

**APPLICATION FOR A PREMISES LICENCE**  
**OLD SESSIONS HOUSE, 22 CLERKENWELL GREEN**  
**LONDON BOROUGH OF ISLINGTON STATEMENT OF LICENSING POLICY**  
**APPLICANT SUBMISSIONS**

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**LICENSING POLICY 1 – DEVELOPMENT OF PLANNING**

The application follows planning consent reference P2014/3878/FUL.

**LICENSING POLICY 2 – LOCATION, CUMULATIVE IMPACT AND SATURATION**

The premises is located in the Clerkenwell Cumulative Impact Policy Area<sup>1</sup>.

The premises is not a late-night, alcohol led premises, for example a publicly accessible bar, pub or nightclub. As a result, it is not the type of premises that led to the introduction of the cumulative impact area policies, nor is it the type of premises normally associated with adding to the existing cumulative impact.

The premises' specific location abuts the busy thoroughfares of Farringdon Lane and Clerkenwell Road. This facilitates quick and controlled dispersal away from local residents.

The premises is not located immediately adjacent to any local resident accommodation. Unlike other premises in Clerkenwell Green, the access, dispersal and smoking areas are well positioned away from local residents' accommodation.

The responsible authorities have not submitted representations nor raised any concerns under cumulative impact, saturation or the location of the premises.

The specific use of the premises, comprehensive schedule of licence conditions, supporting material and hours will ensure there is no adverse impact on local residents.

The applicant has an excellent track record operating premises across London and worldwide, all of which have authorised terminal hours significantly in excess of the hours proposed in the current application.

The proposed hours for licensable activities are consistent with licensing policies 5 and 6, together with an additional 30 minutes closing period to ensure a controlled closure and dispersal process.

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<sup>1</sup> Please note submissions on the premises' location within the Clerkenwell Cumulative Impact area are made without prejudice to a request for clarification on the exact boundaries shown on the Council's cumulative impact area maps.

The majority of persons attending the premises will be the applicant's staff attending for work. All functions or events will be carefully vetted and managed by the applicant, meaning the type of persons attending the premises will be unlikely to add to the cumulative impact in Clerkenwell.

The initial fire strategy confirms a safe capacity of 306 in the premises during functions or events. Most functions or events will operate at much lower capacities. The applicant understands the previous licensee, the Masonic Lodge, established a historical licensed footprint of the premises with a maximum capacity of 686.

Please refer to the operational management plan and proposed conditions in respect of the applicant's commitment to an extremely high standard of management.

The applicant's initial fire strategy confirms the building is safe for the proposed use. Please refer to the noise impact assessment which makes recommendations in respect of the premises suitability for licence activities and confirmation the premises will not add to cumulative impact in Clerkenwell in terms of noise control.

The applicant has not tried to replicate later opening hours in the vicinity, for example:

- Dans le Noir, 30-31 Clerkenwell Green – 1am
- The Green, 29 Clerkenwell Green – 3am
- City Pride, 28 Farringdon Lane – 24/7

### **LICENSING POLICY 3 – CUMULATIVE IMPACT AREAS**

#### Clerkenwell Cumulative Impact Area

The applicant supports the Council's policy objectives under Licensing Policy 3 in Clerkenwell.

The applicant is an existing business in Clerkenwell contributing to the economic prosperity of the borough through the provision of employment opportunities, the well-established creative industries and the distinct cultural, leisure and historical offer in the area. The applicant recognises the council's commitment to supporting applications from businesses that contribute to the wider cultural offer in the area and those that enhance the diversity of the evening economy.

Licensing Policy 3 recognises that Clerkenwell has the highest number of complaints about drinking in the street than any other ward in the borough. The application does not propose off-sales and includes conditions which provide absolute prohibitions on alcohol being consumed outside the premises (conditions 7, 26 and 39).

