ISLINGTON

Environment & Regeneration
Municipal Office, 222 Upper Street, London, N1 1XR

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11th September 2014		Clerkenwell

Delete as appropriate		Non-exempt

Subject: **PREMISES LICENCE NEW APPLICATION**
Theatre Delicatessen, 119 Farringdon Road, London EC1R 3DA

1. Synopsis

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

1.2 The application is for a licence to allow:

- The sale of alcohol for consumption on the premises, the performance of plays, exhibition of films, provision of live music, and recorded music: 10:00 to 23:00 on Sunday to Thursday and 10:00 to 23:30 on Friday and Saturday.
- The provision of late night refreshment: 23:00 to 00:00 on Sunday to Wednesday and 23:00 to 01:00 on Thursday to Saturday.
- Additionally, for the basement only, performance of plays, sale of alcohol, and provision of late night refreshment to midnight, Sunday to Wednesday and to 01:00 on Thursday to Saturday.
- Opening hours: Sunday to Thursday, 09:30 to 23:30 and Fridays and Saturdays, 09:30 to 00:30. Additionally for the basement only to 00:30, Sunday to Wednesday and to 01:30, Thursday to Saturday.

2. Relevant Representations

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

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 Representations have been submitted by the Licensing Authority and a petition containing 25 names.

3.3 The premises previously held a licence in respect of the lower ground floor for a staff restaurant when it was occupied by Guardian Newspapers. The licence allowed the sale of alcohol for consumption on and off the premises, 12:00 to 22:30, Monday to Friday and 12:00 to 22:00, Saturday and Sunday. The sale of alcohol was restricted to those having substantial meals, as an ancillary to that meal, with a maximum occupancy of 80 persons within the licensed area.

3.4 The applicants have hosted a number of meetings with responsible authorities and local residents prior to submitting this application.

4. Planning Implications

4.1 The Planning Service has reported that an application has been submitted to permit a temporary change of use from A1 to shared A1/Sui Generis, to open between 10:00 and 23:00, Monday to Saturday. The planning application is yet to be determined and the Planning Service have advised the Licensing Service that the premises should not be used unless the planning permission is approved and any unauthorised use may be subject to enforcement action.

5 Recommendations

5.1 To determine the application for a new premises licence under Section 17 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 3)

ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

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 2/9/14

Received by Head of Scrutiny and Democratic Services Date

Report author: Licensing Service
Tel: 020 75027 3031
E-mail: licensing@islington.gov.uk

Appendix 1

TL 21/7

WK/201453623

ISLINGTON

Islington
Application for a premises licence
Licensing Act 2003

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

* required information

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

System reference: Not Currently In Use — This is the unique reference for this application generated by the system.

Your reference: 119FR/14-16 — 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: Roland
* Family name: Smith
* E-mail: roland@theatredelicatessen.co.uk
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
* Registration number: 06114448
* Business name: CurvingRoad — If your business is registered, use its registered name.
* VAT number: GB 136759187 — Put "none" if you are not registered for VAT.
* Legal status: Charity or Association

PAYMENT ONLINE £635.00. 18.7.14.
IP2/182743

Continued from previous page...

* Your position in the business	Co-artistic Director (CEO)
Home country	United Kingdom

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

* Building number or name	Byre Cottage
* Street	Blacksmiths Lane
District	
* City or town	Little Beckford
County or administrative area	Gloucestershire
* Postcode	GL20 7AH
* Country	United Kingdom

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

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	119
Street	Farringdon Road
District	
City or town	London
County or administrative area	Islington
Postcode	EC1R 3DA
Country	United Kingdom

Further Details

Telephone number	07713486420
Non-domestic rateable value of premises (£)	1,010,000

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☐ A limited company
- ☐ A partnership
- ☐ An unincorporated association
- ☐ A recognised club
- ☒ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales
- ☐ Other (for example a statutory corporation)

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NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name	CurvingRoad (trading as "Theatre Delicatessen")

Details

Registered number (where applicable)	1121987

Description of applicant (for example partnership, company, unincorporated association etc)

CurvingRoad is a limited company with charitable status, trading as 'Theatre Delicatessen'.

CurvingRoad aims to increase public engagement, awareness and appreciation of theatre and the arts by:

- conceiving, producing and staging theatre productions
- supporting and mentoring emerging theatremakers and artists working in other art forms
- establishing creative hubs, providing working space and facilities for artists and the wider creative community to develop their practice

Continued from previous page...

Theatre Delicatessen / CurvingRoad Ltd works to meet these charitable aims by:

- Conceiving, producing and staging theatre productions
- Supporting and mentoring emerging theatremakers and artists working in other art forms
- Establishing creative hubs, providing working space and facilities for artists and the wider creative community to develop their practice

In order to undertake these activities, Theatre Delicatessen / CurvingRoad Ltd works with commercial property developers to create temporary 'pop-up' creative hubs where young and emerging theatre artists can develop their practice and stage new performances, alongside creating working, studio, gallery and rehearsal spaces for use by the wider creative industry.

The concept behind Theatre Delicatessen's work is that the company – as far as possible – tries to avoid creating a traditional theatre environment, but allow artists to be inspired and make use of the spaces as we find them. By staging immersive theatre productions in this form, and by establishing a resource for emerging artists, the organisation hopes to make the best 'meanwhile' use of buildings that are lying empty prior to redevelopment.

In this way, Theatre Delicatessen / CurvingRoad Ltd is able to open up disused buildings for the benefit of the community, making a positive impact on the local area, whilst ensuring that the buildings do not fall into disrepair. The organisation's presence also prevents their use by squatters or for other illegal activities.

Address

Building number or name	Byre Cottage
Street	Blacksmiths Lane
District	
City or town	Little Beckford
County or administrative area	Gloucestershire
Postcode	GL20 7AH
Country	United Kingdom

Contact Details

E-mail	roland@theatredelicatessen.co.uk
Telephone number	
Other telephone number	

Add another applicant

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OPERATING SCHEDULE

When do you want the premises licence to start?	01 (dd) /	09 (mm) /	2014 (yyyy)
If you wish the licence to be valid only for a limited period, when do you want it to end	31 (dd) /	12 (mm) /	2017 (yyyy)

Continued from previous page...

Provide a general description of 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.

Theatre Delicatessen (the trading name of CurvingRoad Ltd) will be creating a pop-up performance space and creative hub in the Guardian House building at 119 Farringdon Road.

This 73,000 sq ft building was the head offices for the Guardian Newspaper Group until 2008

This activity comprises meanwhile usage of the empty building prior to its redevelopment by Viridis - a property investment and development business set up to invest money on behalf of the Jameel Family from Saudi Arabia, and their company Abdul Latif Jameel .

This is the continuation of the pop-up creative hub that was established at 35 Marylebone High Street - the ex-BBC London Studios - in April 2012, with premises licence number 12/02032/LIPN (City of Westminster).

