



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	06 June 2018		Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE VARIATION APPLICATION

RE: QUALITY CHOP HOUSE, 88-90 FARRINGDON ROAD, LONDON EC1R 3EA

1. Synopsis

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

1.2 The premises currently holds a licence allowing:

- The provision on sales of on and off sales of alcohol Monday to Friday from 09:00 until 20:00, Sunday from 11:00 until 19:00 and on Sunday's from 11:00 until 17:00;
- Opening hours Monday to Friday from 12:00 until 20:00, Sunday from 11:00 until 19:00 and on Sunday's from 11:00 until 17:00;
- **Non – standing timings** Alcohol for tutored wine tastings are operated on a ticketed or invite only basis between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons.

1.3 The variation application is to:

- To extend the provision of on and off sales of alcohol from 11:00 until 22:00 Monday to Friday and from 09:00 until 22:00 on Saturday and from 11:00;
- To extend the opening hours until 22:00 on Monday to Saturday.
- To extend the opening hours to allow the premise to open from 09:00 on Saturdays.

- To remove Annex 2, Condition 1 which reads;

Consumption of alcohol on the premises shall be limited to tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons. Wine shall be served in small measures only of approximately 25ml.

And replace it with the following;

Consumption of alcohol on the premises shall be limited to the ground floor cafe area and limited to a maximum of 16 persons.

2. Relevant Representations

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

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: current premises licence;
- Appendix 3: representation;
- Appendix 4: applicants response to the representation;
- Appendix 5: suggested conditions and map of premises location.

3.2 The premises are located in the Clerkenwell Cumulative Impact Area. The terminal hour of the premises comply with those recommended within Policy 6.

3.3 The premises has held a licence for the sale of alcohol since May 2015 when it was granted a new premises licence into the name of the current licensees. A copy of the current premises licence is attached as Appendix 2.

3.4 This application received one representation from a local resident. The representation is based on the licensing objectives of the prevention of public nuisance. On receipt of the representation,

the applicant wrote to the representor offering a meeting to discuss the application. The representor did not take up that offer. The applicant therefore, wrote to the representor explaining the nature of the application. A copy of the representation is attached as Appendix 3 and a copy of the applicants response is attached as Appendix 4.

4. Planning Implications

- 4.1 The Planning Department further confirm that the property has an authorised A1 (retail) use. There is no other relevant planning history at this site and there are currently no planning enforcement investigations.

5 Recommendations

- 5.1 To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003.
- 5.2 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 5)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 5)

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 23/5/18

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

Section 1 of 18

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

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

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

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

☒ Applying as a business or organisation, including as a sole trader

☐ Applying as an individual

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

Applicant Business

Is your business registered in the UK with Companies House? ☒ Yes ☐ No

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

Registration number

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 18

APPLICATION DETAILS

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

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

* Premises Licence Number

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

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

32,450

Section 3 of 18

VARIATION

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

☒

Yes

☐

No

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

☐

Yes

☒

No

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

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

Describe Briefly The Nature Of The Proposed Variation

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

We would like to extend the terminal hours to 22:00 Monday to Saturday.

We would like remove condition 1. of the existing licence and replace with:

"1. Consumption of alcohol on the premises shall be limited to the upstairs cafe area and limited to a maximum of 16 persons."

No alcohol would be sold without food.

No vertical drinking.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

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

☐

Yes

☒

No

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

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

☐

Yes

☒

No

Continued from previous page...

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Section 7 of 18

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Section 8 of 18

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Section 11 of 18

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

[See guidance on regulated entertainment](#)

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

☐ Yes ☒ No

Continued from previous page...

Section 12 of 18

PROVISION OF LATE NIGHT REFRESHMENT

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

☐ Yes ☒ No

Section 13 of 18

SUPPLY OF ALCOHOL

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

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

☐ On the premises ☐ Off the premises ☒ Both

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

State any seasonal variations.

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

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

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

Section 14 of 18

ADULT ENTERTAINMENT

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

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

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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

Continued from previous page...

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations.

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

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

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

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

☒ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

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

Section 16 of 18

LICENSING OBJECTIVES

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

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

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

We would like to extend the terminal hours to 22:00 Monday to Saturday.
We would like remove condition 1. of the existing licence and replace with:
"1. Consumption of alcohol on the premises shall be limited to the upstairs cafe area and limited to a maximum of 16 persons."