The application is made in accordance with paragraph 24 of the policy (possible exceptions to the Clerkenwell cumulative impact policy), as follows:

- The application has a comprehensive operating schedule of 51 licence conditions that demonstrates there will be no negative cumulative impact on one or more of the licensing objectives.
- The proposals promote a mixed and flexible use of the premises that will support people visiting the area during the day, encourage people to stay in the area after work, encourage people staying in local hotels to socialise in the area and support the wider cultural offer in the area.

- The premises is not alcohol led.
- The proposed hours for licensable activities are consistent with framework hours, with an additional 30 minutes winding down period for a controlled closure of the premises.
- The conditions and layout of the premises promote significant seating on the premises. The premises will not be used as a high-volume vertical drinking premises with no seating. The proposed conditions (condition 38) require food to be served at all functions or events.
- The proposed conditions demonstrate high standards of management with respect to preventing public nuisance associated with waste management and littering, in particular conditions 30, 31 and 32 provide very strict timings on waste management and deliveries.
- The application does not propose the provision of alcohol for consumption off the premises.
- The applicant will support local schemes such as Pubwatch and Operation Nightsafe.

#### **LICENSING POLICY 4 – OFF-SALES OF ALCOHOL FROM SHOPS AND OTHER PREMISES**

This policy is not relevant to the proposals.

#### **LICENSING POLICIES 5 AND 6 – LICENSING HOURS**

The responsible authorities have not submitted representations in respect of the application.

The applicant engaged in pre-application consultation with the responsible authorities and local residents. During this process, an initial proposal of a 2.00 am terminal hour was presented. The responsible authorities expressed no concerns about this terminal hour.

The applicant voluntarily reduced the proposed hours for licensable activities following concerns expressed by local residents during the pre-application consultation process. The proposed hours for licensable activities are now consistent with the hours set out in Licensing Policy 6, together with an additional 30 minutes to allow a controlled closure period. The applicant recognises the council's intention to support the principle of flexibility in its approach to licensing hours and that it will consider the merits of each individual application.

The application does not propose a late-night venue typically associated with causing an adverse impact on the licensing objectives. The proposed hours are significantly less than existing licensed premises in the area. The local residents have proposed a terminal hour of 9.00 pm, which is already imposed on two existing licences on Clerkenwell Green. The hours proposed by the applicant will avoid a "mass exodus" of persons on Clerkenwell Green at 9.00 pm.

Please refer to the comprehensive schedule of conditions and supporting material to demonstrate how the applicant will provide licensable activities within the proposed hours without having any adverse impact on the licensing objectives in Clerkenwell.

The previous licence in respect of the premises authorised regulated entertainment 24 hours a day with a capacity of more than double the capacity proposed under the current application. This means there is a historically established licensed use at the premises, albeit on a larger scale than what is proposed by the current application.

Paragraphs 80, 81 and 84 of Licensing Policy 6 confirm that hours are not pre-determined and that applicants are expected to explain in their operating schedules the arrangements in place to ensure the operating hours will not add to cumulative impact. The applicant refers to the comprehensive schedule of licence conditions; the very specific and controlled use of the premises; the noise impact assessment; and the operational management plan, which together explain exactly how the premises will be managed and controlled during the proposed hours.

The applicant's tried and tested management systems across its other licensed premises (some of which are licensed until 2am) demonstrate that the applicant has a proven track record which can be relied upon at the premises.

### **LICENSING POLICY 7 – THE OPERATING SCHEDULE**

Please refer to the comprehensive operating schedule of 51 proposed licence conditions.

The proposed conditions very strictly control the use of the premises, in particular:

- The conditions restrict the provision of licensable activities to general members of the public – there will be no scope whatsoever for general members of the public to walk in off the street to attend any public bars at the premises or similar.
- The operating schedule includes a number of conditions proposed by the Metropolitan Police and noise liaison officer.
- The majority of conditions reflect conditions recently imposed by the licensing sub-committee on other premises licences in the area, with amended and updated wording.
- The operating schedule includes a number of conditions requested by local residents during pre-application consultation, in particular a requirement for food to be provided at all functions or events and a condition making the licence personal to the applicant, meaning the licence cannot be transferred to future operators.
- The application also includes further supporting material and evidence, including a noise impact assessment and operational management plan setting out exactly how the premises will be operated and managed.

