sunny days, we would expect that people will want to stand outside and enjoy the sunshine. A key focus for the operators will be working with residents to prevent customers from standing directly outside entrances to residential property. In addition managers will be instructed to look at how best to work with residents to ensure that the pub can be successful but also be a good neighbour. A management plan will be drawn up and implemented to ensure proper supervision of drinkers outside, with a specific focus on ensuring customers do not block doorways to residents or impede cyclists. In addition, glasses will be regularly cleared and the area monitored at key times. A condition has also been offered as part of the application to prevent customers from taking drinks outside the front after 22:30.

#### **Dispersal**

As part of the management of the premises, a dispersal policy will be drawn up and implemented by management in order to ensure as far as possible that customers are leave the premises quickly and quietly. This will include working with groups of diners to ensure that taxis are booked in good time and that they are notified when the taxis arrive to ensure a quick dispersal with minimum noise outside from customers saying goodbye.

#### **Conditions agreed with environmental protection**

In addition to the changes proposed above, the following two conditions have also been agreed with the environmental protection team:

There shall be no deliveries of alcohol between 8pm and 8am, Mondays to Saturdays, and no deliveries of alcohol on Sundays or Bank Holidays.

In the event of a noise complaint 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.

**Full list of conditions**

A full list of conditions offered (with the exception of the two noted above) can be found as part of the application form.

**Any further questions**

As offered at the resident meeting, the applicant would be delighted to discuss this application with any interested party. In addition, the applicants are very keen to build a good relationship with their neighbours and will be inviting you to a soft opening at the premises in order that you can see first-hand the changes made.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely



**Piers Warne  
Associate  
for TLT LLP**

COACH & HORSES

CLERKENWELL

PUB

MERAKI  
DESIGN

WWW.MERAKIDESIGN.CO.UK

**INDEX**

**Overview**

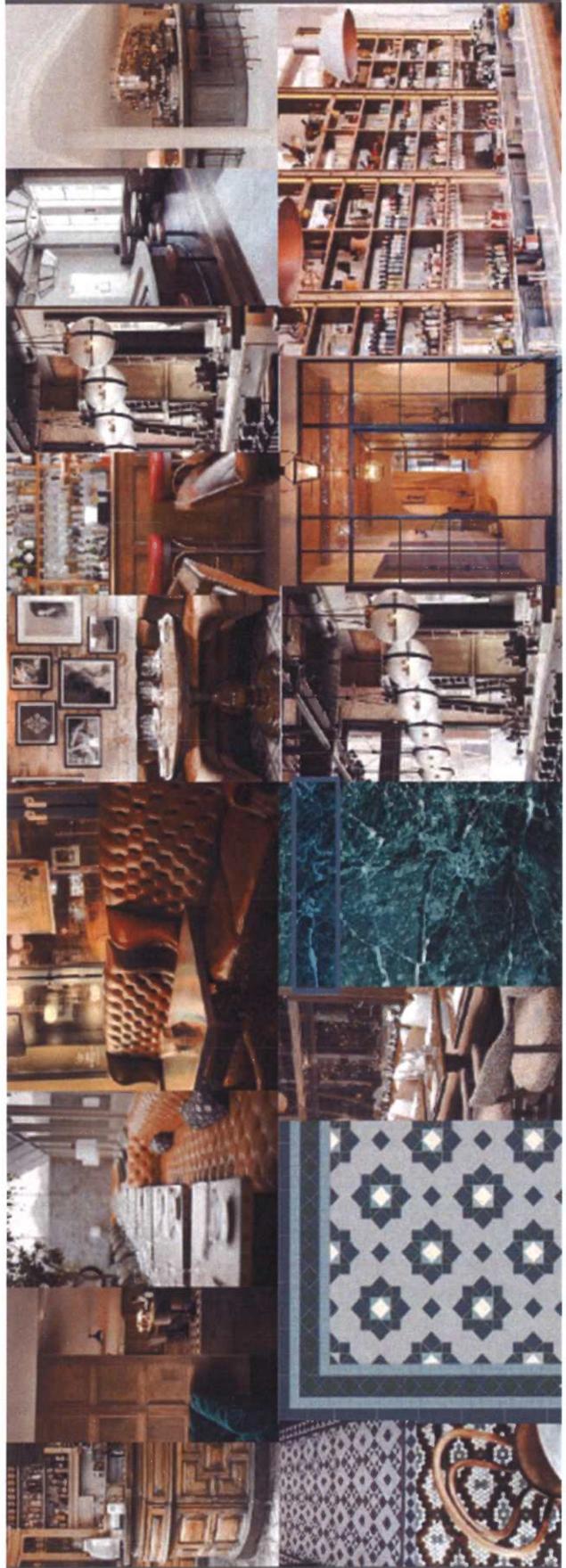
**Images**

**Plans**

**Menus**

**Operational documents**

**Premises licence**



## Overview

“January 2018 THE COACH & HORSES, Clerkenwell, EC1 — is being lovingly stripped back to its original characterful fittings. Having been a drinking destination since 1790, this is a site steeped in history. The new team looks forward to celebrating this heritage in the bar, restaurant and garden dining room. An incredibly light and airy space, which overlooks its storied beer garden, toast its new incarnation over duck confit, choucroute and quality sausage rolls; or for those looking to dine, take your pick depending from whatever the regularly changing menu is tempting you with.”

### **Chef: Henry Harris**

Snapped up by chef and food writer Simon Hopkinson after a culinary course at Leiths School of Food and Wine, Henry Harris joined Hopkinson at his restaurant Hilaire, before being appointed Bibendum’s Sous Chef. Next came the Fifth Floor Restaurant at Harvey Nichols, and in 2002, the opening of Harris’ solo venture, Racine. Henry will be on hand to drive the food side of James McCulloch and Shane Styles’ new operations for their burgeoning collection of pubs.

### **Director of Operations: Shane Styles**

Shane was previously head of finance and operations at The Meredith Pub Group, which owns and operates a number of iconic pubs and restaurants in London, including The Only Running Footman in Mayfair and The Portman in Marylebone. Shane oversaw every operational and financial aspect of the business from bookkeeping and management accounting through to implementing operational procedures, recruitment and performance monitoring. Shane was a key part of the management team that helped turn both venues into successful, community driven pub and restaurant businesses.

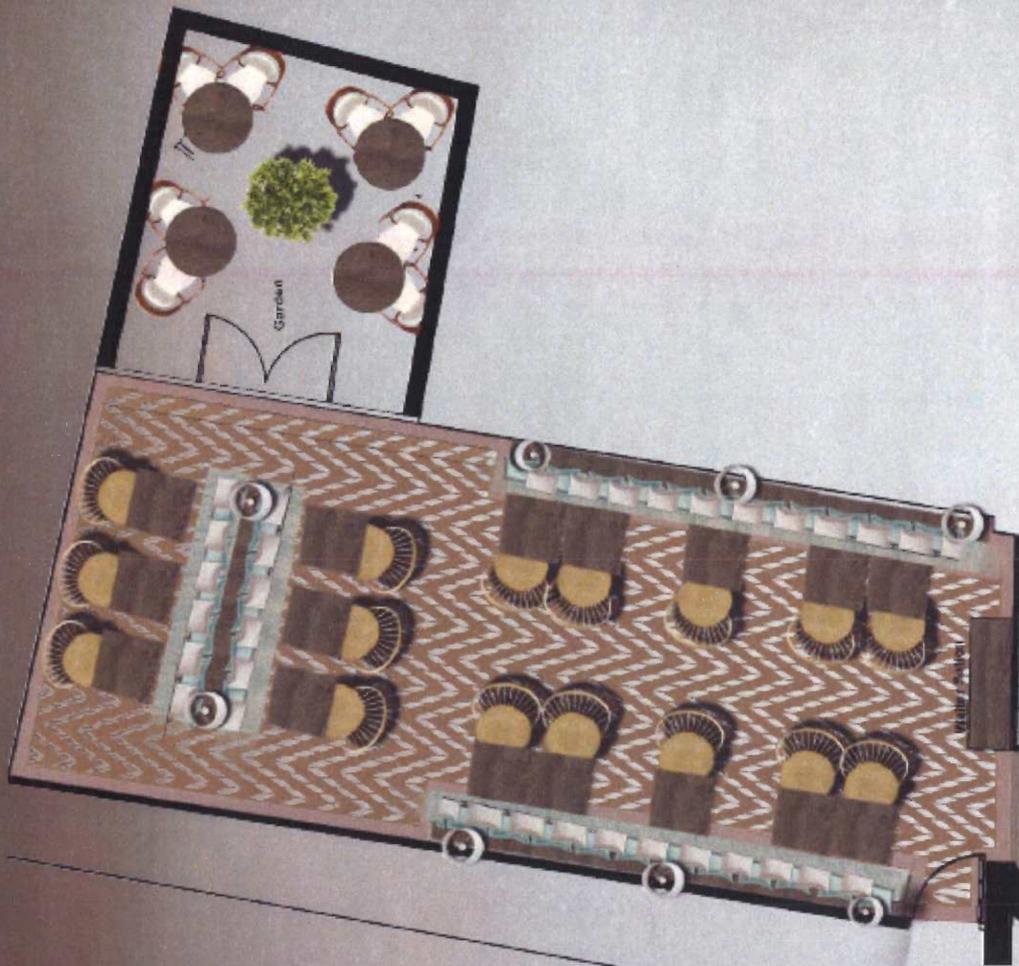
### **Company Director: James Mc Culloch**

James’ intention in buying this site was to save and preserve it from being converted into real estate or simply another unit as part of a nondescript chain’s estate. He has invested significantly into returning the premises to being a community asset.

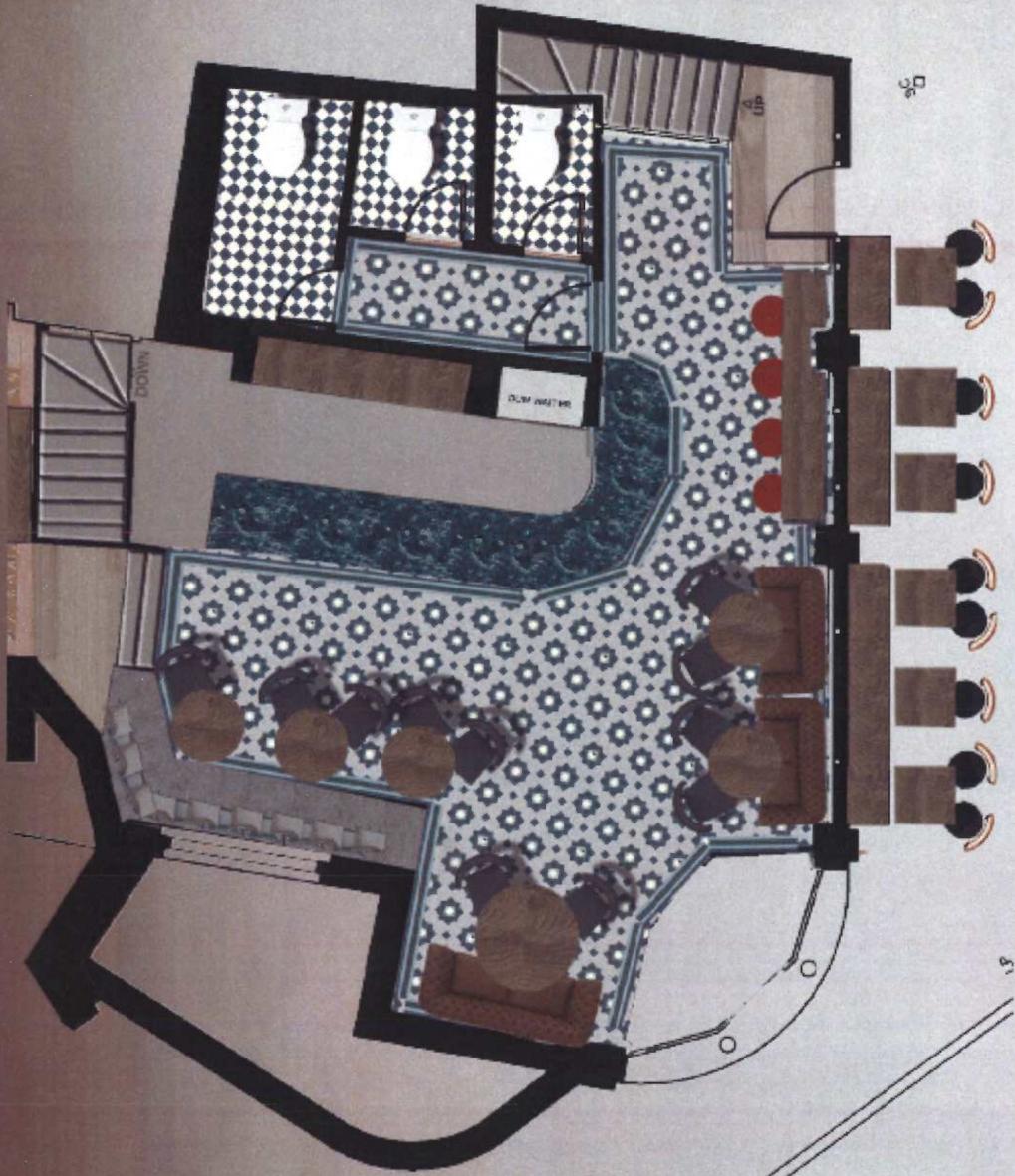




FLOOR PLAN



FLOOR PLAN















## Sample Menus

# The Coach

## Bar plates & bowls

A representative selection, envisage half a dozen chosen from here running in conjunction with the a la carte