The usage of 119 Farringdon Road will comprise the establishment of temporary:

- promenade performance space
- studio theatres
- art gallery
- cafe / bar (to accessed only by patrons holding a ticket or pass to events in the building)
- rehearsal rooms
- Studio / Working space for emerging artists and creative practitioners

119 Farringdon Road is a detached office building, constructed in the 1960s from typical poured concrete or block, with concrete floor slabs. The building is comprised of:

- Central staircase, passenger lift and toilet core
- Five floors of office accomodation (1st through 5th floors)
- Lower ground floor comprising plant, archive storage areas and a disused cafe space
- Ground floor with disused cafe space, other closed offices, reception area
- Small office space on the 6th floor, adjacent to the plant, chiller, boiler and lift motor rooms
- A flat roof with plant

The building has two passenger lifts and two goods lifts. A semi-external emergency exit exists at either end of the building. The main entrance to the building is via a manned reception opening onto Farringdon Road.

Theatre Delicatessen (CurvingRoad Ltd) will stage promenade theatre productions, where the audience move through the building as part of the performance, alongside gallery space for emerging artists to share their work. A number of performances will be programmed throughout the year, with each using different areas of the building.

The following performances are scheduled to take place over Autumn/Winter:

- Pedal Pusher (Theatre Delicatessen)
- Shelter Me (co-production with Circumference)
- The Hemline Index (co-production with Portmanteau)
- The Great White Unknown (Theatre Delicatessen)
- Shoots & Leaves (Theatre Delicatessen)
- Theatre Souk (Theatre Delicatessen)

Around this 'hub', Theatre Delicatessen has created a number of studio, rehearsal and short-term working spaces throughout the building.

Continued from previous page...

This will provide a much-needed, affordable resource for London's artistic and theatre community. Our past 'pop up' creative hubs have benefited companies such as Shunt, The Gate, The Kings Head and Theatre 503.

As part of the creative space will continue to run a fully licensed bar which will be ancillary to the main purpose of the building. There will be a fixed point of sale on the ground floor.

In requesting this premises licence, Theatre Delicatessen / CurvingRoad Ltd aims to reflect the aspirations outlined in the Finsbury Local Plan (Area Action Plan for Bunhill & Clerkenwell) adopted in June 2013, specifically reference to Site BC 43 (Former Guardian building, 119 Farringdon Road, EC1R 3ER) which makes reference under 'allocation and justification' for:

"Redevelopment of the existing building to provide a mix of uses, including office use, housing and retail / leisure at ground level."

Theatre Delicatessen / CurvingRoad Ltd also hopes that this proposed 'meanwhile use' of 119 Farringdon Road meets Policy BC 7 (Historic Clerkenwell) of the area action plan, specifically

"The special character of this historic part of London will be protected and enhanced through heritage-led development that reinforces its uniqueness, integrity and socio-cultural value; and provides for limited expansion in floorspace, including: A range of employment uses, including business workspaces suitable for SMEs, affordable workspaces for specialist industries, and small-scale retail and leisure uses…"

This project has been made possible through a partnership with Viridis, who have taken ownership of the building, and Wellbeck Land Ltd who will be redeveloping the building over the next 3 years. The building has been offered to Theatre Delicatessen (CurvingRoad Ltd) on a short-term 'peppercorn' lease to enable the creation of the 'pop-up' creative hub and public space for the local community to enjoy.

Theatre Delicatessen (CurvingRoad Ltd) has previously created similar 'pop-up' performance spaces at 3-4 Picton Place, W1U 1BJ (February 2010 - March 2011, licence 10/06278/LIPN) and at 295 Regent Street (January 2008 - December 2009, licence 09/05849/LIPN).

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

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PROVISION OF PLAYS

Will you be providing plays?

(•) Yes ( ) No

Standard Days And Timings

MONDAY

Start 10:00 End 23:00

Start End

TUESDAY

Start 10:00 End 23:00

Start End

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.

Continued from previous page...

WEDNESDAY

Start	10:00	End	23:00
Start		End	

THURSDAY

Start	10:00	End	23:00
Start		End	

FRIDAY

Start	10:00	End	00:00
Start		End	

SATURDAY

Start	10:00	End	00:00
Start		End	

SUNDAY

Start	10:00	End	23:00
Start		End	

Will the performance of a play take place indoors or outdoors or both?

(•) Indoors ( ) Outdoors ( ) Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Performances will take place in main studio space and in promenade throughout the building.

These will comprise long runs of established texts (eg Pedal Pusher) alongside shorter runs of new and experimental theatre performance.

There will be both amplified and non-amplified sound.

State any seasonal variations for performing plays

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 performance of a play at different times from those listed in the column on the left, list below

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

We are hoping to stage a number of theatrical events in the basement area of the building that go beyond the standard, core licensing hours for performance.

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This will be related to a 'pop up' restaurant offer, which will be taking place in the months in the run up to Christmas. We are working with a Swedish restaurant company to deliver an event which combines seasonal Scandinavian cuisine with a programme of theatrical performance.

We are locating this in the basement of the building - the old Guardian cafe / Restaurant, which was licensed under a previous premises licence - that is well insulated for sound, and therefore our aim is to create minimal disruption to local residents.

This proposed project has already been raised and discussed with Islington licensing officers, and has been discussed with local residents in open meetings held prior to this application.

Sunday to Wednesday - the performance and restaurant will take place until midnight.
Thursday to Saturday - the performance and restaurant will take place until 1am.

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PROVISION OF FILMS

Will you be providing films?

(●) Yes ( ) No

Standard Days And Timings

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.

MONDAY	Start	10:00	End	23:00
	Start		End	
TUESDAY	Start	10:00	End	23:00
	Start		End	
WEDNESDAY	Start	10:00	End	23:00
	Start		End	
THURSDAY	Start	10:00	End	23:00
	Start		End	
FRIDAY	Start	10:00	End	00:00
	Start		End	
SATURDAY	Start	10:00	End	00:00
	Start		End	

Continued from previous page...

SUNDAY

Start 10:00 End 23:00

Start End

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

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

- (•) Indoors
- ( ) Outdoors
- ( ) Both

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.

Films will be shown in the main creative cafe space, and are expected to be short works created by emerging film makers.

Similar activity has taken place at our previous creative hub, 35 Marylebone High Street over the past 18 months, both under the existing premises licence (12/02032/LIPN) and under TEN licences without disruption, incident or complaint from local residents. The performance areas are located in the heart of the building, away from street frontages, and are always ticketed.

State any seasonal variations for the exhibition of film

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

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

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

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- ( ) Yes
- (•) No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- ( ) Yes
- (•) No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

- (•) Yes
- ( ) No

Continued from previous page...

Standard Days And Timings

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.

