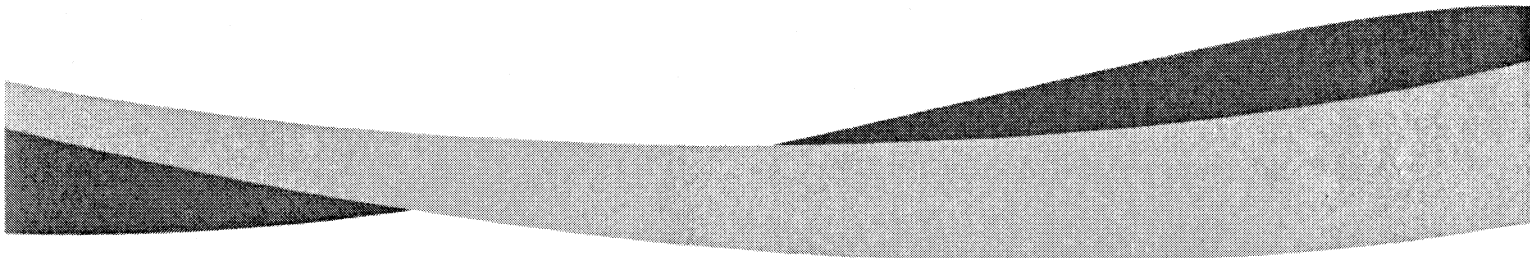




Report of: **Service Director, Public Protection**

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	2 <sup>nd</sup> October 2014		St Peters

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION**  
**The Coffee Works Project, 96 – 98 Islington High Street, London N1 8EG**

**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 off the premises: 12:00 to 20:00 on Monday to Saturday and 12:00 to 17:30 on Sunday.

**2. Relevant Representations**

Licensing Authority	No
Metropolitan Police	No
Noise	Yes (conditions agreed)
Health and Safety	No
Trading Standards	No
Public Health	No

Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 18
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 The Noise Service and 18 local residents have submitted representations. The applicant has agreed with the conditions suggested by the Noise Service.

### 4. Planning Implications

4.1 There are no outstanding planning issues with the premises.

### 5. Recommendations

5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.

5.2 To consider that this address is in the Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

5.3 If the Committee 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)
- iii. any conditions deemed necessary by the Committee to promote the four licensing objectives.

### 6. Conclusion and reasons for recommendations

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

**Background papers:**

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

**Final Report Clearance**

**Signed by**

  
Service Director – Public Protection

Date

22/9/14

**Received by**

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

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



## ISLINGTON

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

## PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We The CoffeeWorks Project  
(Insert name(s) of applicant)

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

## Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description The CoffeeWorks Project Basement & Ground Floor 96-98 Islington High Street			
Post town	London	Postcode	N1 8EG
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£63,500	

## Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- |   |                          |                             |
|---|--------------------------|-----------------------------|
| a) an individual or individuals *               | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual *          |                          |                             |
| i. as a limited company                         | <input type="checkbox"/> | please complete section (B) |
| ii. as a partnership                            | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or        | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club                            | <input type="checkbox"/> | please complete section (B) |
| d) a charity                                    | <input type="checkbox"/> | please complete section (B) |

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

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

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

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

**SECOND INDIVIDUAL APPLICANT (if applicable)**

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

**(B) OTHER APPLICANTS**

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

<b>Name</b> The Coffee Works Project
<b>Address</b> 96-98 Islington High Street London N1 8EG
<b>Registered number (where applicable)</b> 8664784
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Company
<b>Telephone number (if any)</b>
<b>E-mail address (optional)</b>

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
0	5	08 2014

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

DD	MM	YYYY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please give a general description of the premises (please read guidance note 1)  
Speciality Coffee Shop selling sandwiches and salads with authorised use under A3 making an application for a premises licence under the exemptions of Policy 2 section 6 and section 8.