- Pigs' ear crisps 4
- Spiced fried pork belly, cucumber pickle 5
- Pork rillettes 7
- Quail's eggs and celery salt 5
- Asparagus and a duck egg 9
- Watercress and smoked sea trout 8.50
- Pork pie 7
- Prawns and mayonnaise 7
- Crab and horseradish toasts 8
- Oyster and grilled sausage 2.50 each
- Snail skewer and garlic butter 6
- Anchovies, radishes and butter 6
- Deep fried squid, aioli 8
- Croquetas 5
- Grilled duck hearts, garlic butter 5
- Deep fried brains 6
- Deep fried brawn, sauce Gribiche 6
- Potted shrimps, Melba toast 9
- Spiced mutton chop 5
- Smoked eel and potato pancake, horseradish 9
- Salt cod fritters 5
- French charcuterie platter 18
- Individuals 6.50

# The Coach

Set lunch

11.45 to 3pm £15 and £17

- Chilled wild garlic and asparagus soup
- Devilled eggs and smoked cod's roe
- Rabbit and green peppercorn terrine
- Fennel and borlotti bean gratin, herb'd cream
- Rare grilled sea trout salad, tarragon mayonnaise
- Mustard crumbed lamb breast, mint sauce
- Strawberries in Beaujolais
- Caramel financier
- Reblochon fermier

# The Coach

À LA CARTE

- Chilled garlic and almond soup 6
- Toasted Padron pepper and Sicilian tomato salad 7
- Rare grilled salmon, pea and frisée salad, minted mayonnaise 9
- Marbl'd veal terrine, grape must mustard 7
- Crab Florentine 12.00
- Brains in brown butter 8.50
- Baked tomatoes, basil and crème fraîche, panisse 12.50
- West Mersea cod, clams and sea beet 18.50
- Crisp breaded lamb, mint sauce 16.50
- A big grilled quail, romesco sauce and leeks 14.50
- 24 hour braised shoulder of lamb, pearl barley and parsley 38 for 2/3
- Spatchcock'd chicken, roast sourdough, spring onion & herb salad 34
- Hanger steak, aioli and chips 16.50
- Middle White pork T-bone chop, rosemary butter 16.50
- Vanilla ice cream, hot Vairhona chocolate sauce 7.50
- Raspberry Clafoutis 6.50
- Lemon posset and shortbread 6.50
- Apricot and beer eau-de-vie trifle 7
- La Fromagerie cheeses 3.50 per piece

# Operational documents:

Staff licensing guide

Employee Handbook (not included)

Garden Management Policy

Dispersal Policy

# *The* COACH

## **Staff Licensing Guide**

### OPENING HOURS & LICENSING ACTIVITIES

#### *Rules to follow*

#### **What is a license and why is it important to follow?**

Any hospitality business, depending on its activities, needs one or a few licences to regulate the way it operates and permits it to sell alcohol, provide entertainment and/or food within a specified time-frame. It's a legal condition to retain the licence on the premises and also to display a copy of the summary of the licence visibly to the public within our venue.

At The Coach, we have the right to sell alcohol and food in 2 of the 4 floors of our building: the Bar, the Garden Room, the Restaurant and both dining rooms on the first floor. Any other part of the building is a non-licensable area.

With regards to music we have a PRS licence which allows us to play recorded music in the background of each licensable area.

The Coach is in a residential area and our neighbours need to be shown full respect to avoid any public nuisance with regards to noise levels within our venue. We need to remain extremely vigilant in respect of the noise our customers may make and it is essential that we trade without the need for complaints that can result in a review of our premises licence.

Please also note that we will not be holding any live music events/bands or recorded music, such as DJ other than as background to the main operation of the premises until such time that we feel confident that to do so will not cause a noise nuisance.

This document is to be read in conjunction with the premises licence, in particular the hours and conditions it contains.

Please follow these rules as a mandatory condition of your employment and please refer to this document and the licence at any time, should you need to, in order to properly carry out your duties.

#### **I. Opening Times**

Our opening times and sale of retail of alcohol and food are as follows:

##### *1. The Premises*

Our venue is allowed to operate within the following hours:

Sunday –Thursday: 10:00 to 23:00 for licensable activities

Friday & Saturday: 10:00 to midnight

There is a 30 minute drinking up period thereafter, where customers will be encouraged to leave. All customers must have left the premises by the end of this period.

Please note that no drinks can be served in the 30 minute drinking up period.

## *2. The Kitchen*

Our kitchen is open **7 days a week** from 12:00 to 17:00 and again from 18:00 to 22:00 (22:30 on Friday and Saturday).

This means that you should always advise your guests of any last orders prior to the kitchen closing (twice a day). Desserts orders may be placed within the last half an hour (i.e 22:00-22:30). In some cases, only on request, the kitchen may serve food between 17:00 and 18:00 but please speak to the chef on duty before placing any orders.

Please note that the kitchen fresh air supply and extraction system needs to be shut off completely at 22:30.

## **II. License Rules**

Please read and abide to the following rules and if you are unsure of anything please refer to your manager on duty.

### *1. Comply with the opening and trading hours*

**Always** respect our opening hours for the premises. This means the sale of food and alcohol is only permitted during our operating hours set out above.

### *2. From the 22:30 mark onwards*

From 22:30, several tasks need to be executed as follows:

- Windows in all licensable parts of the venue need to be closed and this includes the closing of the Restaurant doors to the garden once the garden is cleared of guests.
- Both front doors in the pub need to be closed but not locked to allow for the immediate access and egress of guests.
- Glasses cleared from outside the front of the premises and please warn any guests if they are outside that they are no longer allowed to drink outside- asking them to bring their glasses inside.
- No service is allowed in the Garden Room and you are to inform any guests within the Garden Room from 22:00 that they will need to be moved inside prior to 22:30.
- All other parts of the venues music levels need to be kept to a minimum volume level, unless there is a special event going on, in which case the manager will be in charge of ensuring music levels are not likely to cause any disturbance.

### *3. Continuous monitoring*

From the start of service each day it is mandatory to monitor all outside patrons and if you find them to be noisy to please request that they keep the noise levels down for the respect of our neighbours. This is especially important in the evenings. The Garden room will be closed to customers at 22:30 completely. No guests are allowed outside the front with any drinks from 22:30 onwards. Guests are allowed to go outside the front for a smoke but need to be carefully managed to make sure they have not taken any drinks with them and to keep the noise levels at a minimum.

Please note that no furniture can be moved in the Garden Room after 22:30 or the Restaurant after service to prevent noise. Furniture can be put back in place the next morning. You can however clear tables

## **III. Conditions on the premises licence**

All conditions on the premises licence must be complied with at all times. If you are in doubt as to whether a condition is being complied with then you must notify the manager immediately.

## **IV. Complaints**

We take any complaints seriously, but special attention needs to be paid to complaints from our neighbours. If they are being disturbed, it is our duty to take immediate action and ensure that our customers are behaving properly and in a manner that does not cause undue noise. This is especially important in the evenings when residents are likely to be at home.

#### **V. Monitoring guests outside the front of our premises**

It is essential that customers enjoying a drink outside the front of the premises do not block either the highway or the road. There are entrances to residential properties immediately to the left of the Coach when looking at it from the street. Customers are not permitted to stand or sit in or around their doorways. As a rule, we will not permit customers to venture past the last lamppost before the entrance to Warner House. A notice will be put up to inform customers. However, any member of staff outside collecting glasses will also be responsible for checking customers have not strayed past this point and are not otherwise standing on the highway. At particularly busy times, a manager will instruct a member of staff to solely monitor the outside area and ensure guests abide by these rules.

#### **IV. Closing Time**

All orders need to be taken 30 minutes prior to closing in line with the hours above. You are to inform your customers that we are closing in 30 minutes and for them to prepare their journeys home. All payments must have been taken upon closing time. Once we have closed the tills need to be closed down and cash drawers removed.

All music in the venue needs to be completely switched off.

If we have any customers waiting outside for a taxi/cab we need to continuously monitor them and ensure that they do not make any noise that would disturb our residents. The manager will allocate a member of staff to oversee dispersal of guests from the front of the premises. Their responsibility will be to ensure that guests leave the area quickly and quietly and without lingering unnecessarily. Remember, always be polite, but firm. Our neighbours are looking to us to ensure that they are not disturbed.

# *The* COACH

## Coach – Garden Room and front area Management Plan

### **Measures taken for supervision and management of guests in the garden Room and front of the premises**

The Garden Room will be closed to guests from 22:30. After 22:30 guests will be allowed outside to smoke in the designated area to the front of the premises only. The smoking area will be located directly in front of the pub around the benches.

No glasses will be permitted to be taken outside from 22:30.

### **Garden Room supervisor**

When the Garden Room is in use, staff will be designated to ensure that guest's behaviour is monitored to prevent unnecessary disturbance to residents.

Guests acting unreasonably, such as shouting, singing or swearing excessively, will be reminded that as a courtesy to neighbours and other guests that noise must be kept to a reasonable level.

If the guests persist, the Duty Manager should be informed

If required, The Duty Manager should again ask the guests to reduce the noise to a reasonable level or they will be asked to leave the Garden Room.

If they continue to make noise, they will be required to leave the Garden Room.

At 22:30 the doors to the garden will be shut to prevent access by members of the public.

### **Outside the front of the premises**

When the outside area is likely to be busy, in particular Thursday, Friday and Saturday evenings during hot sunny weather, the Duty Manager will appoint a single person to supervise the areas ('the supervisor) from 5pm onwards. The supervisor will be instructed that their sole duty will be the supervision of the outside areas until it closes or unless for any other reason it is empty (such as bad weather forcing all or most guests inside).

The supervisor will be also be responsible for keeping the outside areas tidy of glass, crockery etc.

The supervisor may be given additional roles and responsibilities that are located outside as required.

Guests will be supervised to ensure that they do not encroach on the road or past the last lamp post toward Warner House. Anyone found there is to be asked firmly and politely to move back into the designated area.

Guests acting unreasonably, such as shouting, singing or swearing excessively, or not moving on request will be reminded that as a courtesy to neighbours and other guests that noise must be kept to a reasonable level.

If the guests persist, the Duty Manager should be informed

If required, The Duty Manager should again ask the guests to reduce the noise to a reasonable level or they will be asked to leave the outside area.

If they continue to make noise, they will be required to leave the outside area.

**Signage and other information to be used to remind guests using the outside areas do so in a way which will not cause a public nuisance to nearby residents**

Signs will be displayed in prominent positions and by the entrances and exits leading to both outside areas to make our guests aware of the consequences of late night noise and to be respectful to the neighbours.

A sign will be displayed on the lamppost before the entrance to Warner House reminding guests not to go past this area.

**Dealing with complaints from residents and ensuring staff comply with the complaint recording condition**

In the event of any complaint being received this will be dealt with immediately by a member of the Management team and the details recorded in writing. A Complaints record book will be collated and a record will be kept at all times. This will be regularly reviewed by the Management team to identify any reoccurring incidents. All management team will be effectively trained on how to deal with complaints and accurate record keeping.

All staff members required to undertake duties in relation to this management plan will be asked to read a copy of this plan and a copy will be available to staff during their shifts if needed.

# *The* COACH

## The Coach – Dispersal Policy

### **The duties of senior bar staff when licensable activities cease:**

- Ensure customers leave the premises quickly
- Ensure no drinks are taken outside
- On busy nights, a designated member of staff will stand on the door for the final ten minutes before closing and ensure customers are not taking glasses outside with them. Remind customers to leave quietly as required.
- Ensure that at least 1 member of staff not responsible for ensuring customers leave the premises will patrol outside amongst customers to ensure that they move quickly and quietly away from the premises. Those waiting for pre-booked taxis will be asked to wait in a designated area away from the residential properties and ensure they do not block the pavement.
- Once the inside is clear of customers a member of staff will patrol outside until all customers have left the immediate vicinity.
- **On occasions where regulated entertainment is provided**, 20 minutes prior to the last time for regulated entertainment, all lights will be turned up and the music volume lowered. 10 minutes prior to closing time, all music to be turned off completely.
- Any customers who request taxis will be given a designated local taxi company number. This taxi company will have been told by management that when picking up customers, they are not to use horns to signify they have arrived.
- On busy nights, the manager and/ or a designated member of staff will ensure that all customers waiting for taxis are otherwise supervised so that they do not cause a disturbance whilst waiting.
- Notices on all exits from the premises will ask customers to leave the area quietly and to respect the neighbours

The duty manager will be in charge of assigning duties during dispersal.