### **LICENSING POLICY 8 – MANAGEMENT STANDARDS**

The applicant's management team have a wealth of experience and proven track record across its numerous premises located across London and worldwide.

The applicant has implemented licence conditions in the operating schedule specifically requested by the Metropolitan Police and the noise liaison officer.

#### **LICENSING POLICY 9 – DIVERSITY IN THE EVENING AND NIGHT-TIME ECONOMY**

In accordance with Licensing Policy 9, the premises is a mixed-use venue which is not alcohol led. Seating will be provided together with food at all functions or events. The applicant has proposed robust arrangements for promoting the licensing objectives in the operating schedule and supporting material.

The proposals will allow a full range of persons to visit and enjoy the historic building when attending pre-booked functions and events.

#### **LICENSING POLICY 10 – CULTURAL VENUES**

The applicant will promote the use of the premises for community and cultural functions and events.

The applicant is committed to providing space for members of the local community to hold meetings and cultural events.

#### **LICENSING POLICY 11 – WORKING TOGETHER AND SUPPORTING BEST PRACTICE**

The applicant's management team are committed to engaging with local schemes, for example Pubwatch, Operation Nightsafe and the Licensee's Charter etc. Staff will be thoroughly trained as part of the applicant's internal training procedures. Staff will also be encouraged to attend any bespoke training sessions organised by the responsible authorities.

Please refer to the comprehensive operating schedule of conditions and supporting material setting out the applicant's best practice methods.

#### **LICENSING POLICY 12 – TEMPORARY EVENT NOTICES**

The application is for a full premises licence. Therefore this policy is not relevant to the current proposals.

#### **LICENSING POLICY 13 – RISK ASSESSMENTS**

This policy is relevant to events authorised under a Temporary Event Notice and is therefore not relevant to the current proposals.

In any event, all of the applicant's proposed functions and events will be carefully vetted and risk assessed.

#### **LICENSING POLICY 14 – ALCOHOL INDUCED CRIME, DISORDER AND ANTI-SOCIAL BEHAVIOUR**

The applicant supports the Council's policy objectives in respect of crime, disorder and anti-social behaviour. The applicant will implement the highest possible standards of management to reduce the

risk of this type of behaviour, which will not be tolerated on the premises under any circumstances whatsoever.

The specific type of use and implemented controls will ensure the premises will not be associated with crime, disorder and anti-social behaviour.

The day to day use of the premises will be the applicant's head office. As a result, it is not in the applicant's interest to create crime, disorder and anti-social behaviour on the premises.

The responsible authorities have not submitted representations in respect of Licensing Policy 14.

#### **LICENSING POLICY 15 – SELLING ALCOHOL ON EVENT AND MATCH DAYS**

The proposed licence conditions prohibit general members of the public attending the premises for the provision of licensable activities. This means the premises cannot be targeted by persons attending events for matches in the area. Hosting persons attending events or football matches is entirely inconsistent with the applicant's proposed business model in any event.

#### **LICENSING POLICY 16 – USE OF TOUGHENED GLASS AND POLYCARBONATE**

The supply of alcohol will only be to members of staff and/or persons attending a carefully vetted function or event. The premises is a historic and listed building. It will also be used as the applicant's head office. As a result, the applicant will only accept bookings for premium and responsibly managed events. The use of toughened glass and polycarbonates would be inconsistent with this type of function or event. The responsible authorities and local residents have not requested the use of polycarbonates or toughened glass at the premises in any event.

#### **LICENSING POLICY 17 – ILLICIT GOODS**

The applicant will not provide goods for retail sale at the premises. This Licensing Policy is not relevant to the proposals.