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

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

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

Provision of regulated entertainment

Please tick any that apply

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

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

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

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

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed					
Thur			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Fri					
Sat			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sun					



**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
<b>Wed</b>			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
<b>Thur</b>					
<b>Fri</b>			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
<b>Sat</b>					
<b>Sun</b>					

C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b>Please give further details</b> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<b>State any seasonal variations for indoor sporting events</b> (please read guidance note 4)
Wed			
Thur			<b>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</b> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
<b>Wed</b>			<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Thur					
<b>Fri</b>			<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of dance take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b>Please give further details here</b> (please read guidance note 3)		
Wed					
Thur			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 4)		
Fri					
Sat			<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sun					

**I**

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					



**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	12:00	20:00			
Tue	12:00	20:00			
Wed	12:00	20:00			
Thur	12:00	20:00			
Fri	12:00	20:00			
Sat	12:00	20:00			
Sun	12:00	17:30	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		

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

Name PANAYIOTIS THEOKLITOU	
Address 319 GOFFS LANE GOFFS OAK HERTS	
Postcode	EN7 5QH
Personal licence number (if known) LN/201300044	
Issuing licensing authority (if known) BOROUGH OF BROXBOURNE	

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).**

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon	07:30	21:00	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)</p>
Tue	07:30	21:00	
Wed	07:30	21:00	
Thur	07:30	21:00	
Fri	07:30	21:00	
Sat	09:00	21:00	
Sun	10:00	18:00	

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

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

PLEASE SEE ATTACHED SCHEDULE OF CONDITIONS & OPERATIONS SCHEDULE

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

PLEASE SEE ATTACHED SCHEDULE OF CONDITIONS & OPERATIONS SCHEDULE

**c) Public safety**

PLEASE SEE ATTACHED SCHEDULE OF CONDITIONS & OPERATIONS SCHEDULE

**d) The prevention of public nuisance**

PLEASE SEE ATTACHED SCHEDULE OF CONDITIONS & OPERATIONS SCHEDULE

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



## **License Application**

We have read and understood the attached Schedule of Conditions appendix 1.0 and intend to comply with them. Our Operating Schedule Considerations are as follows

## **Operating Schedule**

### **Overview**

The CoffeeWorks Project is a speciality coffee shop / Café currently operating at 96-98 Islington High Street. In which are current hours of operation are as follows:

Monday – Friday:	07:30 – 18:00
Saturday:	09:00 – 18:00
Sunday:	10:00 – 17:00

Our aim is to be a community-focused business with the endeavour of providing our customers a sensory experience through seasonal single origin speciality grade coffee along with seasonal Artisan type produce (British made cheeses, Charcuterie, baked goods etc.).

Thankfully through our day-to-day operation we have been well supported by the local community and it is feedback from our customers and their desires that have motivated us to apply for a drinks licence. In which, the motivation is to sell artisan craft beers and wines. Our goal is to source beers and wines from local (wherever possible) from craft microbreweries that partner our cheese and charcuterie offerings as well as combined with other food offerings. **As such we would like to make an application for a premises licence under the exemptions of Policy 2 section 6 and section 8.**

It is proposed that our hours of operation for the sale and consumption of alcohol will be as follows:

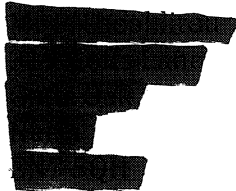
Monday – Sunday:	12:00 – 21:00 (Please note that alcohol will not be served after 20:00)
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We envisage that the price point of the above mentioned craft beers and wines will only make them accessible to the discerning consumer and 'Foodies' whose sole motivation will be to embark on a sensory journey whether it will be to



enjoy this experience at The CoffeeWorks Project (on the premises) or to create their own experience (off the premises).

The name and address of the of the designated premises supervisor will be as follows:



Our focus is clear and our desire to be part of the community for the longer term means we are very sensitive to the issues that affect local residents such as noise, drunken and anti-social behaviour and will endeavour in every way possible to prevent these being associated with The CoffeeWorks Project.

### **Employment Opportunities**

As a community focused business we take great deal of pride in giving employment and training opportunities to local residents in which we provide national recognised training for individuals to obtain NVQs in Hospitality & Management. Obtaining a premises licence will enable us to develop this further with an estimated increase in employment opportunities for a further 3-4 Full Time employees.