### **All other bar staff/pot collectors are to:**

- Clear all bottles and drinking vessels from the tables and customer area of the bar.
- Any glass bottles are to be cleared away first and stored securely in a non-customer area. This must be completed within 15 minutes of 'lights up'
- Clear and tidy the premises once all customers have left the premises

The bar manager will be in charge of staff clear-up and bottle removal and their instructions will be followed by all bar staff and pot-collectors.

All staff members on duty during dispersal to read this plan prior to starting their shift and a copy of this dispersal policy **to be available for staff at all times.**

**Current Premises Licence: Hours**

Premises licence number	LN/3566-241017	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	THE COACH AND HORSES 26-28 RAY STREET		
Post town	London	Post code	EC1R 3DJ
Telephone number	020 7278 8990		

Where the licence is time limited the dates  
Not Applicable

Licensable activities authorised by the licence	<ul style="list-style-type: none"> <li>The provision of regulated entertainment by way of: The playing of recorded music</li> <li>The provision of late night refreshment*</li> <li>The sale by retail of alcohol</li> </ul>
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The times the licence authorises the carrying out of licensable activities	<ul style="list-style-type: none"> <li>The provision of regulated entertainment for the playing of recorded music: <table border="1"> <tr><td>Monday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Tuesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Wednesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Thursday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Friday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Saturday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Sunday</td><td>00:00</td><td>to</td><td>24:00</td></tr> </table> </li> <li>The provision of late night refreshment: <table border="1"> <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> </table> </li> </ul>	Monday	00:00	to	24:00	Tuesday	00:00	to	24:00	Wednesday	00:00	to	24:00	Thursday	00:00	to	24:00	Friday	00:00	to	24:00	Saturday	00:00	to	24:00	Sunday	00:00	to	24:00	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
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<ul style="list-style-type: none"> <li>The sale by retail of alcohol: <table border="1"> <tr><td>Monday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Tuesday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Wednesday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Thursday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Friday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Saturday</td><td>10:00</td><td>to</td><td>23:00</td></tr> <tr><td>Sunday</td><td>12:00</td><td>to</td><td>22:30</td></tr> </table> </li> </ul> <p>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 31<sup>st</sup> December</p>	Monday	10:00	to	23:00	Tuesday	10:00	to	23:00	Wednesday	10:00	to	23:00	Thursday	10:00	to	23:00	Friday	10:00	to	23:00	Saturday	10:00	to	23:00	Sunday	12:00	to	22:30
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Saturday	10:00	to	23:00																									
Sunday	12:00	to	22:30																									

The opening hours of the premises:  
Not Specified

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  
Farrington Pub Limited  
Apartment 13, Queens College Chambers  
38 Paradise Street  
Birmingham  
B1 2AF

Registered number of holder, for example company number, charity number (where applicable)  
09907475

## Current licence: Conditions and plan

### Annex 2 - Conditions consistent with the Operating Schedule

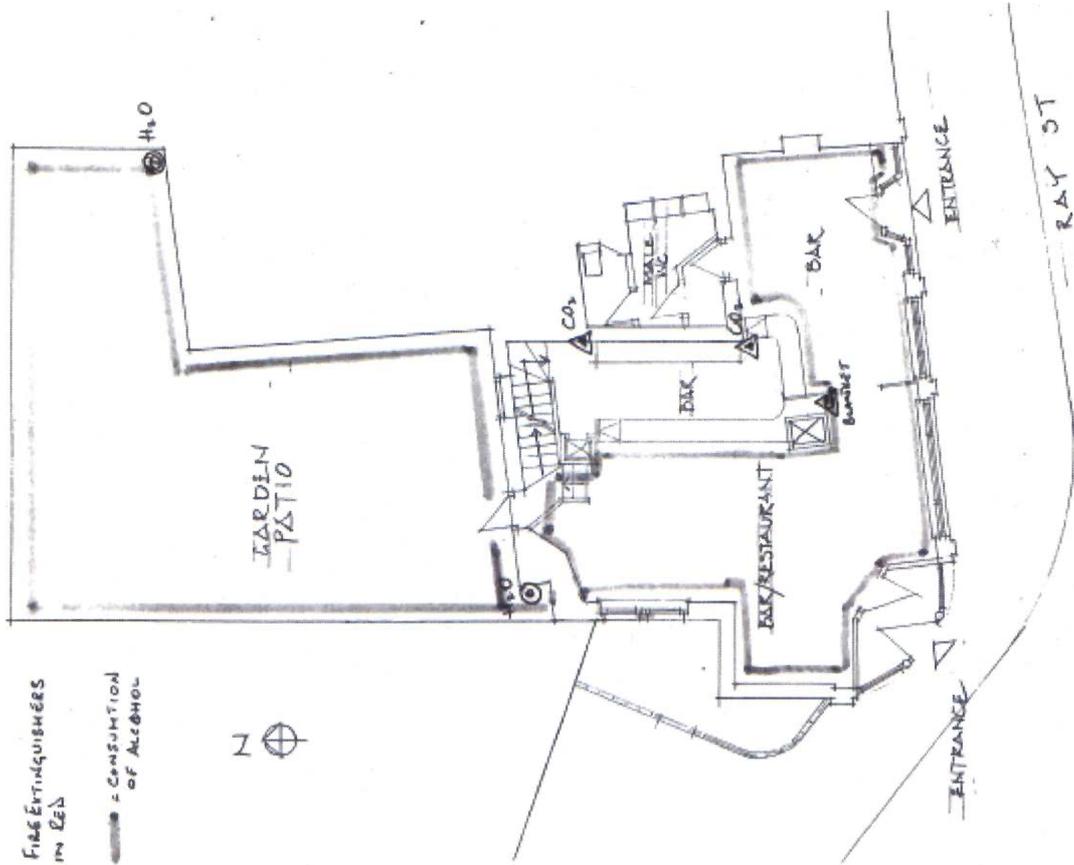
1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means the authorised hours specified on this licence for the sale by retail of alcohol. This restriction does not prohibit:
  - a) during the first twenty minutes 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.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
  - Children and Young Persons Act 1933
  - Cinematograph (Safety) Regulations 1955
  - Sporting Events (Control of Alcohol Etc) Act 1985

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

Nil



THE LOACH & HORSES  
26-28 RAY ST LONDON EC1R 3DU  
GROUND FLOOR PLAN  
JULY 2005  
1:100  
RAY 3T  
KGA No: 950/09

**Licensing Act 2003- Representation from the Licensing Authority  
Premises: COACH AND HORSES, 26 Ray Street, London EC  
Application Ref: WK/170036626 - New**

I am submitting a representation on behalf of the Licensing Authority in respect of a New Premises Licence. This representation is made in relation to the promotion of the four licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

The premises has a longstanding licence, having held a Justices Licence issued by the Magistrates prior to implementation of the Licensing Act 2003.

The premises is located in the Clerkenwell Cumulative Impact Policy (CIP) area, which was adopted in January 2013.

The new licence proposal includes a new first floor area, a new rear ground floor extension and an outside seating area at the front of the premises. The new licence includes a proposal to allow off-sales. The new application also proposes later licensed hours for the sale of alcohol, namely 10:00 to 00:00, 7 days a week, with proposed extensions of one hour on specified days.

The proposed new licensed areas represent a significant increase in the potential capacity of the premises. The new plans show an illustrative seating plan which shows 34 covers on the first floor, 28 covers in the rear extension plus 16 seats at the front. The potential increase in capacity could be significantly more than this should the premises be used for vertical drinking.

The applicants have proposed some additional measures but do not appear to have considered the potential impact in relation to the CIP in their application. The CIP has not been referenced and the proposed measures appear generic in nature rather than tailored specifically to the premises and its locality. The Secretary of States Guidance (Section 18 Guidance, paragraphs 8.38 to 8.46) makes it clear that applicants are expected to have regard to the Licensing Authority's policy and obtain sufficient local information to demonstrate the steps they intend to take to promote the licensing objectives. There has been no evidence presented to demonstrate that this has been adequately done.

The premises is surrendered by residential dwellings but there is no reference to management and supervision of outside areas, how off sales will be managed, staff training in relation to promotion of the licensing objectives, responsible retail of alcohol, dispersal arrangements, commitment to local initiatives such as Pubwatch, neighbourhood relations, management of vertical drinking, proposed occupancy and monitoring of numbers.

It is recommended that the application be refused and the applicant consider submitting a new application once they have made an adequate assessment of the local environment and reviewed this Licensing Authority's Statement of Licensing Policy.

Terrie Lane  
Licensing Manager  
Islington Council  
Public Protection Division  
222 Upper Street,  
London N1 1XR  
T: 020 7527 3233 E: terrie.lane@islington.gov.uk

11 December 2017

**Licensing Act 2003- Representation from the Licensing Authority**  
**Premises: COACH AND HORSES, 26 Ray Street, London EC**  
**Application Ref: WK/170036625 - Variation**

I am submitting a representation on behalf of the Licensing Authority in respect of this application to vary the Premises Licence to change the layout plans. This representation is made in relation to the promotion of the four licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm.

The amendment includes proposals to include the first floor, a new rear ground floor extension and an outside seating area at the front of the premises under the licensed areas. At present only the ground floor and rear garden area are licensed and there is no authorisation for 'off sales' of alcohol.

The premises has a longstanding licence, having held a Justices Licence issued by the Magistrates prior to implementation of the Licensing Act 2003.

The premises is located in the Clerkenwell Cumulative Impact Policy (CIP) area, which was adopted in January 2013.

The proposed variation represents a significant increase in the potential capacity of the premises. The new plans show an illustrative seating plan which shows 34 covers on the first floor, 28 covers in the rear extension plus 16 seats at the front. The potential increase in capacity could be significantly more than this should the premises be used for vertical drinking.

It is of concern that the applicants have not considered the potential impact in relation to the CIP in their application and have not proposed any additional control measures. The current licence, granted before the adoption of the CIP, is subject to very few conditions. The Secretary of States Guidance (Section 18 Guidance, paragraphs 8.38 to 8.46) makes it clear that applicants are expected to have regard to the Licensing Authority's policy and obtain sufficient local information to demonstrate the steps they intend to take to promote the licensing objectives. There has been no evidence presented to demonstrate that this has been done.

It is recommended that the application be refused and the applicant consider submitting a new application once they have made an adequate assessment of the local environment and reviewed this Licensing Authority's Statement of Licensing Policy.

Terrie Lane  
Licensing Manager  
Islington Council  
Public Protection Division  
222 Upper Street  
London N1 1XR  
T: 020 7527 3233  
E: [terrie.lane@islington.gov.uk](mailto:terrie.lane@islington.gov.uk)

11 December 2017

REP 3

**Williams, John**

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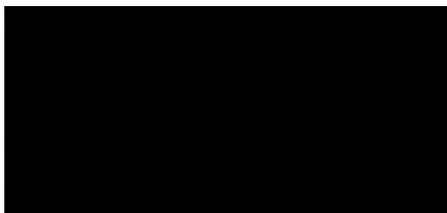
**From:** [REDACTED]  
**Sent:** 07 December 2017 21:54  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Coach & Horses, Ray Street

Dear Sir / Madam

I am writing to object to the request to extending the opening time of the coach & horses rear extension and garden as the coach and horses rear extension and garden courtyard are surrounded by residential bedrooms including the 2 bedrooms in the flat I own at 2-3 Crawford Passage

I am copying for information [REDACTED] the director of 2-3 Crawford Passage Ltd who own the freehold of the 8 flats at 2-3 Crawford Passage on behalf of the 8 leaseholders as all 8 flats will be impacted by the noise of extending the licensing hours as will the residents of the flats in the other buildings overlooking the rear of the coach and horses

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> [http://planning.islington.gov.uk/Northgate/Online/EGov/Licence\\_Registers/StdDetails.aspx?PT=&TYPE=LicenceRegistersFullDetailsPK&PARAM0='WK/170036626PARAM1=0&XSLT=/Northgate/SiteFiles/Skins/Islington//xslt/Licensing/LicenceRegistersDetails.xsl&FT=Licence%20Details&LAYOUT=UE&DAURI=EGov](http://planning.islington.gov.uk/Northgate/Online/EGov/Licence_Registers/StdDetails.aspx?PT=&TYPE=LicenceRegistersFullDetailsPK&PARAM0='WK/170036626PARAM1=0&XSLT=/Northgate/SiteFiles/Skins/Islington//xslt/Licensing/LicenceRegistersDetails.xsl&FT=Licence%20Details&LAYOUT=UE&DAURI=EGov)



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>  
> Sent from my iPhone

REP 4

Williams, John

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From: [REDACTED]  
Sent: 05 December 2017 10:49  
To: Licensing  
Subject: WK/170036626 - COACH & HORSES, 26-28 Ray Street, EC1R 3DJ

Dear Licensing Services,

I have recently received notice of the change of hours and amendments to the layout at the Coach & Horses in Ray Street.