No alcohol would be sold without food.

No vertical drinking.

TO PROMOTE ALL FOUR LICENSING OBJECTIVES WE WILL KEEP:

Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

a/ no selling of alcohol to underage people

b/ no drunk and disorderly behavior on the premises area

c/ vigilance in preventing the use and sale of illegal drugs at the retail area

d/ no violent and anti-social behaviour

e/ no any harm to children

- Roller metal exterior window shutter already in operation

- Operating Schedule providing the hours of operation and licensable activities during those hours.

- Designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale

- Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.

- CCTV system installed with recording option available

As a licensed premises we know that it is necessary to carry out our functions or operate their businesses with a purpose of promoting these objectives. We promise to support these objectives through their operating schedules and other measures

(including staff training and qualifications, policies, and strategic partnerships with other agencies).

b) The prevention of crime and disorder

A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted.

Clear and conspicuous notices warning of potential criminal activity, such as theft, that may target customers will be displayed.

Not selling of alcohol to drunk or intoxicated customers.

Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.

Prevention and vigilance in illegal drug use at the retail unit area.

Staff will be well trained in asking customers to use premises in an orderly and respectful manner

Electrical metal shutters are already in place

Continued from previous page...

c) Public safety

Internal and external lighting fixed to promote the public safety objective.

Well trained staff adherence to environmental health requirements.

Training and implementation of underage ID checks.

A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.

All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, air condition, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition.

d) The prevention of public nuisance

Noise reduction measures to address the public nuisance objective.

Prominent, clear and legible notices will be displayed at the exit requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.

Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.

Customers will be asked not to stand around loudly talking in the street outside the premises.

Customers will not be admitted to premises above opening hours.

The movement of bins and rubbish outside the premises will take place only in the late morning. This will help to reduce the levels of noise produced by the premises.

Any lighting on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to nearby residents.

Adequate waste receptacles for use by customers will be provided in the local vicinity

e) The protection of children from harm

"Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol.

Well trained staff about requirement for persons' identification, age establishment etc.

All the details provided in Training Record Book available the retail unit.

Log Book will be kept upon the premises all the time.

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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

* Full name

* Capacity

* Date / /
dd mm yyyy

[Add another signatory](#)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/islington/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, 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.

OFFICE USE ONLY

Applicant reference number

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

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[< Previous](#) [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)



ISLINGTON

**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	LN/15299-230318	Date of original grant*	11 May 2015
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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 QUALITY CHOP HOUSE SHOP AND BUTCHER 88-90 FARRINGDON ROAD			
Post town	London	Post code	EC1R 3EA
Telephone number	0203 490 6228		

Where the licence is time limited the dates
Not Applicable

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

The times the licence authorises the carrying out of licensable activities

- The sale by retail of alcohol:

Monday	12.00	to	20.00
Tuesday	12.00	to	20.00
Wednesday	12.00	to	20.00
Thursday	12.00	to	20.00
Friday	12.00	to	20.00
Saturday	11.00	to	19.00
Sunday	11.00	to	17.00

Non – standing timings

Alcohol may be sold at tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons.

The opening hours of the premises:

Monday	12.00	to	20.00
Tuesday	12.00	to	20.00
Wednesday	12.00	to	20.00
Thursday	12.00	to	20.00
Friday	12.00	to	20.00
Saturday	11.00	to	19.00
Sunday	11.00	to	17.00

Non – standing timings

The premises may open for tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons.

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

On and off supplies

Consumption of alcohol on the premises is limited to tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons.