MONDAY

Start 10:00 End 23:00

Start End

TUESDAY

Start 10:00 End 23:00

Start End

WEDNESDAY

Start 10:00 End 23:00

Start End

THURSDAY

Start 10:00 End 23:00

Start End

FRIDAY

Start 10:00 End 00:00

Start End

SATURDAY

Start 10:00 End 00:00

Start End

SUNDAY

Start 10:00 End 23:00

Start End

Will the performance of live music take place indoors or outdoors or both?

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

○ Indoors ○ Outdoors ○ Both

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.

Live music will be staged in the main studio space on the ground floor, which fronts onto the main road and away from local residents, as well as in the basement and in the cafe. This will be both as part of theatrical events and on one-off performances. Events will always be ticketed.

State any seasonal variations for the performance of live music

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

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

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

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

(●) Yes ( ) No

Standard Days And Timings

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.

MONDAY

Start 10:00 End 23:00

Start End

TUESDAY

Start 10:00 End 23:00

Start End

WEDNESDAY

Start 10:00 End 23:00

Start End

THURSDAY

Start 10:00 End 23:00

Start End

FRIDAY

Start 10:00 End 00:00

Start End

SATURDAY

Start 10:00 End 00:00

Start End

SUNDAY

Start 10:00 End 23:00

Start End

Continued from previous page...

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

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

○ Indoors ○ Outdoors ○ Both

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.

On occasion we may play recoded music as background to the cafe / bar as part of performances for one-off evenings, specifically fundraisers and other special events. This will be in the existing bar space, as part of a programme of entertainment throughout the evening.

This will not be regularly scheduled - ie there will not be a weekly 'DJ night'.

Similar activity has taken place at 35 Marylebone High Street over the past 18 months, both under the existing premises licence (12/02032/LIPN) and under TEN licences without disruption, incident or complaint from local residents. The performance areas are located in the heart of the building, away from street frontages, and are always ticketed.

State any seasonal variations for playing recorded music

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

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

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

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

○ Yes ◉ No

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

Will you be providing anything similar to live music, recorded music or performances of dance?

◉ Yes ○ No

Standard Days And Timings

MONDAY

Start 10:00 End 23:00

Start End

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.

Continued from previous page...

TUESDAY

Start	10:00	End	23:00
Start		End	

WEDNESDAY

Start	10:00	End	23:00
Start		End	

THURSDAY

Start	10:00	End	23:00
Start		End	

FRIDAY

Start	10:00	End	00:00
Start		End	

SATURDAY

Start	10:00	End	00:00
Start		End	

SUNDAY

Start	10:00	End	23:00
Start		End	

Give a description of the type of entertainment that will be provided

Live art, performance art, spoken word performance, cabaret, stand-up comedy and the creation of installations within the building will form part of the programme of performances throughout the year.

Will this entertainment take place indoors or outdoors or both?

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

- (●) Indoors
- ( ) Outdoors
- ( ) Both

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.

These may include live and recorded sound effects and music, alongside video projection.

The performance areas are located in the heart of the building, away from street frontages, and are always ticketed.

State any seasonal variations for entertainment

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

Continued from previous page...

Non-standard timings. Where the premises will be used for entertainment at different times from those listed in the column on the left, list below

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

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

(•) Yes ( ) No

Standard Days And Timings

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.

MONDAY	Start	23:00	End	00:00
	Start		End	
TUESDAY	Start	23:00	End	00:00
	Start		End	
WEDNESDAY	Start	23:00	End	00:00
	Start		End	
THURSDAY	Start	23:00	End	01:00
	Start		End	
FRIDAY	Start	23:00	End	01:00
	Start		End	
SATURDAY	Start	23:00	End	01:00
	Start		End	
SUNDAY	Start	23:00	End	00:00
	Start		End	

Continued from previous page...

Will the provision of late night refreshment take place indoors or outdoors or both?

(•) Indoors ( ) Outdoors ( ) Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

The provision of late-night refreshment will be related to a 'pop up' restaurant offer, which will be taking place in the months in the run up to Christmas. We are working with a Swedish restaurant company to deliver an event which combines seasonal Scandinavian cuisine with a programme of theatrical performance.

We are locating this in the basement of the building - the old Guardian cafe / Restaurant, which was licensed under a previous premises licence - that is well insulated for sound, and therefore our aim is to create minimal disruption to local residents.

It should be noted that this will be a pre-ticketed event - the general public will not be able to walk of the street and order food. This event would be more akin to a wedding reception, where clientele arrive at the beginning of the evening, and stay for several courses of food, interspersed with entertainment and theatre performance.

This proposed project has already been raised and discussed with Islington licensing officers, and has been discussed with local residents in open meetings held prior to this application.

Sunday to Wednesday - the performance and restaurant will take place until midnight.
Thursday to Saturday - the performance and restaurant will take place until 1am.

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 late night refreshments at different times from those listed in the column on the left, list below

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

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

(•) Yes ( ) No

Standard Days And Timings

Continued from previous page...

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.

MONDAY	Start	12:00	End	23:00
	Start		End	
TUESDAY	Start	12:00	End	23:00
	Start		End	
WEDNESDAY	Start	12:00	End	23:00
	Start		End	
THURSDAY	Start	12:00	End	23:00
	Start		End	
FRIDAY	Start	12:00	End	00:00
	Start		End	
SATURDAY	Start	12:00	End	00:00
	Start		End	
SUNDAY	Start	13:00	End	23:00
	Start		End	

Will the sale of alcohol be for consumption:

(•) On the premises ( ) Off the premises ( ) Both

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

State any seasonal variations

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

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

Continued from previous page...

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

The timings listed above will be the core hours related to the sale of alcohol in the building.

The plans for 'pop up' restaurant offer, which will be taking place in the months in the run up to Christmas, will require differing licensing hours for this discrete period of time, where patrons will be served alcohol as part of a meal of substantial food.

This will be a pre-ticked event, meaning it will be impossible for a prospective patron to walk off the street and buy a drink. Unlike the main theatre cafe/bar, drinks will not be served in isolation, but will accompany a full, plated meal.

The specific hours for this event will be:

Sunday to Wednesday - the performance and restaurant will take place until midnight.
Thursday to Saturday - the performance and restaurant will take place until 1am.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name	Roland
Family name	Smith

Enter the contact's address

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	United Kingdom
Personal Licence number (if known)	2013/06784/LAPER
Issuing licensing authority (if known)	Brighton & Hove City Council

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ○ Electronically, by the proposed designated premises supervisor
- ◉ As an attachment to this application

Continued from previous page...

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 19

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

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 etc gambling machines etc.

n/a

Section 17 of 19

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

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.

MONDAY	Start	09:30	End	23:30
	Start		End	
TUESDAY	Start	09:30	End	23:30
	Start		End	
WEDNESDAY	Start	09:30	End	23:30
	Start		End	
THURSDAY	Start	09:30	End	23:30
	Start		End	
FRIDAY	Start	09:30	End	00:30
	Start		End	
SATURDAY	Start	09:30	End	00:30
	Start		End	

Continued from previous page...