As a local resident, I have two major concerns:

- The licensing of the garden as additional restaurant space
- The extension of the hours until midnight, 7 days a week

The two issues are interrelated as not only will the use of the garden mean that the noise level will be increased, but that it will additionally mean that the hours of the noise will be longer and, while the sale of alcohol is only licensed until midnight, there is nothing to say that the noise will not continue into the small hours.

As well as noise very definitely being a public nuisance and a huge disturbance in what has, up to now been a quiet, residential area, ejecting drinkers on to the street in the small hours adds considerable risk of crime and disorder in the area.

I am assuming that as the Coach & Horses already has a 24-licence for playing recorded music, there is nothing to stop music being played at high volume in the garden? This would be completely unbearable for anyone living anywhere within the area.

Regards,

[REDACTED]

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 18 December 2017 22:37  
**To:** Gallacher, Simon; Williams, John  
**Subject:** Re: Coach and Horses licence application

**Reference No. WK/170036626**

Dear Simon, dear Islington Licensing Service,

Please note as I have already handed in a comment on the license application I like to add here my presentation in a more requested structure.

*My representation refers to both application application 1 and application 2.  
 Where necessary I will differentiate.*

**The prevention of public nuisance**

*I am strongly opposing to all extended licensing hours.*

*I do oppose to all extra late hours applied for with no exceptions.*

All properties neighbouring the Coach and Horses Pub to the front, sides and to the rear opposite are residential buildings. On all side there are children and teenagers living .

**later opening hours** would cause

- patrons leaving the premises after 11.30 and calling for taxis, running engines, traffic issues.
- later hours mean more drinking time , some patrons leaving the premises might be loud and unaware of residential neighbourhood.
- all pubs nearby E.g. Eagle, Betsy Trotwood, Appletree, the Gunmakers Arms, are closing at 11.00pm. Which works fine since many years. We can not understand why the C & H would like to be the exception in the neighbourhood. Leaving pubs near by after closing time, patrons would turn up at the ONE late pub in order to have a night cup. That will cause noise disturbance to a time when most working people living next door are wanting to sleep.that would not be changed by closed doors after 11pm, as patrons would then arrive just before.
- pub has no further noise insulation, large glass fronts will evaporate noise from inside.

**- garden room and garden.**

The architecture of the courtyard is made of 4 walls of brick and mortar. All sounds gets amplified, so that up on the 2nd floor all talking, shouting and laughing coming from below is louder than on garden level.

*We strongly suggest that the garden curfew for guests is 10.00pm which allows staff 30min. for clearing .  
 Out of experience the clearing of the outdoor space took additional time, best is to allow 30min. at least for noise from clanging glasses and dishes when cleared away by staff.*

**Application 1 and 2**

- no smoking in the garden . As courtyard is build like a chimney smoke rises up to our upper levels. No smoking corner in the garden .
- garden needs to have plants- as in planning application listed- for breaking at least a bit of the noise . See trees.
- all Upper windows to the rear need to stay shut ( **application 1 and 2** ) -see no soundproof windows in upper dining area.
- garden room should keep all doors shut after 10.00 pm. No smokers in the garden. s.a.
- Upper dining room should have limited seating places . In order to prevent excessive noise caused by large groups of guests. It means private parties should be limited to a realistic number.

**Recorded music**

Should only be played in a low ambient level. No evening live music or recorded loud party music. ( as no soundproofing towards the front or any windows to the rear existing)

#### **Rubbish removal**

Rubbish including glass, should only be removed during hours between 8 am and 10 pm.

#### **Late night refreshments**

Please see above . No late licensing.

#### **Prevention of crime and disorder**

Having a club at the east end corner of Ray St. has already caused a change in our close neighbourhood. We can only live with double glazing installed at the front and all windows shut over night. That is a huge limitation to my night sleep and well being. The [REDACTED] has late licenses and we can experience regularly noise disruption.

Even when taken great care by the staff of the [REDACTED] Noise is an ongoing issue. Another late night establishment would make Ray street into a late night zone, with bar and gastro pub.

Recently we also observed drug dealing in the street, which is of course independent of the pub. But experiencing people drug dealing, having late night drunken arguments and using corners as a urinal and worse, makes one aware of the tendencies developing when areas become intensified by night life.

Rubbish is covering the streets in excess after weekends. With another late night public Restauration we are concerned that beside the noise also late arriving guests will cause disorder and attracting the wrong people. The low lit area of our residential street and especially recesses in the passage ways are often used during the night by passers'by for all sorts of public nuisance.

More that one late night licenses in our street is not bearable . We are all residents with a busy professional life style and some children. Experience is that no bar , pub or club can regulate guests to the degree that no noise is brought into the street. Taxis and leaving guest will cause noise and disorder eventually 50 meters further on. Tendency will be that cars are parked in Warner street or upper Ray street, that will cause late night traffic noise . Experience: late night use of horns.

Leaving Guests from the coach and Horses Pub are more likely to leave in direction of either Farringdon Rd. Or Clerkenwell Road in order to catch public transport. That means all patrons will path our house with bedroom windows out to the front.

( my sons bedroom window is right next to the pub facing Ray street) .

Under no circumstances I will accept a late night license for another gastronomy, also not in the level of 0.30 am.

With kind regards

Sent from my iPad

## Gallacher, Simon

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**From:** [REDACTED]  
**Sent:** 12 January 2018 18:23  
**To:** Gallacher, Simon  
**Subject:** Re: Coach & Horses

Dear Simon,

I had a look through the papers ( bad to read by the way) and could see they assume that they are getting the later night license at least on weekends.

Also in a further down page it speaks of late License each night until midnight.?

We as residents mostly or all opposed to that?!!

I do not understand?

I feel also they have over equipped their premises with tables in order to offer seating for customers.

( see also at bottom of page)

Looking at the **garden plan** they drew

8 tables alone. - offering at least 24 people a seat.

24 people will create an awful lot of noise in our court yard- The courtyard is a narrow, 4 brick walls surrounded environment which we -3 residential buildings- share with the pub .

That is a very sensitive issue- as all noise is getting amplified in the court yard we are sharing with them.

We are living there! with our living rooms towards it, others have their bedrooms towards the courtyard.

Today/ or tomorrow ( needs checking first) I wrote to the manager already that their installed ground level kitchen vent is far too noisy.

( Vent for kitchen like a ship exhauster - not yet tested with smell from cooking).

I am getting very stressed with some aspects of this new restaurant, as they try (understandably) to expand their business into every corner of the place)

Has business in Islington now always first right ? ( tax income?)

**Clearing the garden should be starting at 22.00h** - starting at 22.30 will cause a further min. 30 min noise! That is then 23.00 hours noise-

Of course - All aspects will need to get tested and we need to see how noisy it gets....

**but I like to see the times restricted at the start! as we can't easily object later>**

I am an early riser and need to be able to get up early for work. - also on Saturdays! (teaching)

I now communicate nearly on a daily basis with one building site or the other.

That is too stressful. It is now since 3 years nearly!!

But the Coach is there to last and I like to be sure it does not cause a noisy change to my direct neighbourhood regarding evening noise .

We are residents of Islington and need to be able to live a healthy professional live with our families.

I am getting the impression too much is done for gentrification and all our thoughtful and detailed comments and facts as residents living in this former quiet pocket of Clerkenwell are rejected.

I like to have a quiet nice Pub/restaurant next door - but not with extended hours operating.

The people seem to be friendly enough, but of course very, very keen to make the business work.

( they are opening 4 more premises within the next months in London! ) -

not saying that they not trying to create a nice comfortable premises with good food....

they invested a lot- but without communicating to it's neighbours.

**Additionally:**

May be an error by the Coach staff-?

I found a text in a paper the Coach itself advertised dining rooms on level one **AND TWO** ? ( over use of the premises!)

That has never been applied for and I hope that is a mistake when publishing the paper?! ( even more tables with people?)

Please check and inform me. In this paper send to us neighbours it speaks of a dining room on the first and **the second floor?**

I am sorry but I am getting all wound up and very stressed. It's my home!

We have enough with the late night premises of the [REDACTED]

Please feel free to add those aspects above to my objection to the late license and to the objection of the extra dining room.

I am too tired to yet complete another form for the hearing. Only If I have to- I will of course.

Please let me know.

Looking forward hearing from you

Kind regards

[REDACTED]

On 12 Jan 2018, at 16:58, Gallacher, Simon wrote:

<The Coach Brochure.pdf>

## Gallacher, Simon

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**From:** [REDACTED]  
**Sent:** 14 January 2018 11:13  
**To:** Gallacher, Simon  
**Subject:** Re: Coach & Horses - Hearing

Dear Simon ,

Dear licensing team,

Further to my email from Friday 12.01 I can now confirm there is NO second floor dining space. That must have been an error in The Coach's leaflets. Please erase that aspect of my last letter.

We had a look around the new pub yesterday ,Saturday, when the Coach opened it's doors to the neighbourhood. All is done in good quality.

My biggest concern is the garden space. (Outdoor space)

As nice as it got refurbished the design team managed to cram the garden space with far more tables and seats than the original drawing shows, which I used for my rough seating calculations .Please see my attached photo as a reference. (Shot from my balcony)

As described before , the courtyard has very "bad" acoustics and all sounds are getting amplified to an astonishing degree. The courtyard is a shared space between the pub and 3 residential buildings, all is just hard brick wall at least 4 floors high. Sound bounces up the walls. The capacity of the garden space is filled to a limit with seating and I can not imagine what by now approx 40 guest + create on noise. It just needs one little louder group and the swelling noise created by others on different tables then trying to speak as well will be unbearable up here on second floor level.

That is my biggest concern! And my worry.

What I am trying here is to prevent worst from the onstart.

I like to see the amount of tables and seating- patrons in the garden space getting limited . The size of the garden space is around 30 sqm in total and has for this small size too many tables and seating installed. (Overcrowded) I like the looks, but not the NOISE.

There is beside a little green no acoustic breaker installed.

See image.

I am worried about this situation- as it faces our living room, is our recreational space to the back. Noise has been an issue before when at times the former pub was busy. That has also caused us contacting the noise patrol before. Ideally we like to prevent that from the start.

Let me know if you prefer me filling out the form for this issue, or if that is fine in order to submit to the Hearing.

Thank you

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: COACH & HORSES, 26-28 RAY STREET, ISLINGTON, LONDON, EC1R 3DJ

APPLICATION 2

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address:

[REDACTED ADDRESS]

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  
BASED ON PREVIOUS EXPERIENCE (RESIDENT 22YRS) EXTENDED LICENSING HRS GIVE RISE TO LATE NIGHT DISTURBANCES IN WHAT IS A RESIDENTIAL AREA. WEEKEND OPENING WILL BE AN UNACCEPTABLE DISTURBANCE ON THE TWO ONLY QUIET DAYS OF THE WEEK. THE USE OF THE REAR AREA, AT LATE HOURS WILL CREATE A DISTURBANCE IN THE VOID BEHIND THE BUILDING WHERE RESIDENTS BEDROOMS

Crime and Disorder ARE LOCATED.

Protection of Children from Harm

Public Safety

WITH THE IMMINENT OPENING OF THE TFL CYCLE LANE IN FRONT OF COACH & HORSES AND THE RESTRICTED WIDTH OF PAVEMENT, OUTSIDE DRINKING WILL OBSTRUCT THE SAFE USE OF PAVEMENT BY PEDESTRIANS.

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: 17.12.17

Please ensure name and address details completed above

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to: [licensing@islington.gov.uk](mailto: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: **COACH & HORSES, 26-28 RAY STREET, ISLINGTON, LONDON, EC1R 3DJ**

Your Name: \_\_\_\_\_

Interest: Resident of Warner House (next building)

(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:

<p><b>Public Nuisance</b></p> <p>Coach&amp;Horses is surrounded by residential buildings directly facing the garden where the additional restaurant extention is placed. As a resident, I am seriously concerned the noise and access in front of our entrance. Also the pub customers will smoke in front of our entrance and throw cigarette batts. I am no happy with the opening time untill 0:00.</p>
<p><b>Crime and Disorder</b></p>

Protection of Children from Harm

Public Safety

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

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

[Empty box 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: 

Date: 16/12/2017

Please ensure name and address details completed above

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR

or send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)



**Williams, John**

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**From:** [REDACTED]  
**Sent:** 18 December 2017 12:13  
**To:** Licensing  
**Subject:** WK/170036626

Dear Sir or Madam

Coach & Horses Public House, 26-28 Ray Street, Islington, London, EC1R 3DJ (WK/170036626)

I refer to the above premises for which Farringdon Pub Limited has applied for a licence variation.

I am writing to register a strong objection to all of the requested opening / licensed hours. There is no clear basis for requiring these licensing extensions and they would be longer than all the equivalent establishments (particularly including food-led public houses) in the local area. It is likely that a late-opening pub would attract late drinkers to the area and pose a greater public nuisance.