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

LS Lexington Ltd (trading as The Quality Chop House)

The Courtyard

High Street

Ascot

Berkshire

England

SL5 7HP

[REDACTED]

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

8004179

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

Mr William Lander,

[REDACTED]

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

[REDACTED]

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

Service Manager (Commercial)

Date of Issue

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

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

Annex 2 - Conditions consistent with the Operating Schedule

1. Consumption of alcohol on the premises shall be limited to tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons. Wine shall be served in small measures only of approximately 25ml.
2. "Super strength" beer, strong cider and "alcho-pops" shall not be sold at the premises.
3. The Challenge 25 scheme shall be implemented at the premises. All staff shall be trained to request accredited proof of age cards – e.g. Citizencard, a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer - from any customer appearing under the age of 25 years before selling them alcohol. All staff shall be required to sign training certificates to confirm that they have understood the training and we shall keep records of training and instruction given to staff.
4. The licensee/management shall regularly monitor staff to check how they are dealing with young people who ask for alcohol.
5. Staff shall maintain records of all refusals to sell alcohol to young people in a refusals log. The refusals log shall be checked and signed monthly by the Designated Premises Supervisor. The refusals log shall be made available for inspection by the licensing team, police or trading standards team.
6. Staff shall be trained not to sell alcohol to intoxicated persons.
7. Alcohol sold for consumption off the premises shall be wrapped and placed in sealed branded bags.
8. A rigorous system for auditing health and safety and fire safety shall be maintained at the premises.
9. An appropriate level of first aid and fire safety equipment shall be maintained at the premises.
10. At least one suitably trained first aider shall be on duty when the public are present.
11. Deliveries and recycling collections (including glass bottles) shall only take place during opening hours.

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

None

Annex 4 – Plans

Reference Number: WK/180006445 Dated 230318

From: [REDACTED]
Sent: 28 March 2018 18:24
To: Licensing <Licensing@islington.gov.uk>
Subject: Ref: WK/180005864 Licensing Application

Dear Sir/Madam

Ref: WK/180005864

Re: THE QUALITY CHOP HOUSE, 90 FARRINGDON ROAD, ISLINGTON, LONDON EC1R 3EA

We are writing to object to the application of extending the trading hours, on grounds that, since the Chop House re-opened some two Christmas ago. They have caused nuisance to local residents like us. By extending the trading hours, it will only increase and intensify the degree of nuisance.

We are local residents living only metres away [REDACTED] the Chop House. When they first re-opened, they updated their internal extraction system with much more powerful fan. It resulted in the offensive smell of cooking was being blown directly into residents' homes if our windows and doors were opened. Plus there is significant increase in noise from the extraction system. It makes it impossible for residents in Levyne Court to open windows and doors in the summer without suffering from the smell and noise expelled and emitted from them.

We have asked them to show consideration by raising the height and modifying the shape of the flue to be in line with other more modern facilities nearby such as Grind, Paesan and La Ferme, so allowing the smell to disperse and reduction in noise with more modern technology. However, they did not do anything knowingly aware their equipment is causing problems to local residents. We have reminded them that their flue is over thirty years old. We have been suffering from their wilful neglect and with extended hours, this will be worsened and therefore extending the noise and smell nuisance suffered by local residents.

Every night between midnight to up to 1:30am, the staff of the chop house would dispose empty bottles into a plastic bin at the back of their kitchen, this has been causing noise nuisance as the noise could be heard across the area including Levyne Court and Catherine Griffiths Court. It is a loud rumbling and crashing noise create by empty bottles hitting each other and the plastic bin. Again, extended trading hours would only increase this specific nuisance (more bottles, the more and louder the noise nuisance).

On numerous occasions, the worst at the festive time period, customers from the Chop House stood outside the restaurant while waiting for transport. We have witnessed and been affected by anti-social and immoral activities. These were talking loudly around midnight, when asked to show consideration, we were confronted with threatening statement such as 'Oh, I know where you live, F__k Off.' Or witnessed people carrying out sexual activities in a public place, in front of local residents' homes and front doors.

We have also experienced some of their customers, after excessive use of alcohol, have vomited and urinated in our front gates prior to their transport's arrival. We witnessed these and can confirm they were from the Chop House as we saw them coming out from the Chop House. These behaviours were primarily after usage of alcohol.

The Chop House is located within a conservation area which we feel the owner should show respect to this particular point.

The extended hours will only worsen the above public nuisance and we would like to ask the Licensing Service to take our plea and refuse the application.

Please keep me updated on this matter.