SUNDAY

Start	09:30	End	23:30
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 in the column on the left, list below

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

The plans for 'pop up' restaurant offer, which will be taking place in the months in the run up to Christmas, will require differing licensing hours for this discrete period of time, where patrons will be served alcohol as part of a meal of substantial food.

Public access in these times will be limited to specific, self-contained areas of the building. Exit will always be through the main door, on Farringdon Road, away from residential properties.

The specific hours for this event will be:

Sunday to Wednesday - the performance and restaurant will take place until midnight, and therefore we would request public access until 00:30.
Thursday to Saturday - the performance and restaurant will take place until 1am, and therefore we would request public access until 01:30.

Section 18 of 19

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.

The main purpose of the building is the presentation of theatre performances and displays of artwork. A cafe/bar is provided for patrons who are engaging in these activities.

The building will be managed by a team of on-site staff at all times, comprising a building supervisor who will be stationed at the front desk, front of house staff overseeing public access to performances and bar staff supervising the bar/cafe area.

Staff will be able to communicate using radios. All will be trained in evacuation procedures with regular 'drills' being held so that all are aware of their responsibilities should evacuation of the building become necessary.

All entrances and exits will be covered by CCTV cameras, with staff trained to pull relevant footage if required by authorities.

Audience numbers will be strictly limited.

The licensing authority will be notified of the staging of new theatre productions, including providing plans of changes in set and layout of performance spaces.

Continued from previous page...

b) The prevention of crime and disorder

The entrance to the building will always be manned by a member of staff, to ensure only those people who are using the cafe/bar or are in possession of ticket for a theatre performance are allowed access.

The sale or supply of alcohol at the premises shall be at all times ancillary to the provision of Regulated Entertainment.

There shall be no sales of alcohol for consumption off the premises.

No one who appears to be drunk or intoxicated will be served alcohol by bar staff. Staff will challenege anyone who looks under 21 to prove their age by presentation of recognised identification.

c) Public safety

Public access areas will be clearly signed, and no members of the public will be admitted to 'private' areas. This will be managed by a team of Front of House staff.

Public access to the building will be limited to the numbers specified below:

Ground Floor
* Performance Spaces 80
* Gallery100
* Café/bar (included in above) (included in above)

1st Floor
* Rehearsal Spaces 75

2nd Floor
* Studios 75

3rd Floor
* The Allotment 0

4th Floor
* Experience Lab 150

5th Floor / Lower Ground
* Performance Space 150

TOTAL - 710

It should be noted that for large scale productions Theatre Delicatessen will utilise EITHER the Lower Ground OR 5th floor – given the capacity of the organisation, these spaces will not be used concurrently.

Only members of the public who have bought a ticket for a performance will have access to the promenade performance space.

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.

All exit doors shall be available at all material times without the use of a key, code, card or similar means.

Continued from previous page...

All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.

d) The prevention of public nuisance

The building is well insulated, and detached from neighbouring premises and dwellings. This will mitigate any sound disturbance, particularly as we are not intending to run substantial plant or air-conditioning. We will also look to locate any late-evening activity to the basement area, which is particularly isolated and insulated from the outside.

Activities within the building will be limited to core hours, in line with other bars / pubs in the vicinity.

A smoking area will be provided for patrons within a marked, signposted area in the open space in front of the building. This replicates the smoking area employed by previous tenants of the building, and is in an area away from local residences.

We will also limit numbers using the smoking area at any individual time to 12, as to limit noise disturbance to the local area.

The sale or supply of alcohol at the premises shall be at all times ancillary to the provision of Regulated Entertainment.

There shall be no sales of alcohol for consumption off the premises.

Staff will be trained on dispersal measures for crowd, both out of the building itself and away from the frontage on Marylebone High Street. Signs will be displayed on all entrances and exits asking patrons to leave the premises quietly and respect our neighbours.

e) The protection of children from harm

Children under the age of 12 will not be admitted to the building unless accompanied by a responsible adult.

Ticket sales to theatre productions dealing with issues of an adult nature will be restricted to over 16 year olds.

Anyone purchasing alcohol who appears to be under 21 will be asked for ID to prove that they are over 18.

Section 19 of 19

PAYMENT DETAILS

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

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

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

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

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of

Continued from previous page...
the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£) 635.00

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

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

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

* Full name Roland Smith

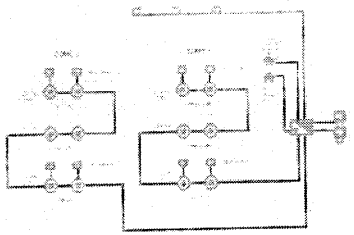
* Capacity Artistic Director

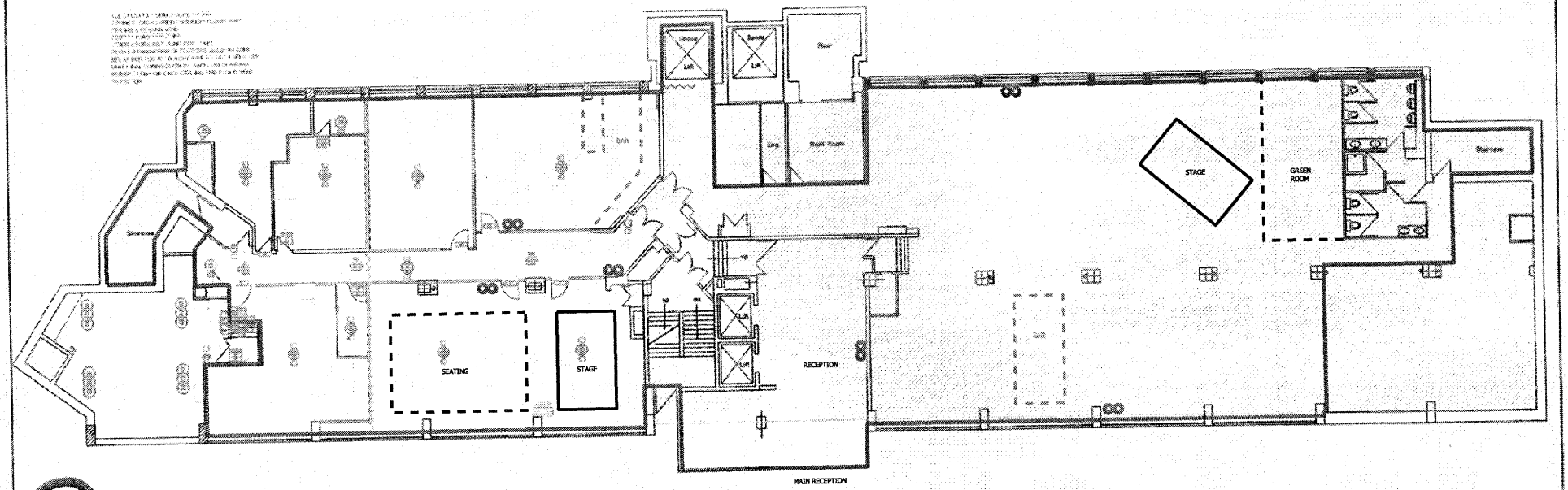
* Date 18 / 07 / 2014
dd mm yyyy

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/apply-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, 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