I have lived in Clerkenwell and Farringdon for approximately 15 years, with the last 10 years spent in Warner Street. I live there with my wife and two children [REDACTED] who go to school locally. [REDACTED] to the Coach and Horses pub. Warner Street and Ray Street are generally very quiet in the evenings as they are not a major thoroughfare for vehicles or pedestrians. The acoustics of the street are such that it is easy to hear noise from outside the Coach & Horses.

There are a number of pubs in the immediately surrounding area:

- The Apple Tree at the opposite end of Warner Street (approx. 2 minutes from Coach & Horses)
- The Gunmakers on Eyre Street Hill, just off Warner Street (approx. 2 minutes from Coach & Horses)
- The Eagle on Faringdon Road, (approx. 2 minutes from Coach & Horses)

None of these pubs operates extended opening or licensed hours and all are operated responsibly and with the full support of local residents as far as I'm aware.

I am fully supportive of having the Coach & Horses run as successful pub, as it was for many years. Myself and my family enjoy living in the area, which can be busy and vibrant and which, I believe is generally effectively managed by the Licensing Authority. However, I don't believe that the requested variations to licensed hours are necessary or reasonable in what is effectively a residential area.

Regardless of the operatorship, extending hours during which customers can buy alcohol will increase the number of people on the street late at night and attract "later drinkers" from surrounding pubs to take advantage of its unusually late licence. There would be ensuing noise, litter and risk of general disturbance to all the residents in the area, which can be simply and effectively managed (as they are now) by maintaining opening hours across similar establishments, and refusing the application for these elements of the requested variation.

As I understand it, my objection is consistent with Islington's own Licensing Policy, e.g.:

Licence Policy 2 (relevant to Clerkenwell including Ray Street): "This special policy will create a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused...Having considered all the evidence the Licensing Authority is of the opinion that Clerkenwell is now saturated with licensed premises."

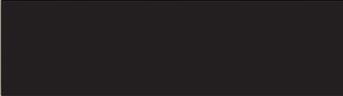
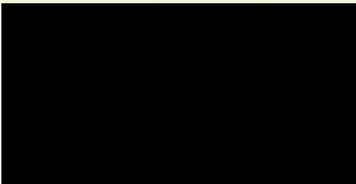
Licence Policy 8 which states: "When dealing with new and variation applications the Licensing Authority will give more favourable consideration to applications with the following closing times: Public Houses and Bars 11pm - Sunday to Thursday Midnight - Friday and Saturday"

Finally, refusing the proposed variations in respect of licensed hours would be consistent with the Licensing Authority's objectives and conclusion that the economic benefits of the night time economy are outweighed by the health impacts, loss of amenity and the costs of excessive alcohol consumption, crime and disorder.

\*\*\*

I would be very happy to answer any questions or clarify any elements of this representation.

With best regards



REP 109

**Williams, John**

---

**From:** [REDACTED]  
**Sent:** 18 December 2017 12:35  
**To:** Licensing  
**Subject:** Licence application WK/170036626

Dear Madam or Sir,

The application referenced is for an extension of the licensing hours for the Coach and Horses pub, on Ray Street EC1.

I live at [REDACTED] Warner House, Warner Street, EC1R 5ER. [REDACTED]  
Coach and Horses.

With the previous licensee we had a lot of problems with on-street drinking. This caused a lot of noise and sometimes disruption and unpleasantness accessing our own front door. Not only were the drinkers noisy while drinking on the street, they were also noisy and disruptive while leaving, for up to half an hour after closing. This was all audible in my flat and stopped us from opening the windows in the summer.

I object to the licence application as it stands, but will withdraw my objection if there is a condition inserted which states no on-street drinking is allowed.

Yours faithfully,



**Response to Licence Application for the Coach and Horses , 26-28 Ray Street, EC1R 3DJ**

**Reference WK/170036626**

Dear Sirs,

I am a resident of Warner House which is adjacent to the Coach and Horses and I am also a member of the management committee for Warner House.

Whilst I welcome the fact that the Coach and Horses will remain a pub I do have some concerns about the licence application. I organised a meeting between local residents and the operating team on site on 6 December. Six locals attended representing the residents of Warner House and neighbouring residential buildings. [REDACTED] and [REDACTED] represented Farringdon Pubs Ltd ( FP ).

There seems to be some discrepancies between the information posted by FP's lawyers on the pub and the information circulated by LB Islington regarding licenced and operating hours. Subsequent to the meeting on 6 December, I have asked [REDACTED] to provide a clear explanation of the hours that they are seeking to operate, to distribute to the residents of Warner House and other interested parties. He has been unable to provide this information. It is therefore unclear to us whether FP or the Council have provided incorrect information.

**The Prevention of Public Nuisance**

FP seeks to extend both the licenced and opening hours of the Coach and Horses not only during the week but also on Sundays. The pub is surrounded by residential buildings and any extension of the operating hours of the pub will cause noise nuisance and disturbance into the early hours of the morning. At the 6 Dec meeting the operators were unable to satisfactorily explain why they needed the extra hours for what they described as a food led business plan when well established gastropubs in the area manage to operate within regular pub hours. The Eagle, which is only 100m from the Coach and Horses has done so successfully for the past 25 years. The operators were unable to explain why a food led operation would need to be open up until 02.30 for holidays.

It was pointed out to the operators by the residents, that if the Coach and Horses remained open for longer than the other pubs in the area, the Gunmakers, The Appleseed, The Betsy Trotwood and the Eagle, then it would become a magnet for drinkers seeking a last drink before going clubbing or home having been turfed out of these pubs. This was acknowledged and I received an email from the operators stating that they would insert a condition into the licence that would preclude them admitting any new customers after 23.00. In the event that the Council ignores the views of local residents and grants the extension, it is vital that FP are held to this condition.

Under previous management drinking outside the pub was allowed and not very effectively managed, which caused significant noise and nuisance problems for residents closest to the pub. Once the new cycle quietway works are complete, the pavement outside the pub will be wider allowing even larger crowds. I don't believe that anyone objects to people drinking outside, provided numbers and location are managed and controlled, and they treat the area with respect. This means not smoking or loitering outside residential buildings, no shouting, no leaving rubbish and glasses and no antisocial behaviour. It will be up to FP to manage this and ensure that drinking outside the pub is not permitted after 21.00 which is when most post work drinkers will have left.

Late night diners will inevitably generate increased minicab activity, which is a significant cause of noise and nuisance. This will be intolerable in the earlier hours of the morning when residents are trying to sleep.

### The Prevention of Crime and Disorder

Since the previous management shut down the Piano Bar has established itself and become very busy. Has any consideration been given to the interaction between the customers of these operations and whether the cumulative effect of having these venues so close to each will amplify noise and anti-social behaviour? There is already evidence of drug dealing going on in Warner Street and Crawford Passage; this is, presumably, partially fuelled by the customers of the [REDACTED]. Late night operations at the Coach and Horses could exacerbate this problem. Late hours increase the likelihood of drunken and disorderly behaviour which is already an issue in the area.

### Public Safety

Warner Street is a notorious rat run. The evidence to date indicates that the commissioning of the cycle quiet route will make matters worse, at least in the short term. Now that Ray Street is one way heading West, there is a constant disturbance in Warner Street at night caused by vehicles ignoring the temporary "road closed" signs and then turning around in front of the Coach and Horses. It is inevitable that mini cabs will seek to access the Coach and Horses from the East for the sake of convenience (this is already happening). This will mean vehicles turning around late at night on a major cycle route. This will create noise and a safety issue ( a motor cyclist came off his bike in Bakers Row two weeks ago during a period of traffic chaos).

### In conclusion

I support the reopening of the pub. I object in the strongest terms to any extension of the hours of operation or opening for the reasons given.

Yours faithfully

[REDACTED]

REP 11

From: [Redacted]  
Sent: 18 December 2017 19:54  
To: Gallacher, Simon; Licensing  
Cc: [Redacted]

Subject: Re: The Coach and Horses on Ray Street

Dear Simon and the Islington Licensing Service,

I am writing to oppose both the Variation/Application "1" and the late licensing New Application "2" with regard to the Coach & Horses, 26-28 Ray Street.

Opposition to the Variation/Application "1"

I oppose the licensing of the first floor private dining area and garden as additional restaurant space. The noise tunnel that exists up the neighbouring walls creates an incredible amount of noise given the physics of noise travelling up the surrounding walls. In the summer, in particular, it is insufferable and highly detrimental to the wellbeing of residents exposed to this level of noise. To address this, there will need to be guarantees on all three of the following:

1. any new structure will be properly sound-proofed, unlike the previous structure,
2. windows on the first floor dining area and any windows/doors of the garden room are properly double glazed and remain closed *at all times* and
3. for there to be a strict curfew adhered to – I would suggest 10pm rather than the 10.30pm offered, which is entirely reasonable in an otherwise 100% residential area (Ray Street, Crawford Passage, Warner Street) for anyone with normal working/waking hours.

Opposition to New Application "2"

I am strongly opposed to the extension of the sale of alcohol, late night refreshments and playing of recorded music to midnight. The Coach & Horses is situated in an otherwise 100% residential area area. All 3 adjacent buildings (Ray Street, Crawford Passage, Warner Street) are 100% residential. An application to extend the sale of alcohol and late night refreshments, and to play recorded music, until 12am is totally unacceptable when all of the neighbouring buildings are 100% residential. Living next door to a pub is a decision taken by residents but the venue should only be allowed normal pub opening hours ie. Up to an 11pm close, apart from Sundays when it has previously closed at 10.30pm. The applicant is seeking to keep the venue as a food led pub and it therefore stands that the terms upon which it should be granted a licence should remain exactly as under the previous owner, as none of the surrounding buildings have changed from being 100% residential.

We all know that an 11pm close means that customers will still be allowed a further half an hour drink up time and that one has to tolerate this being next door to a pub. However, an extension to midnight means that patrons won't leave until 12.30am which is totally unacceptable when residents are workers, students, newborns etc who desperately deserve and expect the right to be able to sleep at normal hours every single night of the week without the threat of disturbance/stress of interrupted nights. I am particularly concerned about the public nuisance threat if customers are allowed to imbibe alcohol for a further hour longer than other pubs in the vicinity. I note that the other nearest pub Gunmakers (13 Eyre Street Hill) which is also surrounded by residents, has opening hours of only 12pm-11pm Mondays to Fridays, and that they are closed at the weekend. I would be strongly opposed to the wrong and dangerous precedent being set in a 100% residential area that the Coach & Horses is adjacent to. Given that other food led pubs and restaurants typically close at 11pm, there is also a danger that the Coach

& Horses would become a magnet for people seeking to be served alcohol beyond this time and the public nuisance that this would pose in a residential area.

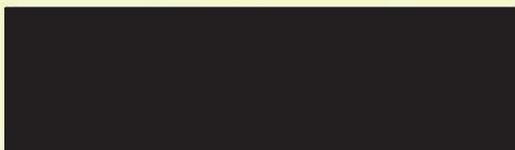
The offer from the applicant of no new entries post 11pm does not do anything to alleviate the public nuisance threat as the existing customers will be imbibing alcohol for a further hour and still be creating noise disturbance at 12.30am, which is simply not acceptable in a residential area. The risk of public disorder in the street caused by an extended closing time is very high given the inevitable noise from customers leaving the venue.

There is also a public safety concern of passive smoking as pub customers spill out onto the streets, especially in the summer, which residents will have exposure to. Customers have often blocked the entrance to our building as they smoke and drink, and sit on our doorstep - as if it were an extension to the pub - and it is incredibly unpleasant to have to negotiate your way into your own home with people under the influence of alcohol, whose judgment has been impaired, and the safety concern of passively inhaling their carcinogens.

In summary, I strongly oppose the extension of the licensing hours because the Coach & Horses is situated in an otherwise 100% residential area and allowing customers to be served alcohol until midnight with a further half an hour drink up time will inevitably lead to public nuisance and disorder issues as it is highly unlikely that customers leaving a pub after midnight will be sober or considerate of residents' - of all ages - need to sleep and lead normal working/waking lives.

I would kindly request that my name, address and contact details are withheld for data privacy reasons.

Kind regards,



## Re: Coach & Horses

### Reply

Sun 14/01, 18:09

Gallacher, Simon (Simon.Gallacher@islington.gov.uk);  
[REDACTED]

Dear Simon,

Thank you for your e-mail. In addition to [REDACTED]'s comments, the document attached totally neglects to acknowledge that there is not only an entrance to residential properties to the left of the Coach (when looking at it from the street) but also to the *right* of the Coach. The same approach will need to be applied to the doorway of 24 Ray Street, in addition to Warner House ie. that the Coach can't permit customers to venture past the entrance to 24 Ray Street with a notice put up to inform customers, for Coach staff to be responsible for checking customers haven't strayed in front of 24 Ray Street, and at particularly busy times for a member of staff to solely monitor the outside area to ensure that guests abide by these rules with regard to 24 Ray Street as well as Warner House. Anyone found in breach of this should be required by a Coach member of staff to move back into the designated area at all times.