#### **LICENSING POLICY 18 – DRUG POLICIES**

The use and supply of drugs at the premises will not be tolerated by the applicant under any circumstances whatsoever. A zero tolerance policy will be implemented.

Due to the specific nature of the proposed use, the applicant does not anticipate this to be a high-risk activity at the premises. Nevertheless, measures will be implemented to uphold the applicant's zero tolerance policy.

#### **LICENSING POLICY 19 – SAFER TRAVEL AT NIGHT**

The proposed hours for licensable activities are consistent with the Licensing Policy 5 and 6 hours, together with an additional 30 minutes for a controlled closure of the premises. Please refer to the

operational management policy, which includes a dispersal policy to ensure the safe, quiet and controlled onward travel of patrons leaving the premises.

The premises is well located on the junction of Farringdon Lane and Clerkenwell Road. This will help facilitate a quick departure of patrons towards the numerous local transport links, as set out in the dispersal policy. The dispersal policy includes information on local transport links and procedures to assist patrons ordering taxis and ensure patrons do not loiter unnecessarily on the street when waiting for their car.

#### **LICENSING POLICY 20 - SAFE AND SECURE LICENSED VENUES**

This policy is aimed at applicants for pubs, clubs and bars.

Although the applicant does not propose a pub, club or bar, the applicant will promote the Council's policy objectives to ensure a safe and secure venue for staff and/or guests of functions and events at the premises.

#### **LICENSING POLICIES 21, 22 AND 23 – PUBLIC NUISANCE AND NOISE**

The applicant engaged in pre-application consultation with the noise liaison officer. The applicant agreed proposed conditions 17 to 32 with the noise liaison officer to ensure the promotion of the prevention of public nuisance licensing objective. The noise liaison officer did not submit a representation in respect of the application accordingly.

The applicant engaged the services of an independent acoustic consultant, Hoare Lea, to produce a noise impact assessment. The noise impact assessment analyses existing noise levels and provides recommendations to ensure the premises does not have an adverse impact in Clerkenwell in terms of noise and ensures the promotion of the public nuisance licensing objective.

As well as various controls addressing noise from licensable activities, the proposed conditions and operational management systems control the risk of noise from other sources, for example waste collections and deliveries. The operational management plan also includes a dispersal policy to ensure the safe, quick and quiet dispersal of patrons leaving the premises.

#### **LICENSING POLICY 24 – SMOKING, DRINKING AND EATING OUTSIDE**

The application does not propose any external drinking or eating areas. Conditions 7, 26 and 39 prohibit persons taking drinks outside and include controls in respect of persons wishing to smoke outside the premises (conditions 27 and 42). In addition, the noise impact assessment (section 6 of the report) makes recommendations in respect of a designated smoking area, which the applicant will follow.

#### **LICENSING POLICY 25 – DISPERSAL POLICIES**

Please refer to the dispersal policy included in the operational management plan. The proposed hours for licensable activities are consistent with Licensing Policies 5 and 6, together with a 30 minute closure period recommended by Licensing Policy 25 and required by proposed condition 43.

#### **LICENSING POLICY 26 – ADULT ENTERTAINMENT**

The application does not propose the provision of any adult entertainment.

#### **LICENSING POLICIES 27 AND 28 – CHILDREN AND LICENSED PREMISES**

The applicant will ensure strict compliance with the mandatory conditions and proposed condition 33, 34 and 35 in respect of underage sales of alcohol and age verification procedures.

The premises will not be generally accessible to members of the public. This means there is no realistic possibility of young persons walking in off the street to access the premises for licensable activities. It is unlikely the premises will host events attended by young persons. In the event young persons are in attendance, they must be accompanied by an adult.

#### **LICENSING POLICY 29 – REVIEW OF PREMISES LICENCES**

The current application relates to a new premises licence, not a review of an existing premises licence.

Local residents will be reminded of the review procedure in the event any of their concerns materialise.