G

PUBLIC ACCESS

FIRE EXTINGUISHERS

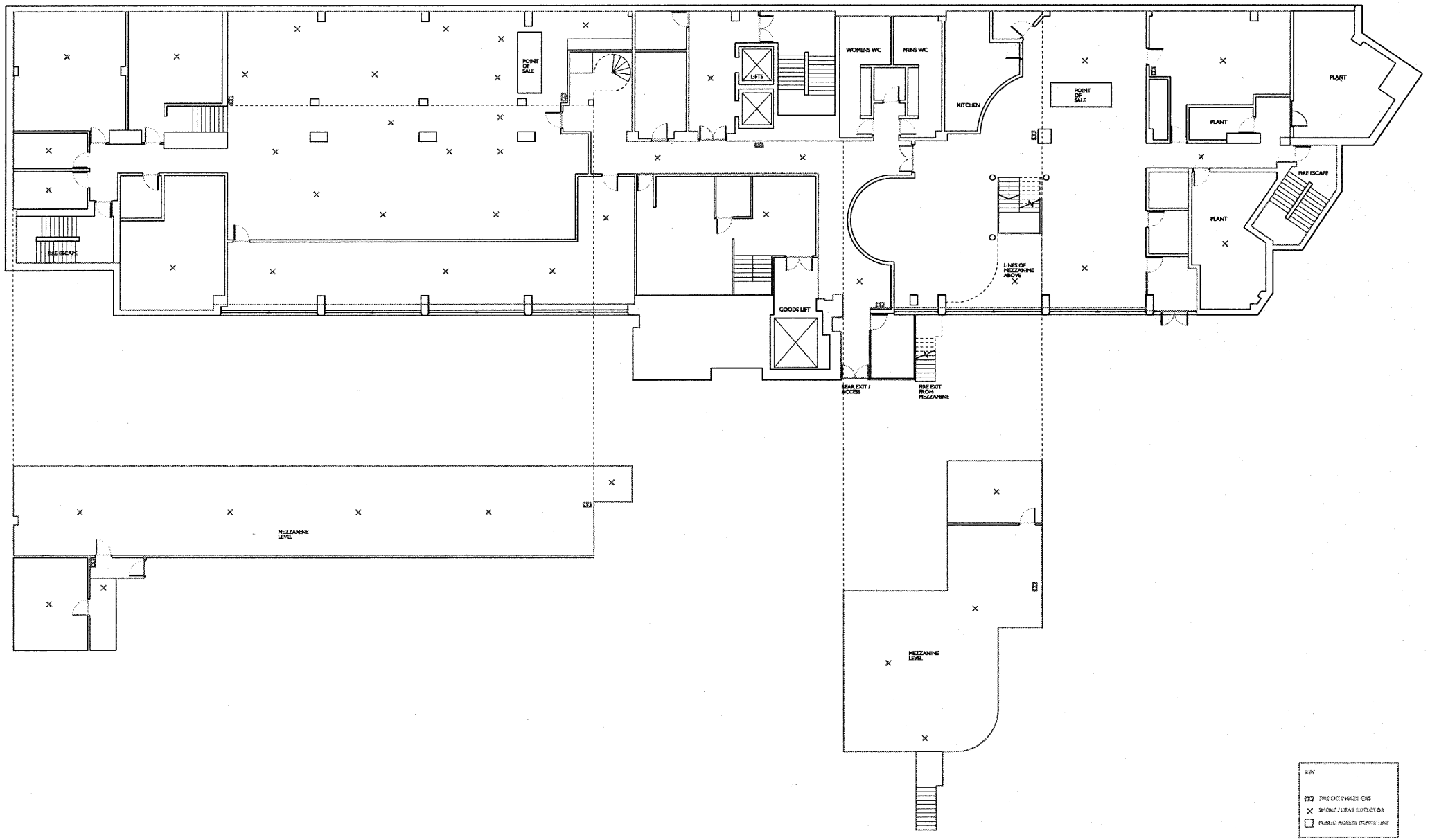
Scale Bar 1:100 @ A1

DATA MONITOR
115 FARINGDON RD
LONDON EC1R 3DT

DATA MONITOR
CHARLES HOUSE

GROUND FLOOR
FIRE SPRINKLER LAYOUT

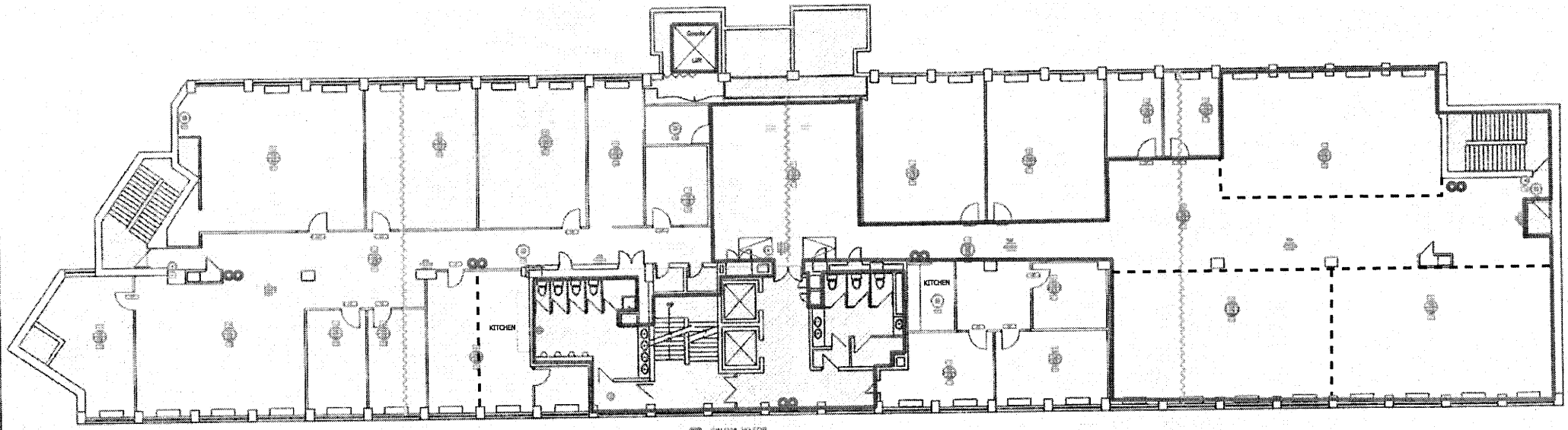
mastercraft design interiors



OOK ARCHITECTS

NOTES

PROJECT TITLE	119 FARRINGDON ROAD
DRAWING TITLE	LEVEL LG - EXISTING
SCALE	1:200 @ A3
DATE	21.07.14
PROJECT NUMBER	601
DRAWING NO.	601-PL-190
REVISION	P01