Bigger picture, I remain strongly opposed to the extension of licensing hours for a food led pub because every adjacent building is 100% residential (Ray Street, Warner Street, Crawford Passage), and this therefore poses a high public nuisance and public disorder threat for residents who expect to be able to sleep every night at a reasonable hour in order to live their lives (workers, newborns, students etc). I reiterate all the points I have previously made which you have already formally received.

Kind regards,  
[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 December 2017 23:03  
**To:** Licensing  
**Cc:** Gallacher, Simon; [REDACTED]  
[REDACTED]  
**Subject:** Re: The Coach and Horses on Ray Street

Sent from my iPad

On 18 Dec 2017, at 19:54, [REDACTED]

Dear Simon and the Islington Licensing Service,

I am writing to oppose both the Variation/Application "1" and the late licensing New Application "2" with regard to the Coach & Horses, 26-28 Ray Street.

#### Variation/Application "1"

I oppose the licensing of the first floor private dining area and garden as additional restaurant space. Unfortunately the rear of the pub which now has a new permanent single storey extension that will be used for dining is enclosed on four sides by the pub and three residential properties which causes any noise to be magnified. We have experience of the noise that can be generated by patrons of the Pub / restaurant which was operated by the previous owner. It was stressful enough to suffer the noise generated at garden level but it would be unbearable to have an additional level of noise from the first floor restaurant. I understand that the new rear extension structure has better sound insulation than the tented structure that was there before however having watched the construction I doubt if what was built will be a serious improvement. I would strongly oppose the granting of any License that would increase the noise beyond that which we have experienced before or extends the periods in which we would be subjected to it. The properties surrounding the Coach and Horses are all residential -they must not be subjected to the inevitable noise and disruption that would arise from extending the use or hours of operation of what has proved in the past to be at times an intolerable source of noise

#### New Application "2"

I am strongly opposed to the extension of the licensing hours for the sale of alcohol, playing of recorded music and late night refreshment. Extending the licensing hours for these activities would extend the hours during which all of the surrounding residential properties would suffer disruptive noise. Unfortunately the consumption of alcohol is generally accompanied by a crescendo of noise as diners/ drinkers compete to be heard. Smoking outside at both the rear and front of the property is

also an inevitable consequence of the ban on smoking internally. Extending any of these activities would be unacceptable and detrimental to the well being of the surrounding residents and their children. I therefore strongly oppose the extension of licensing hours and would instead like to see them reduced.

I would request that my name and details are not public ally admitted.

Yours Sincerely



[Redacted]

**From:** [Redacted]  
**Sent:** 18 December 2017 23:40  
**To:** [Redacted]  
**Cc:** Licensing; Gallacher, Simon; [Redacted]  
[Redacted]  
**Subject:** Re: The Coach and Horses on Ray Street

Dear Simon and the Islington Licensing Service,

As a [Redacted] oppose both the Variation/Application "1" and the late licensing New Application "2" with regard to the Coach & Horses, 26-28 Ray Street.

**Opposition to the Variation/Application "1"**

*I oppose the licensing of the first floor private dining area and garden as additional restaurant space.*

This is a residential area and a residential courtyard and should be treated as such.

The owners of 26-28 Ray St will need to provide guarantees on all three of the following:

1. Any new structure will be properly sound-proofed (with legal validation of being fully sound proofed, by a neutral 3rd party).
2. All windows facing out onto residents (including but not limited to the first floor dining area and garden room) are properly double glazed and with frosting to protect resident's privacy. The windows must remain closed at all times.
3. A strict curfew of 10pm for any out of door activities.

**Opposition to New Application "2"**

*I strongly oppose the extension of the sale of alcohol, late night refreshments and playing of recorded music to midnight.*

By offering a late license, the Coach and Horses invites a very different clientele from their claim to be a food focused establishment. If the intention is to cater to dinner guests, then they should maintain parameters in line with local restaurants. For reasons well cited by others, we do not want drunken smoking patrons, attracted by a late license and impossible to police loitering outside of our homes.

Next year, the Cycle Super Highway will run along Ray Street. 26-28 Ray street is located on a 'blind' bend. High speed cyclists and loitering drunken patrons don't mix well.

In heading off these problems at this stage, we can save ourselves, the overstretched resources of Islington Council and the local police, a lot of time and energy that would be easily expended due to a poorly designed license not in line with the needs of the local residents. We doubt Islington Council or the police will want to regularly hear from us.

I would kindly request that my name, address and contact details are withheld for data privacy reasons.

Kind regards,

[Redacted]

REP 16  
AGAIN

**From:** [REDACTED]  
**Sent:** 19 December 2017 13:05  
**To:** Licensing; Gallacher, Simon  
**Cc:** [REDACTED]  
**Subject:** RESENT: The Coach and Horses on Ray Street WK/170036626

K RE-SENT WITH REF NUMBER (and minor edits)

Dear Simon and the Islington Licensing Service,

**Re: Coach & Horses, 26-28 Ray Street ref WK/170036626**

I am very happy to support the Coach and Horses as a local pub that enriches the neighbourhood and wish the new management well in developing a vibrant commercial entity. However, I have reservations over the new proposals as set out below.

#### Variation/Application 1

I support the licensing of the first floor and garden as additional restaurant space *provided* the following minimal conditions are met:

1. the original and agreed plan is adhered to whereby at least two trees are planted in the garden together with sound proofing greenery. This is necessary to act as a noise and smoke filter, promote urban bio-diversity in line with the Mayor's aspiration to increase London's natural capital and make London and National Park City (to which aim Islington has committed) and to retain the visual amenity of the courtyard to the residents. This follows the cutting down of the giant, mature bamboo which was removed. At present, they appear to be reneging on their original proposals which, you will note from my original representation, was a condition of my support;
2. windows on the first floor dining area and any windows/doors of the garden room are properly double glazed and remain closed at all times, and
3. A strict curfew is applied at 10.30pm.

Under these conditions, and provided sufficient care is taken to control noise, I would not oppose dining along similar lines to that which existed under the previous licence. However, this would be subject to strict monitoring and review by the residents to ensure noise and pollution are effectively controlled.

#### New Application 2 – late licencing

I am strongly opposed to the extension of the licencing hours for the sale of alcohol, playing of recorded music and late night refreshment. The task of controlling late night revellers as they leave the building and monitoring noise levels of smokers outside is too great to be viable in a residential neighbourhood. The pub would also act as a magnet to customers at other local pubs nearby, all of which have a licence only until 11pm (e.g the Eagle, the Betsy Trotwood, the Gunmakers, etc...). It only takes a small number of occasional merry screaming punters to wake up the whole neighbourhood after midnight.

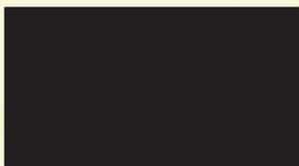
If the new management build a reputation for responsibly running the establishment in a way that is considerate and responsive to neighbours' concerns under the existing licencing hours, they have a every right to apply for a later licences in a year or two's time. The onus of proof that a late licence would work should lie with the new management, if they are seeking a change to existing proposals. To seek an extension at this stage, without any track record, and in contradiction to the original proposal, would seems to put commercial gain ahead of civic responsibility and has already bred distrust and ill-will among the community.

If an application were made in future years, and if the managers show themselves to run the place in an exemplary fashion, I would only be minded to agree to a later licence for diners to finish their meals under the strict proviso that no new entrants be allowed in after 11pm. This would be necessary to stop the inevitable influx of late drinkers from neighbouring pubs as per above. I would also ask that the licence be non-transferable, should the owners sell up to less responsible managers who might change the business model. However, that is for future consideration. At this stage I would strongly oppose any extension to the licence.

I would not, however, be opposed to an extension of the licence to 11pm on a Sunday prior to a Bank Holiday. This seems reasonable and in keeping with desire to serve food on a holiday weekend.

I would prefer that my name and details are not publicly admitted.

Yours Sincerely,

A small black rectangular redaction box covering the signature area.A large black rectangular redaction box covering the main body of the letter.A large black rectangular redaction box covering the bottom portion of the letter.

[REDACTED]

[REDACTED]

[REDACTED]

Licensing Act 2003

Ref: WK/170036626

Premises Name and Address: COACH AND HORSES, 26 – 28 RAY STREET, LONDON, ISLINGTON, EC1R 3DJ

Your Name: [REDACTED]

Interest: Resident

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Comment on the licensing objectives relevant to your concerns. You may wish to include suggestions as to how your concerns could be addressed.

### **PUBLIC NUISANCE**

Extended opening hours will create disturbing noise from patrons, both on the premises and leaving at a late hour. The C&H is in a residential area. Residents will be kept awake until the early hours of the morning every day of the week.

Playing music, the noise will overspill into the outside environment meaning sleep will be difficult.

Drinking (and smoking) in the street outside the pub causes a nuisance to residents – increased noise and smoke rising into flats. In the past pub patrons have been using our entrance step as a seat and the entrance-way as a urinal.

Glasses and bottles are left on the pavements and roadways – see Public Safety.

### **CRIME AND DISORDER**

Increased late night revelry has in the past led to:

Significant drug sale and usage in the area, along with fights incurring grievous bodily harm: weapons have been involved in the past.

People using our block's "moat" as a place to have sex, as well as in the surrounding streets

Car alarms have been set off

### **PROTECTION OF CHILDREN FROM HARM**

### **PUBLIC SAFETY**

Drinkers and smokers on the pavement often have spilled out onto the roadway. With the cycle superhighway coming down Ray St and Warner St this could be dangerous for both cyclist, drinkers as well as pedestrians having to walk in the roadway to get by.

Bottles and glasses have been left on the pavement and in the roadway which if broken, could be dangerous for cyclists, cars and pedestrians, and can be used as weapons.

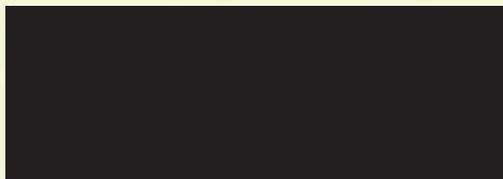
I wish my identity to be kept anonymous    YES

If you wish to remain anonymous, please explain the reason.

Given the potential for crime, and where significant money might be involved in the investment, anonymity is paramount in my view, on protecting my personal safety.

Copies of this representation will be sent to the Applicant, or their Agent/Solicitor, including Name and Address details (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 will have name and address details removed.

Signature:



Date: 19 12 2017

Please return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper St  
London  
N1 1XR

or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

REP [Signature]  
16

**Williams, John**

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**From:** [Redacted]  
**Sent:** 19 December 2017 12:35  
**To:** Licensing  
**Cc:** [Redacted]  
**Subject:** Licence Application - Coach & Horses, Warner Street, EC1R - Ref: WK/170036626

I don't seem to be able to lodge my objection to the above application on your website as I receive an error message each time I try.

Therefore, below is my objection to this application:

**I object to the application for extended hours or serving and selling (off-licence sales) alcohol and food at this establishment. I also object to the application for extended hours at bank holidays. We have had previous issues with late-night venues close to our residential homes and the Coach & Horses is next door to our building. This really will cause issues with noise for us as our bedroom is at the front of Warner House and we already hear people talking and car door slamming, so anything later than 11pm will be very disruptive.**

Thanks

[Redacted] (nt)

REF ~~20~~  
17

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 19 December 2017 17:36  
**To:** Gallacher, Simon; Licensing  
**Subject:** The Coach and Horses on Ray Street WK/170036626

Dear Simon and the Islington Licensing Service,

**Re: Coach & Horses, 26-28 Ray Street ref WK/170036626**

As [REDACTED] who needs to rest during school nights and week ends, I was happy re the previous working hours and arrangement with the former management and therefore I would like to oppose both the Variation/Application "1" and the late licensing new Application "2" as per the below.

### **Variation/Application 1**

I support the licensing of the first floor and garden as additional restaurant space *provided* the following minimal conditions are met:

1. the original and agreed plan is adhered to whereby at least two trees are planted in the garden together with sound proofing greenery. This is necessary to act as a noise and smoke filter, promote urban bio-diversity in line with the Mayor's aspiration to increase London's natural capital and make London and National Park City (to which aim Islington has committed) and to retain the visual amenity of the courtyard to the residents. This follows the cutting down of the giant, mature bamboo which was removed. At present, they appear to be renegeing on their original proposals which, you will note from my original representation, was a condition of my support;
2. windows on the first floor dining area and any windows/doors of the garden room are properly double glazed and remain closed at all times, and
3. A strict curfew is applied at 10.00pm.

I would strongly opposed the variation if any of the above criteria will be not taken in consideration.

### **New Application 2 – late licencing**

I am strongly opposed to the extension of the licensing hours for the sale of alcohol, playing of recorded music and late night refreshment.