### **Operating Schedule Considerations**

#### **Prevention of Crime & Disorder:**

As a responsible operating business we already have measures in place to ensure that our customers can enjoy the friendly and relaxed environment that is The CoffeeWorks Project. This has been achieved in the following ways:

- We organised a training session with Sergeant Chris Walsh's Angel Police Team in which The CoffeeWorks Project staff members and local businesses attended covering the following topics of training:
  - Conflict resolution
  - Vigilance and 'tell' signs of prospective criminals
  - How to deal with difficult situations
  - Anti-drug policy
- Following the success of this training session we are committed in working with Sergeant Chris Walsh's team to offer on-going training sessions for our new staff members and other local businesses.
- All staff training includes a full briefing as to their roles including awareness that we all have a role in tackling crime and maintaining good order within



the premises and how to address any concerns for example all staff members proactively identify and address vulnerable property.

- All staff members currently patrol the premises to collect and securely deposit 'left' property and engage people regarding awareness relating to security of their property.
- We currently benefit from the Angel Police Teams' pro-activity who make us aware of any suspicious behaviour, reported crimes and / or suspicious individuals – emphasising our collective responsibility to tackle crime.
- Staff have easy accessibility to Police contact details should they need to report and incidents quickly.

Furthermore, in operation of licensable activities we commit to the following considerations to further prevent crime and disorder:

- We will not publicise any drinks offers such as 'happy hours' etc.
- Strict upholding of statutory obligations regarding drunk and unfit attendees.
- We will develop clear procedures to deal with violence and antisocial behaviour on the premises more specifically relating to drunken customers and those under the influence of drugs
- We will effectively monitor the venue capacity
- Beer and wine will only be sold ancillary to food sales and any beer and wine sold for off the premises consumption will be done so in sealed containers.
- We will clearly communicate to customers on our menus, signage and chalkboards that we adhere to a strict 8pm cut-off for the sale of alcohol
- Our staff will be trained to ensure clear communication with customers and advise them from 30mins before the cut-off that alcohol will not be served after 8pm
- Staff will be instructed to refuse alcohol service after 8pm.
- Staff will be instructed to refuse service to anyone they consider under the influence of alcohol, drugs or are in any other way unfit to be served alcohol. We will support this judgement whether it be supported by known intelligence and / or personal knowledge of individual.
- Advice for CCTV has been taken by Sergeant Chris Walsh and is now being specified for the safety of our staff and customers visiting The CoffeeWorks Project
- We will harness our on-going relationship with the police to ensure that we are operating to the standards required for their safe policing of the local community.
- We will actively participate in any local shopwatch scheme.
- We have introduced an 8pm cut-off for the service of beers and wines to ensure a minimal impact on the existing saturation zone.

### **Public Safety**



As a responsible business we take the health and safety of both our customers and members of staff very seriously and have completed risk assessments in line with health and safety recommendations.

We further undertake to ensure strict compliance with the recommendations with the councils Licensing Health and Safety officer (Mr Geoffrey Weaver – Senior Building Surveyor) in order to undertake the service of beer and wine. This will include effectively monitoring the safe maximum capacity of the premises.

### **Prevention of Public Nuisance**

As a responsible community focussed business we already operate in a manner, which is already sensitive to the local community in which we operate. We further undertake to operate and ensure strict compliance to the recommendations of the Environmental Health Officer (Noise) Pollution Projects Team (Ms Eryka Bancroft). As an example:

- All staff will be trained to recognise and deal with public nuisance under the proposed operating times for the licensable activities.
- We will ensure deliveries will be made during acceptable designated times
- We will ensure the disposal of waste be made during acceptable designated times
- We will position signage in the Garden to clearly communicate a respect for our neighbours and to keep noise to a minimum and respectable level
- We will clearly communicate to our customers to respect our neighbours upon their departure again keeping noise to respectable level.

### **Protecting Children From Harm**

As a business that is family friendly and enjoys this reputation we commit to ensuring that we continue to be family-friendly even when undertaking licensable activities. This will include the following:

- To undertake the necessary measures preventing under age drinking including requesting age identification.
- We will only serve beer and wine ancillary to food sales and any beer and wine sold for off the premises consumption will be done so in sealed containers.