1

PUBLIC ACCESS

FIRE EXTINGUISHERS

Scale Bar 1:100 @ A1

RECORD DRAWING

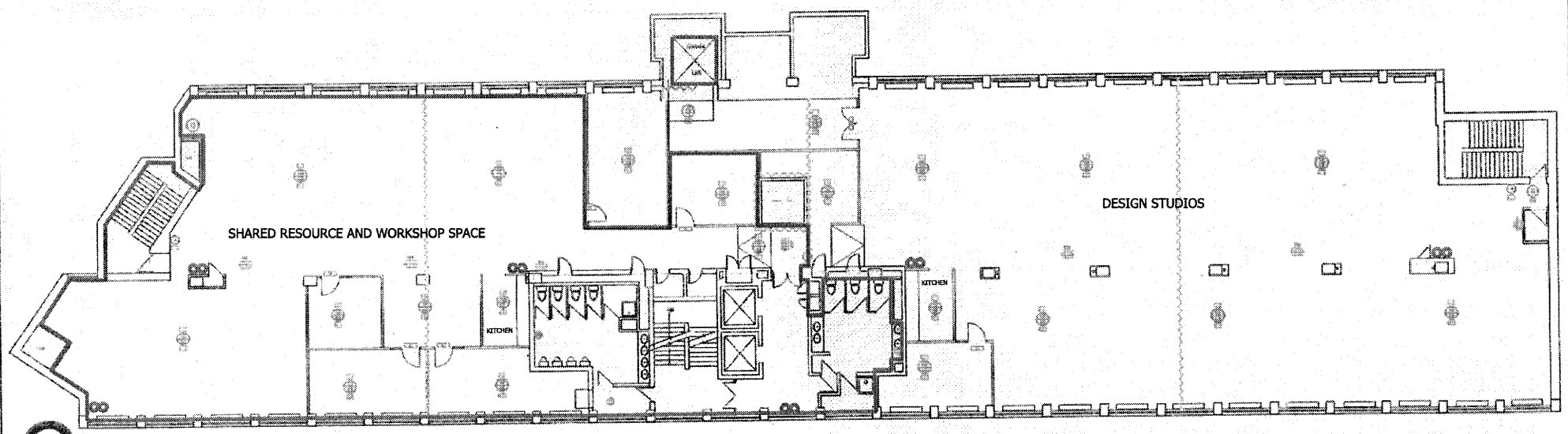
DATAMONITOR
119 FARRINGDON RD
LONDON EC1R 3ER

DATAMONITOR
CHARLES HOUSE

1st FLOOR
FIRE OFFICERS LAYOUT

1:100 @ A1

mastercraft design interiors



2

PUBLIC ACCESS

FIRE EXTINGUISHERS

Scale Bar 1:100 @ A1

RECORD DRAWING

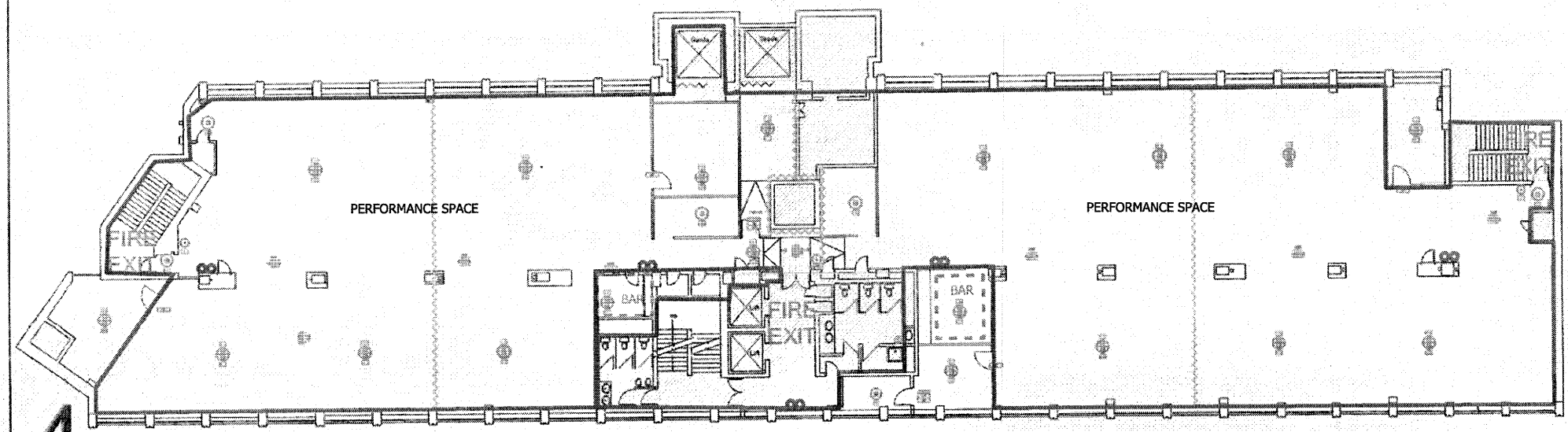
DAT-MONITOR
119 FARRINGDON RD
LONDON EC1R 3ER