### **The Prevention of Public Nuisance**

Farringdon Pubs Ltd seeks to extend both the licenced and opening hours of the Coach and Horses not only during the week but also on Sundays. The pub is surrounded by residential buildings and any extension of the operating hours of the pub will cause noise nuisance and disturbance into the early hours of the morning. The task of controlling late night revellers as they leave the building and monitoring noise levels of smokers outside is too great to be viable in a residential neighbourhood. The pub would also act as a magnate to customers at other local pubs nearby, all of which have a licence only until 11pm (e.g the Eagle, the Betsy Trotwood, the Gunmakers, etc...). if, as they state, only want to have a food led pub, then why having to ask for a extension of hours? Eagle has been a gastro pub for the past 25years and still successful and closes at 11pm. Also, the other nearest pub Gunmakers (13 Eyre Street Hill) which is also surrounded by residents, has opening hours of only 12pm-11pm Mondays to Fridays, and that they are closed at the weekend. I would be strongly opposed to the wrong and dangerous precedent being set in a 100% residential area that the Coach & Horses is adjacent to.

Late night diners will inevitably generate increased minicab activity, which is a significant cause of noise and nuisance. This will be intolerable in the earlier hours of the morning when residents are trying to sleep.

## The Prevention of Crime and Disorder

Has any consideration been given to the interaction between the customers of these operations and whether the cumulative effect of having these venues so close to each will amplify noise and anti-social behaviour? There is already evidence of drug dealing going on in Warner Street and Crawford Passage (the parking area is more often used by a gang of young kids for their affairs); this is, presumably, partially fuelled by the customers of the Piano Works. Late night operations at the Coach and Horses could exacerbate this problem. Late hours increase the likelihood of drunken and disorderly behaviour which is already an issue in the area.

If the new management build a reputation for responsibly running the establishment in a way that is considerate and responsive to neighbours' concerns under the existing licencing hours, they have a every right to apply for a later licences in a year or two's time. The onus of proof that a late licence would work should lie with the new management, if they are seeking a change to existing proposals. To seek an extension at this stage, without any track record, and in contradiction to the original proposal, would seems to put commercial gain ahead of civic responsibility and has already bred distrust and ill-will among the community.

If an application were made in future years, and if the managers show themselves to run the place in an exemplary fashion, I would only be minded to agree to a later licence for diners to finish their meals under the strict proviso that no new entrants be allowed in after 11pm. This would be necessary to stop the inevitable influx of late drinkers from neighbouring pubs as per above. I would also ask that the licence be non-transferable, should the owners sell up to less responsible managers who might change the business model. However, that is for future consideration. At this stage I would strongly oppose any extension to the licence.

I would kindly request that my name, address and contact details are withheld for data privacy reasons.

With kindest regards,



REP ~~24~~  
18

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 19 December 2017 19:43  
**To:** Licensing  
**Subject:** : RE: Warner House - Coach and Horses licence application

Dear Islington Council Planning,

As a resident of [REDACTED] Warner House the entrance to my apartment block is right next door to the Coach and Horses and I do have concerns about the current applications.

#### **Variation/Application 1**

Before the Coach and Horses closed I had to fight my way through crowds of drinkers to gain access to my front door particularly on Wednesdays, Thursdays and Fridays evenings after work and any sunny days early in the evening as the drinkers block not just the pavement but also the entrance area of the Warner House apartments. My partner feels quite unsafe coming home and having to ask to be let through a crowd of drinkers who are often sitting against our front door and begrudge having to move from what is private property. The need to smoke and the sunshine seem to exacerbate the problem. It is also of concern how empty glasses are left lying around the pavement and the Warner House entrance quite dangerously as the inevitably get kicked and broken.

I have even had to endure drunks vomiting in the area by the Warner House entrance at 7pm on my way home, as Coach and Horses customers are already completely drunk. The pub seems unable to control its customers and just puts up a few token signs that are completely ignored.

A further problem is with the pub court yard which has always house a 'temporary structure' that blocks the light from our window on the stairwell between the first and second floor. I say temporary but it was to all intent and purposes permanent in all the year I have been resident.

#### **New Application 2 – late licencing**

Given my misgivings about the operation of the Coach and Horses public house I have outlined above I would be even more concerned if the licence to serve alcohol was extended. This would make living next door even more difficult given their customers largely drink in the street. I really believe my partner would be terrified to come home late if she had to find a way through an often drunken crowd blocking our entrance late at night. Even in the early evening the drinkers object to being asked to move from what is Warner House private property, if this was repeated with late night crowds I would fear for her safety.

Then there is the question of noise and disturbance. Already the street drinking creates a huge disturbance but at least finishes in time for sleep not to be disrupted. The extension would make this street noise disruptive to sleep as customers would be served until midnight which then means not clearing the area until some time later. Any playing of music would make all this even worse.

Over the years the residents of Warner House have had cause to make many complaints and the operators of the Coach and Horses pub have proven their customers are completely beyond their control.

I strongly object to any extension of the licencing hours. It is a residential area that is quite unsuited to the type of operation being proposed.

Kind regards

[REDACTED]



REF 22  
19

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 19 December 2017 19:29  
**To:** Licensing  
**Cc:** Gallacher, Simon  
**Subject:** Coach & Horses, 26-28 Ray Street

Dear Simon and the Licensing Service

Re: Coach & Horses, 26-28 Ray Street / Your ref: WK/170036626

I am writing to oppose both the Variation/Application "1" and the late licensing New Application "2"

#### Licence application 1

I would like to register my opposition to application 1 on the grounds of public nuisance. The garden is enclosed by residential property and the noise tunnel magnifies noises to an unacceptable level if this continues until 10.30pm. I would however be prepared to withdraw this objection subject to certain conditions which have been offered by the Licensee, if these are written into the licence to limit the noise nuisance.

1. The new structure should be properly sound-proofed, windows remain closed, and a sound limiter installed if noise from the courtyard becomes a problem.
2. The courtyard will be substantially planted and reinstatement of trees that were in the planning proposal. Sound absorption panels to be installed to dampen acoustics in the courtyard.
3. The curfew for playing of recorded music should be 10pm as this is more reasonable in a residential area with people needing rest / sleep before getting up for work.

#### Licence Application 2

I strongly oppose the extension of licensing hours for the sale of alcohol, late night refreshment and playing of recording music until midnight. The objection is on the grounds of public nuisance, prevention of crime and disorder and public safety.

- Extending the pub opening hours will attract late night drinkers from neighbouring pubs, all of which close at 11pm. The longer drinking hours are likely to mean that those leaving will have consumed even more alcohol, with all the consequences of poor behaviour, reduced judgement, and irregular conduct.
- Our experience of people leaving licensed premises late at night after consuming alcohol is of significant noise and disruptive behaviour, with complete lack of consideration for residential neighbours. The neighbouring buildings and layout of Warner Street create a noise tunnel and any kind of loud conversation is carried directly into the flats facing the street of which we are one.
- It is reasonable, when living near a pub to expect guests to leave the area by 11.30pm or 11pm on Sundays after "drinking up time". It is unacceptable to have to suffer this until 00.30am
- Under the previous management we have had to put up with drinkers congregating outside the pub whether they are smoking or not, and spilling onto the road and around the entrance door to Warner House. It is unpleasant to have to manoeuvre through them when returning home.
- There will be serious safety concerns, once the new Cycle Superhighway is completed next year, as it will be passing the pub on what is a blind corner. As someone else has said, high speed cyclists and drinkers allowed to spill onto the road will be a dangerous combination.
- I agree with the suggestion that a late licence application would be more appropriate once the new management have established a reputation and track record of responsibly running the establishment that is considerate and responsive to neighbours' concerns. The current application and the lack of proper engagement with residential neighbours has already bred distrust and ill-will among the

community which is regrettable. We would prefer to be supportive of our local pub and to see it flourish as a successful business.

I would prefer that my name and details are not publicly shared for data protection reasons.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 20 December 2017 13:34  
**To:** Licensing; Gallacher, Simon  
**Subject:** The Coach and Horses on Ray Street WK/170036626

Dear Simon and the Islington Licensing Service,

**Re: Coach & Horses, 26-28 Ray Street ref WK/170036626**

The bedrooms of my flat ([REDACTED]) overlook the courtyard directly at the rear of the Coach and Horses pub.

My [REDACTED] in one of the bedrooms overlooking the courtyard. He has the normal sleep patterns of a [REDACTED] with homework and a normal school life. I have a professional job that requires waking at 0600 Monday to Friday.

I oppose both the Variation/Application "1" and the late licensing New Application "2" with regard to the Coach & Horses, 26-28 Ray Street.

#### **Variation/Application 1**

I strongly oppose the licensing of the first floor private dining area and garden as additional restaurant space.

This is a residential area and the residential courtyard at the rear of the pub acts like a funnel containing and channelling any sound (or cigarette smoke) within it. It would be inappropriate to exacerbate the challenge of noise and light pollution in this confined courtyard.

I am not convinced that any of the moderating suggestions made by the Coach and Horses owners will sufficiently alleviate either the additional noise, or the additional light negatively impacting this quiet residential courtyard.

#### **New Application 2 – late licencing**

I also strongly oppose the proposal to extend of the licensing hours for the sale of alcohol, playing of recorded music and late night refreshment.

Clearly this proposal would increase the likelihood of extending the periods of noise (and light and cigarette smoke) pollution. This would be unbearable in a tight residential setting and an inappropriate environment to expect a young child to be able to sleep through.

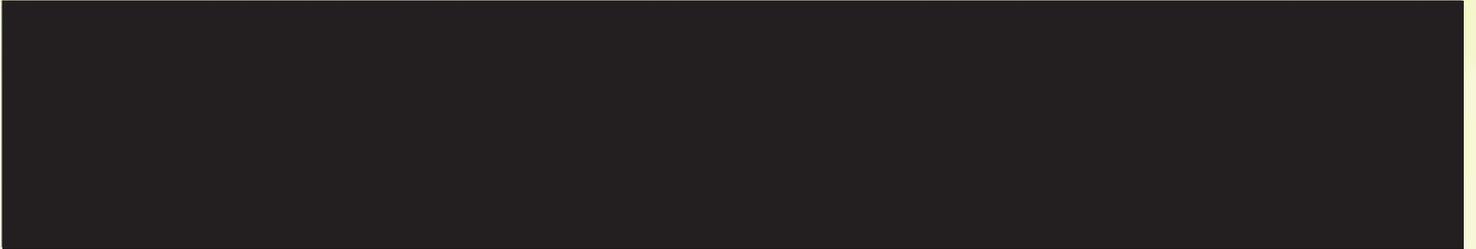
The increased hours would inevitably attract more alcohol orientated patrons. No other local pub in the area has a licence past 11pm, so if the late licencing was exceptionally agreed for the Coach and Horses this pub could attract late night patrons from other local pubs (the Eagle, the Betsy Trotwood, the Gunmakers, etc).

Regardless of any mitigating measures suggested by the owners of the Coach and Horses, it would be inevitable that alcohol induced noise of patrons coming and going (and louder 'merriment' in the establishment/courtyard) would be increased.

We are also very aware of the unsavoury activities of drunken patrons dispersing from late night drinking establishments (vomiting, screaming, urinating, etc). All of which would be completely inappropriate for a quiet residential back street.

I would prefer that my name and details are not publicly admitted.

Yours Sincerely,



REP ~~24~~  
21

**Williams, John**

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**From:** [REDACTED]  
**Sent:** 21 December 2017 15:19  
**To:** Williams, John  
**Cc:** [REDACTED] Gallacher, Simon  
**Subject:** Re: Extended Hours application, Coach & Horses Public House, 26-28 Ray Street, EC1R 3DJ

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 18 December 2017 17:32  
**To:** Licensing <[Licensing@islington.gov.uk](mailto:Licensing@islington.gov.uk)>  
**Subject:** Extended Hours application, Coach & Horses Public House, 26-28 Ray Street, EC1R 3DJ

Dear Sir or Madam,

I was very upset to find that your online link to make a comment on the above-referenced application is not functioning. Given that the deadline is tomorrow, this is unacceptable.

I am a resident of Warner House, which is adjacent to the Coach & Horses. I strongly object to the extension of operating hours and to the use of the outdoor garden after 21:00, as this use does not meet the council's licensing objectives

regarding the prevention of public nuisance and crime, as well as that regarding public safety. We are already subject to the horrors of the late night antics of the customers of [REDACTED] among others, and this would be the last straw. The pub is in a cumulative impact area and the impact of this extension would be a disaster for residents.

I look forward to your confirmation of receipt of my objection.

[REDACTED]

[REDACTED]

REP ~~25~~  
22

Williams, John

---

**From:** [REDACTED]  
**Sent:** 21 December 2017 16:45  
**To:** Licensing  
**Subject:** Re: Reference Number WK/170036626

[REDACTED]

[REDACTED]

> -----Original Message-----

> From: [REDACTED]  
> Sent: 19 December 2017 09:56  
> To: Licensing <Licensing@islington.gov.uk>  
> Subject: Reference Number WK/170036626

> Dear Sir or Madam,

> I am writing with regards to licence application WK/170036626.

> Our family with school age children are long term local residents, living in one of the buildings adjacent to the Coach and Horses pub.