## **APPENDIX 1.0: SCHEDULE OF 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.
  - b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. The responsible person shall take all reasonable steps to ensure that the staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
4. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
5. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
6.
  - a) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sales or supply of alcohol
  - b) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.
7. The responsible person shall ensure that:-
  - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:-
    - i) beer or cider: ½ pint; bottles
    - ii) still wine in a glass: 125 ml; and
  - b) customers are made aware of the availability of these measures.
8. Food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
9. There shall be no removal of glasses or bottles from the premises by patrons when leaving.
10. No rubbish, including bottles, will be removed or placed in outside areas between 23.00 and 07.00 hours.
11. The highway and public spaces in the vicinity of the premises are kept free of litter at all material times to the satisfaction of the Council. All



- litter and sweepings shall be collected and stored in accordance with the appropriate refuse storage arrangements.
12. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed to affixed upon the surface of the highway, or upon any building, distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
  13. No person shall give any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.
  14. Any entertainment, performance, service or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Great London Council (General Powers) Act 1986 (whether or not locally adopted) shall not be provided.
  15. 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.
  16. 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.
  17. All exits doors shall be available at all material times without the use of a key, code, card or similar means.
  18. All emergency doors shall be maintained, effectively self-closing and not held open other than by an approved device.
  19. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
  20. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
  21. There shall be no self service of spirits on the premises.
  22. The supply of alcohol on the premises shall be by waiter or waitress service only.
  23. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirement of a Metropolitan Police Crime Prevention Officer. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period as required by the Metropolitan Police Crime Prevention Officer. Recordings shall be made available immediately upon the request of the Police or authorised officer.

**Baptiste, Anthony**

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**Subject:** FW: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

We wish to object to this application.

The property is within the saturation zone and is in an area where there are already problems of anti social behaviour associated with alcohol. That behaviour is not confined to late night drinking. CoffeeWorks Project's back garden, which they have applied to be within the licensed area, backs onto a school playground as such it is totally inappropriate that there should be an alcohol licence. The back garden is on a different level to the serving area and the staffing is such that proper supervision of the activities and behaviour in the garden is not realistic.

Although Coffee Works say they will only be serving wine and craft beer with food the licence will attach to the premises and a subsequent owner could alter the type of business and the premises could have more emphasis on the alcohol.

The Angel needs more premises that do not serve alcohol not less. This business is advertised as a coffee project it is not a wine bar and should confine its sales to coffee and soft drinks.

Looking at the application and the statements made therein we have some comments to make.

The Application says the authorised use is A3 i.e. café/restaurant. Prior to the CoffeeWorks Project the property was a dress shop and before that a furniture/decorative items shop i.e. A1. When CoffeeWorks Project opened there was correspondence with the Council and the local Councillors because a number of catering establishments had opened in this area in properties which were formerly A1 use. The then decision was that as CoffeeWorks Project's dominant use was taken away it still came within the A1 use. This is not now the case they admit they are a café and now wish to serve alcohol with food.

The Council's web site shows no application to change from A1 to A3 use and such application should be made before any licence is considered. Although there is an Article 4 direction allowing a temporary change of use from inter alia, A1 to A3, for a period of 2 years, in the case of people wanting to test new businesses, this direction has been excluded by Islington Council and therefore does not apply.

The application gives a number of reasons why the saturation policy should not apply to CoffeeWorks Project.

The first is that they only intend to serve alcohol with food. Given that there is no kitchen it can only be cold food. How much food is necessary to order a bottle of wine and can a second bottle then be ordered? How many people can one charcuterie plate serve in order to justify one, or more bottles of beer or wine? How are the staff going to monitor this especially in the back garden?

The alcohol to be sold is described as wine and Craft beers. There is no definition of craft beer but it comes from a small brewery and is usually a strong beer. It would not take many bottles to become under the influence.

Although the application says that the sale of wine and such craft beer is their goal they do not exclude other sales as long as it is with food.