DAT-MONITOR
CHARLES HOUSE

2nd FLOOR
FIRE OFFICERS LAYOUT

1:100 @ A1

mastercraft design interiors



4

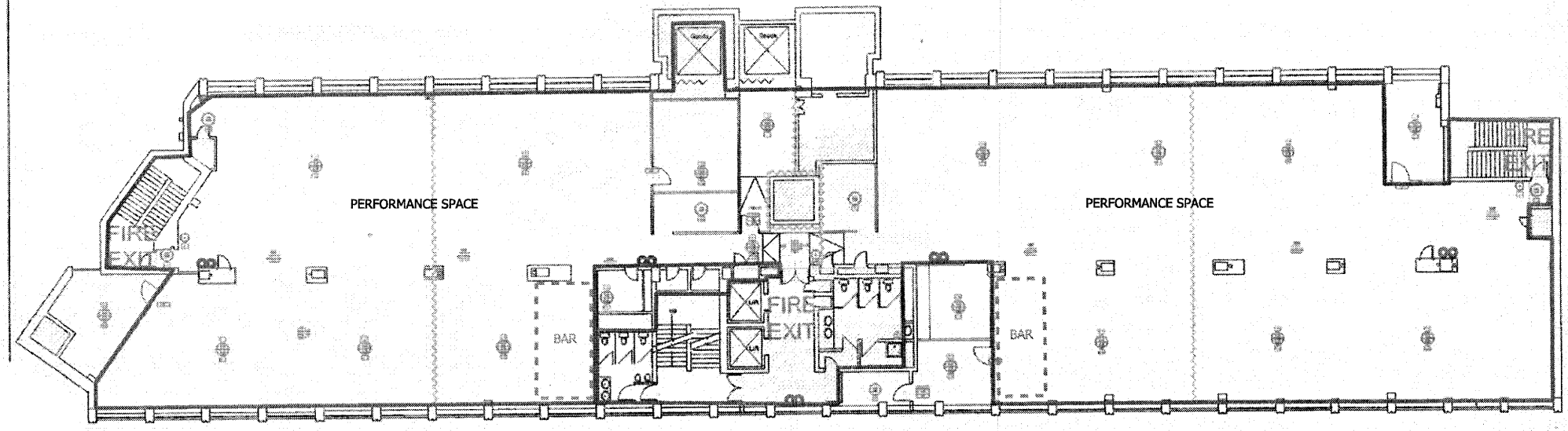
PUBLIC ACCESS

FIRE EXTINGUISHERS

Scale Bar 1:100 @ A1

RECORD DRAWING

mastercraft design interiors



PUBLIC ACCESS

FIRE EXTINGUISHERS

Scale Bar 1:100 @ A1

RECORD DRAWING

DATA MONITOR
119 FARRINGDON RD
LONDON EC1R 3ER

DATA MONITOR
CHARLES HOUSE
108-110 FINCHLEY RD NW3 5JJ

LEVEL 05

mastercraft design interiors

Rep 1

Licensing Act 2003- Representation from the Licensing Authority
Premises: Theatre Delicatessen, 119 Farringdon Road EC1R 3DA
Applicant: CurvingRoad

I am submitting a representation on behalf of the Licensing Authority with respect to the premises licensing application for Theatre Delicatessen, 1191 Farringdon Road, London EC1R 3DA.

The grounds for the representation are:

- Public nuisance

The Licensing Authority broadly welcomes and is supportive of this application and recognises that if granted it is likely to make a positive contribution to the wide variety of entertainment, arts and culture on offer in the area. Through early engagement with the Licensing Service the applicants have taken proactive steps to consult with local residents and responsible authorities and this is seen by the Licensing Authority as indicative of a commitment to the highest standards of management.

The Licensing Authority acknowledges that this premises falls within the Clerkenwell Cumulative Impact Policy area and is concerned that if this application is granted it has potential to add to the cumulative impact in terms of:

- Noise Nuisance and Antisocial behaviour from patrons leaving.

It is also noted that while a substantial part of the proposed licensable activities fall within Islington's favourable hours policy, the application includes a proposal to sell alcohol until 12 midnight, Sundays to Wednesdays, and 1am, Thursdays to Saturdays in respect of a proposed "pop up" style restaurant in the months before Christmas. The Licensing Authority would like to see more detailed information about the precise dates, intended numbers of persons who will be attending these events and how the dispersal of patrons will be managed.

The Licensing Authority is aware that the Noise Service has some concerns and has proposed some additional conditions to be considered by the applicant. The Licensing Authority is supportive of these conditions and shares some concerns, particularly around the arrangements for dispersal of customers during the later hours.

Licensing Policy Considerations

Licensing Policy 1 – location, cumulative impact and saturation
Licensing Policy 2 – cumulative impact areas
Licensing Policies 7 & 8- Licensing Hours

Summary and recommendations

The Licensing Authority has considered this application in light of the Licensing Policy and other representations submitted. The proposed operation is likely to make a positive contribution to the local late night offering in Clerkenwell as well as wider economic benefits through increased employment, career and business opportunities. However, the applicants are invited to respond to the concerns raised, particularly around the proposed later opening times.

It is recommended that:

The Licensing Sub-Committee take into account additional submissions from the applicant and to consider imposing the conditions proposed by the Noise Service.

Jan Hart
Service Director (Public Protection)
Licensing Authority
Islington Council
Public Protection Division
222 Upper St
London N1 1XR

15 August 2014

REP 2

Licensing Service
Public Protection Div.
222. Upper Street
London N1 1XR

Your Ref WK/201453623 26th July 2014

Dear Sir

We the tenants of [redacted] Catherine Griffiths CrT Northampton Rd EC1R0BA do strongly oppose the application for a licence to the Theatre Delicatessen 119 Farringdon Rd. The noise levels have greatly increased over the last 5 years. Also customers using said cafes and clubs urinating as they leave with to much alcohol in there body there noise is unexceptionable.

We do not oppose the licence for film and Plays but with 10-30 cut of time we have had a large numbers of syringes found We are largely a disable

COMMERCIAL/LICENSING

[redacted]

PTO

[redacted]

Tenbanks Rep

Tele. [redacted]

Protection of Children from Harm

Public Safety See enclosed letter and, Petition

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 [illegible] Tenants Rep

Date 26th July 2011

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to: licensing@islington.gov.uk

Appendix 3

1. The building shall be managed by a team of on-site staff at all times, comprising a building supervisor who will be stationed at the front desk, front of house staff overseeing public access to performances and bar staff supervising the bar/café area.
2. Staff shall be able to communicate using radios. All will be trained in evacuation procedures with regular 'drills' being held so that all are aware of their responsibilities should evacuation of the building become necessary.
3. All entrances and exits shall be covered by CCTV cameras, with staff trained to download relevant footage if required by authorities.
4. Audience numbers shall be strictly limited.
5. The licensing authority shall be notified of the staging of new theatre productions, including providing plans of changes in set and layout of performance spaces.
6. The entrance to the building will always be manned by a member of staff, to ensure only those people who are using the café/bar or are in possession of a ticket for a theatre performance are allowed access.
7. The sale or supply of alcohol at the premises shall be at all times ancillary to the provision of regulated entertainment.
8. There shall be no sales of alcohol for consumption off the premises.
9. No one who appears to be drunk or intoxicated shall be served alcohol by bar staff.
10. Staff shall challenge anyone who looks under 21 years to prove their age by presentation of recognised identification.
11. Public access areas will be clearly signed, and no members of the public will be admitted to "private areas". This will be managed by a team of Front of House staff.
12. Public access to the building shall be limited to the numbers specified below:

    Ground Flr (including Café/bar)

    Performance Space 80

    Gallery 100

    First Floor

    Rehearsal Spaces 75

    Second Floor

    Studios 75

    Third Floor

    The Allotment 0

    Fourth Floor

    Experience Lab 150

    Fifth Floor/Lower Ground

    Performance Space 150

    Total 710

    For large scale productions Theatre Delicatessen will utilise either the Lower Ground Floor or Fifth Floor. These spaces shall not be used concurrently.