Yours faithfully

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

From: William Lander
Sent: 04 May 2018 12:07
To: Jones, Carol
Subject: Re: Possible meeting re objection

Dear Carol,

Many thanks for your email. Please see below a summary of how we will be proposing to operate the variation - please let me know if you need any more from me or it is insufficient in any way

Proposal for change to The Quality Chop House Cafe

We already operate a successful and popular wine shop and cafe. We propose, with this variation, to expand our offer to sell glasses of wine in the evening to our guests. We have operated The Quality Chop House restaurant for close to 6 years without any reported incidents of problems resulting from noise or our guests behaviour and we very much hope to continue in the same spirit. The thinking behind this variation is that our guests can enjoy an early evening glass of wine as well as a full meal next door in the restaurant.

Our aim is to provide some of the world's best wines at attractive price points. We will not be volume-driven and expect to have no more than 10-15 guests in the space at the same time.

We are anxious to stress that this is a quality not quantity driven proposition and as such would be happy to adhere to certain conditions which prevent the licence from being seen as such:

- We will happily close at 10pm every night
- All guests must have some food with their drink if this a condition which appeals
- We are happy to accept a condition that this would be wine and low strength beer only - no spirits

We very much hope to discuss the above in person with you soon

Many thanks,

Will Lander
The Quality Chop House

Conditions of the existing premises licence

1. Consumption of alcohol on the premises shall be limited to tutored wine tastings which will be operated on a ticketed or invite only basis, between the hours of 18:00 and 21:00 and limited to a maximum of 20 persons. Wine shall be served in small measures only of approximately 25ml.
2. "Super strength" beer, strong cider and "alcho-pops" shall not be sold at the premises.
3. The Challenge 25 scheme shall be implemented at the premises. All staff shall be trained to request accredited proof of age cards – e.g. Citizencard, a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer - from any customer appearing under the age of 25 years before selling them alcohol. All staff shall be required to sign training certificates to confirm that they have understood the training and we shall keep records of training and instruction given to staff.
4. The licensee/management shall regularly monitor staff to check how they are dealing with young people who ask for alcohol.
5. Staff shall maintain records of all refusals to sell alcohol to young people in a refusals log. The refusals log shall be checked and signed monthly by the Designated Premises Supervisor. The refusals log shall be made available for inspection by the licensing team, police or trading standards team.
6. Staff shall be trained not to sell alcohol to intoxicated persons.
7. Alcohol sold for consumption off the premises shall be wrapped and placed in sealed branded bags.
8. A rigorous system for auditing health and safety and fire safety shall be maintained at the premises.
9. An appropriate level of first aid and fire safety equipment shall be maintained at the premises.
10. At least one suitably trained first aider shall be on duty when the public are present.
11. Deliveries and recycling collections (including glass bottles) shall only take place during opening hours.

Suggested conditions of approval consistent with the operating schedule

12. The Designated Premises Supervisor shall be in day-to-day control of the premises to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale.
13. Notices shall be displayed at the premises informing customers that the premises operate a Challenge 25 Policy.
14. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
15. Clear and prominent notices shall be displayed on the premises warning customers of the need to guard their property and to be aware of the operation of pickpockets, bag snatchers, etc. The notices shall advise customers to report concerns to the designated premises supervisor or the person in charge of the licensed premises.
16. There shall be no vertical drinking at the premises.
17. Alcohol shall be served ancillary to food.
18. There shall be no vertical drinking at the premises.
19. The premise shall operate a zero drug policy and ensure that relevant checks are made to enforce this.
20. Deliveries to the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to local residents.
21. The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.
22. Customers will be asked not to stand around loudly talking in the street outside the premises.
23. The movement of bins and rubbish outside the premises will take place at such times or in such manner so as to prevent disturbance to local residents.
24. Any lighting on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to local residents.

Suggested conditions from the Police - Agreed

25. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - (a) The police and, where appropriate, the London Ambulance Service, are called immediately;
 - (b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
 - (c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
 - (d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
26. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
 - (a) Any and all allegations of crime or disorder reported at the venue
 - (b) Any and all complaints received by any party
 - (c) Any faults in the CCTV system
 - (d) Any visit by a relevant authority or emergency service
 - (e) Any and all ejections of patrons
 - (f) Any and all seizures of drugs or offensive weapons
 - (g) Any refusal of the sale of alcohol
27. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
 - (a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
 - (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
 - (c) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
 - (d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - (e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - (f) The system will record in real time and recordings will be date and time stamped;
 - (g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
 - (h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request.