> While we are fully supportive of the pub remaining a pub which it has been for the majority of the 14 years we have owned our home, we strongly oppose their application for extended opening hours. You have already received representations from some of our neighbours in both this and other neighbouring buildings who are of the same opinion. As a group, some of us have met with the new operators in early December and while we assured them of our support for the pub as such, we are not convinced they understand residents' concern about extended opening hours or are at least not sympathetic to them.

> We feel that longer opening hours have the potential to attract clientele from the other pubs in the vicinity with regular opening hours after their closing time (Eagle, Betsey Trotwood, Apple Tree, Gunmakers). This will cause undesirable noise and disturbance late at night and could potentially create a late night scene at this venue.

>

> Later opening hours would furthermore cause a disturbance and noise of customers leaving (by foot or taxi) and possibly loitering much later in the night than regular pub opening hours.

>

> In addition, the combination of the late opening Piano Works just at the next corner could potentially further cause a late night scene with its unwelcome side effects. Drug dealing is already reported by neighbours in the vicinity of the Piano Bar and the Coach and Horses (in both Warner Street and Crawford Passage).

>

> In conclusion, we have several pubs in the vicinity that for years have run successful business with regular opening hours. There does not seem to be a positive reason why longer hours would be required for the new operators of the Coach and Horses. We oppose this application for extended hours very strongly.

>

> Yours faithfully,

>

>

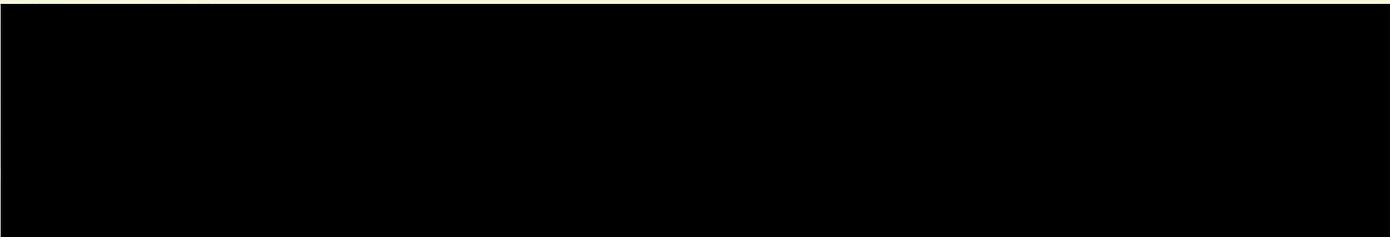
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Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: COACH & HORSES, 26-28 RAY STREET, ISLINGTON, LONDON, EC1R 3DJ

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 COACH & HORSES IS SITUATED AT THE BACK OF OUR BUILDING WHERE OUR BEDROOMS ARE, NEEDLESS TO EXPLAIN THIS WILL DISRUPT OUR SLEEP AND DECREASE VALUE OF OUR FLAT.

Crime and Disorder

WE WILL BE SUBJECT TO NOISE FROM DRUNKARDS & LOUD MUSIC WHICH IS UNACCEPTABLE IN A RESIDENTIAL AREA LIKE THIS!

**Protection of Children from Harm**

/

**Public Safety**

THERE WILL BE INCREASE OF CROWDS  
IN OUR VICINITY THEREFORE WE'LL BE  
MORE EXPOSED TO DRUNKARDS AT LATE  
HOURS BY OUR DOORSTEP

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 reason for anonymity]

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

Signature: \_\_\_\_\_

Date: 6 DECEMBER / 2017

Please ensure name and address details completed above

Return to:

Licensing Service  
London Borough of Islington  
3<sup>rd</sup> Floor  
222 Upper Street  
London N1 1XR  
or send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Make a Representation

Enter your name, address and a short comment identifying if you object to or support the Licence application being granted.

Use the SUBMIT button to register your representation.

The Licensing Department may write to you inviting you to make your representation on a formal basis.

Representation Type

Types • Neighbour (Resident)

Neighbouring business

Other (if not neighbour enter your interest in the licence)

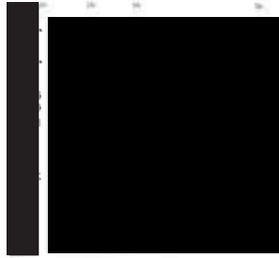
Personal Details

Name

Address

Post Code

Email Address



Comments

max 1000 characters

I am objecting. My main reason is noise that will occur from late night drinking in the courtyard at the back and on the street at the front. My bedroom is at the back of Warner House and noise from the pub echoes around the back of our building and travels upwards. I'm also concerned about potential antisocial behaviours late at night and minicabs tooting their horns

Submit

Core Corporate Advisers  
10 Queen Street Place  
London, England EC4R 1BE

18 December 2017

Licensing Services  
Public Protection Division  
Islington Council  
222 Uper Street  
London N1 1XR

Via Email: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Re: Licensing Act 2003 Representation  
Premises Name and Address: Coach & Horses Public House, 26-28 Ray Street, EC1R 3DJ  
Interest: Resident, Warner House, 43-49 Warner Street, EC1R 5ER

Dear Sir/Madam:

I write on behalf of my client who wishes to remain anonymous in connection with the above applications for Late Night Refreshment and Alcohol Consumption. My client wishes to object strongly to the extension of opening hours to midnight seven days a week and to request a limit on the hours that the garden and other outdoor areas are used for any activity.

As you are aware, the number of licensed premises continues to grow rapidly so that Islington has one of the highest densities of pubs, bars, clubs and off licenses in the country and second highest in London. Accordingly, the Coach & Horses is located in a Cumulative Impact Area of Clerkenwell and the applicant therefore must demonstrate why the operation of the premises will not adversely impact the licensing objectives. The residents of Warner House have had discussions with the owners of the Coach & Horses ([REDACTED] of Ducalian Capital, a private equity firm specializing in real estate development). Although there has been some acknowledgment by Ducalian of the impact of the pub's operations on residents, it seems clear that the goal of Ducalian is not community focused, but rather to make as high a return on their investment in as short a time frame as possible with little regard to any harmful impact on neighbours.

In particular, my client is concerned that the requested operating schedule will: 1. Add to crime and disorder in the neighbourhood; 2. Have a negative impact on public safety; 3. Create a public nuisance; and 4. Harm children.

The Coach & Horses is located on the corner of a very narrow and congested intersection of Crawford Passage, Herbal Hill, Backhill, Ray Street and Warner Street. The area is not well lit. This increases the potential for drug dealing, theft, damage to property and vehicles and other anti-social behaviour, including littering and public urination. It also creates significant safety issues with increased road traffic and obstruction of the public road. Residents have already experienced these issues in connection with

the opening of [REDACTED] and also with the new iteration of the space as the [REDACTED]. More important, there is no delineation between the residential properties and the Coach & Horses. Many of the flats face directly onto the new garden of the Coach & Horses. These flats do not have air conditioning and rely on open windows for ventilation and cooling. The noise from the garden will be amplified into the flats as the garden is surrounded by concrete walls and any smoke would permeate open windows in homes. Both children and adult residents will suffer from an inability to rest, sleep and breathe fresh air unless the hours of use and permitted activities are limited.

Although my client recognizes that the establishment may contribute positively to the neighbourhood by providing an additional option for dining and entertainment and may also provide employment opportunities, my client believes that late night hours beyond 11:00 pm and garden access beyond 9:00 pm will only result in a disproportionately negative impact on residents. The imposition of normal operating hours with restrictions on outdoor use will help ensure that this "food driven" establishment will not become an "unofficial" bar allowing customers to sit around and drink late into the evening, disrupting the quiet enjoyment of the neighbourhood and the homes and lives of its residents.

I thank you for your consideration.

[REDACTED]  
Core Corporate Advisers

**Additional conditions:****Applicants**

1. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
2. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
3. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested, subject to any data protection requirements.
4. An incident log ('the log') shall be kept at the premises in which any incidents witnessed by, or reported to a member of staff are to be recorded. The log must be made available on request to an authorised officer of Islington Council's licensing team or the Police. The log must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to a member of staff at the premises (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any refusal of the sale of alcohol.
5. The approved arrangements at the premises including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order
6. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
7. After 22.30 each day patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
8. The external area to the rear of the premises will be closed to the public from 22:30 each day.
9. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated
10. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
11. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises
12. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day
13. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
14. During regulated entertainment, all windows and external doors shall be kept closed after 20:00 hours, except for the immediate access and egress of persons.
15. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport, proof of age card with the PASS Hologram, European Union ID card with photo and date of birth, or military ID card.

16. Staff shall be trained in relation to the challenge 21 proof of age scheme prior to making any sales of alcohol. Such training will be recorded as having been completed in the employee's record, with the date of completion.
17. Children will not be permitted on the premises after 20:00 hours, unless partaking in a table meal or attending a pre-booked function.

**Additional conditions agreed with Islington's Noise Service**

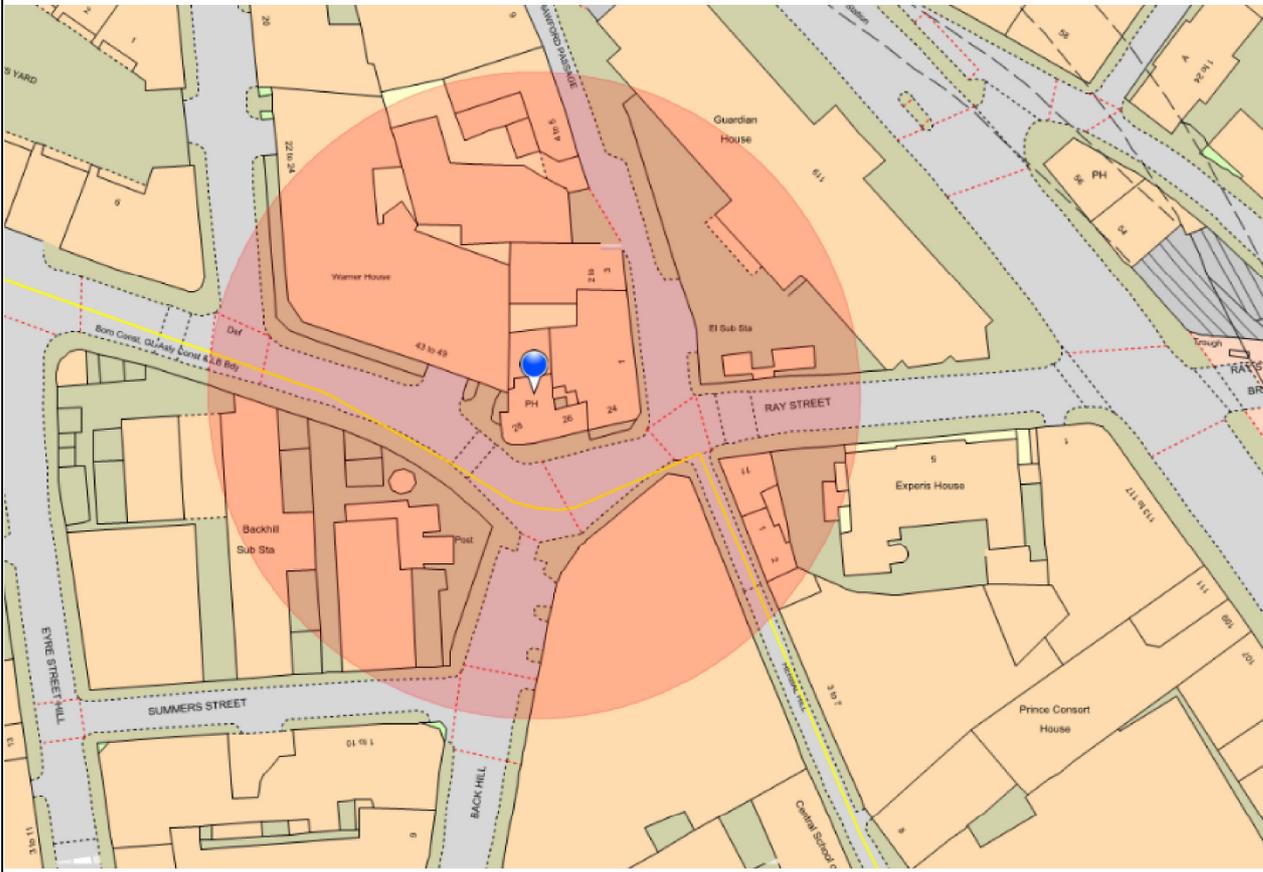
18. There shall be no deliveries of alcohol between 8pm and 8am, Mondays to Saturdays, and no deliveries of alcohol on Sundays or Bank Holidays.
19. In the event of a noise complaint substantiated by officers, the licensee shall reduce all levels of amplified sound until such works are carried out to contain sound and re-assess sound levels at the premises to the satisfaction of the pollution team.

**Additional conditions offered by the applicant in letter to residents dated 2 January 2018**

20. The last entry time for new customers shall be 23:00 on Fridays and Saturdays.
21. The window overlooking the courtyard in the private dining room (first floor) shall remain closed whenever the room is being used by customers.

Title: Coach & Horses

# Appendix 6



Printed By:  
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Printed At:  
16-01-2018