13. Only members of the public who bought a ticket for a performance shall have access to the promenade performance space.

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

15. 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.

16. All exit doors shall be available at all times without the use of a key, code, card or similar means.

17. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.

18. Children under the age of 12 shall not be admitted to the building unless accompanied by a responsible adult.

19. Ticket sales to theatre productions dealing with issues of an adult nature shall be restricted to over 16 year olds.

20. Anyone purchasing alcohol who appears to be under 21 years will be asked for ID to prove they are over 18 years.

21. A detailed scheme of sound insulation works and measures shall be submitted to and approved in writing by the Council's Pollution Team. The approved details shall be implemented in full prior to the commencement of the premises licence.

22. Noise or vibration shall not emanate from any fixed plant or equipment associated with the premises so as to cause a nuisance to the neighbours.

23. Music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity.

24. Except for access and egress all doors and windows shall be kept closed when regulated entertainment and/or rehearsals are taking place, and in any event after 21:00.

25. No speakers will be placed in the entrance lobby, outside the premises nor on the outside of any building forming part of the premises.

26. The Premises Licence Holder will prepare and implement a dispersal policy to the written approval and satisfaction of the Council's Pollution Team.

27. A specific taxi operator will be nominated for staff and customers use. The company's telephone number will be advertised to customers. The operator and all drivers will be made aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines idling unnecessarily. In addition, staff will leave as quietly as possible, particularly at night and early in the morning.

28. A telephone number shall be made available and displayed in prominent locations in for local residents to contact in the case of noise-nuisance or anti-social behaviour by persons or activities associated with the premises. The number shall be direct to the management who are in control during the premises opening hours.

29. The designated smoking area shall be limited to the area at the front of the building indicated by signage and ground markings.

30. Patrons permitted to smoke at the designated smoking area shall be limited to 12 persons at any one time.

31. The designated smoking area shall not be used for the consumption of drinks.

32. Suitable receptacles shall be provided for cigarette litter at the designated smoking area.

33. The designated smoking area shall be closed and cleared of patrons by 00:00. Notices shall be displayed to inform patrons of this requirement.

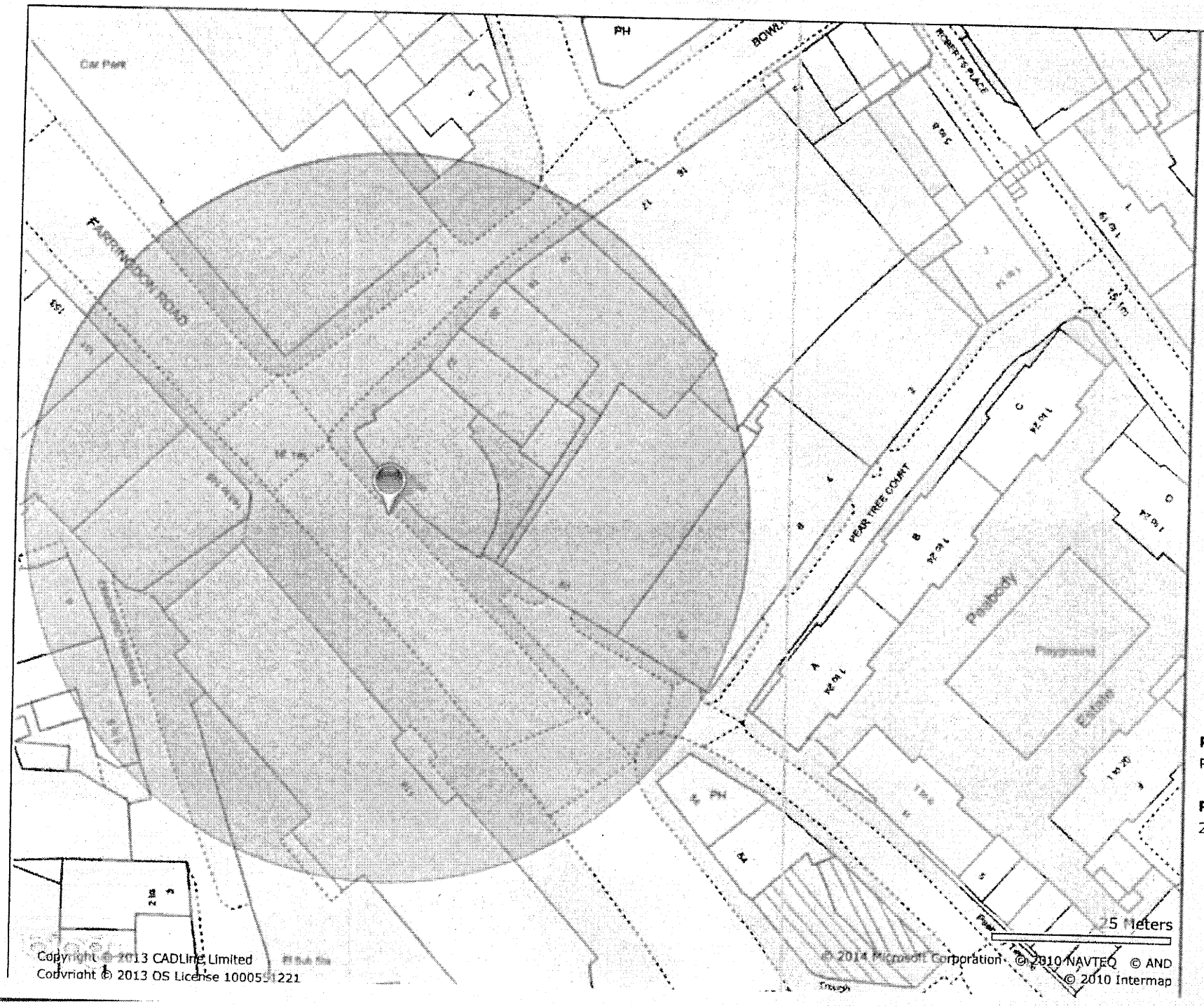
34. Notices shall be prominently displayed at the designated smoking area requesting patrons to respect the needs of local residents and use the area quietly.

35. The disposal of empty bottles into outdoor storage receptacles will not take place on Sundays or Bank Holidays and between the hours of 19:00 and 08:00 hours other days of the week.

36. No deliveries will take place on Sundays or Bank Holidays and between the hours of 19:00 and 08:00 hours other days of the week.

37. The windows and other glazed areas to the premises shall be fitted with heavy duty curtains or similar to prevent light breakout from strobe or other flashing lights equipment.

38. Fireworks or other pyrotechnics will not be used other than with the prior consent of the Council's Pollution Team.



Title : 119 Farringdon Road

Islington Borough Boundary

Printed by :
RO RO

Printed at :
25-07-2014