There is an assumption that the prices to be charged will ensure that no excess consumption or anti social behaviour takes place. The fact that people can afford to spend a lot on alcohol is no guarantee of sobriety or good behaviour as is amply demonstrated at other licensed establishments in the area. It is a naive statement and somewhat insulting to the less well off in the borough.

The application should be refused.

**Baptiste, Anthony**

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**Subject:** FW: Coffeeworks licence application

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**From:**  
**Sent:** 31 August 2014 19:20  
**To:** Licensing  
**Subject:** Coffeeworks licence application

Your reference: WK/201455845

I write to object to the application by Coffeeworks for a licence to serve alcohol on their premises. I live very close to the Angel and am concerned that the area is already saturated with licensed premises. Coffeeworks appears to be a very popular and successful coffee shop and I am happy to see it thrive as such: I do not believe that the Angel would benefit from having yet another business supplying alcohol with all the attendant problems that can bring and the consequent costs for policing and cleaning.

Yours faithfully

**Baptiste, Anthony**

---

**Subject:**

FW: WK/201455845 The Coffee Works

**From:**

**Sent:** 01 September 2014 11:24

**To:** Licensing

**Subject:** WK/201455845 The Coffee Works

I would like to object to the granting of a license to sell alcohol at The Coffee Works as this falls within the Angel's saturation zone.

Yours faithfully

**Baptiste, Anthony**

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**Subject:** FW: The CoffeeWorks Project, 96-98 Islington High Street, London, N1 8EG -  
Reference: WK/201455845

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**From:**

**Sent:** 03 September 2014 23:26

**To:** Licensing

**Subject:** The CoffeeWorks Project, 96-98 Islington High Street, London, N1 8EG - Reference: WK/201455845

With reference to the application by The CoffeeWorks Project for a licence to serve alcohol, I strongly object to an application for these premises to serve alcohol.

This an excellent and very popular cafe and should remain as it is, a coffee shop. Islington Council should facilitate and encourage alternative forms of cafes and restaurants that do not serve alcohol, most especially within the Angel saturation zone.

This cafe is in the heart of the Angel saturation zone where there are already numerous pubs and other establishments where alcohol is available. Hence there appears to be no extenuating circumstances that warrant exemption. I also object on the grounds of public disorder, increased noise and rubbish in the area and a rise in anti social behaviour.

Another factor to take into account is the fact that the CoffeeWorks garden backs on to a primary school making it a totally inappropriate spot to serve alcohol.

The application for a licence for The CoffeeWorks Project to serve alcohol should definitely be rejected.

Thank you.

**Baptiste, Anthony**

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**Subject:** FW: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

Subject: Re: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

Further to the notification below, I would like to object to this application.

This is a great addition to the Islington Scene as a cafe, and I wish them all success.

The cafe is, however, within the the Angel saturation zone and therefore should not be given a licence to serve alcohol. We already have too many outlets, on and off trade at the Angel that serve alcohol and in particular in and around Islington High St. There appear to be no extenuating circumstances that would warrant exemption. I object on the grounds of public disorder, increased noise - both to the front and back, given the Garden, rubbish, etc plus

Mr Anthony Baptiste  
Licensing Support Team  
Public Protection  
Islington Council  
222 Upper Street N1 1XR

4 September 2014

Re: Application for a Premises Licence / Club Premises Certificate  
for The CoffeeWorks Project, 96-98 Islington High Street N1 8EG.

Dear Sir

I refer to the renewed Licence Application for the sale of alcohol from the CoffeeWorks Project. I wrote opposing an initial application on 17 June 2013 (copy letter attached), and I would be glad if that letter and the present one could both be taken into account by the Licensing Committee.

The application by the CoffeeWorks Project states that it is an 'authorised' A3 cafe. It was able to open and trade as such because it was a 'permitted development' (definition not known to me), and so simply had to notify the Council of its intention to change the use of the premises from retail A1 to cafe A3 use, without making a formal planning application involving local consultation.

This means that the application to the Licensing Committee is the first opportunity for local consultation with other shops and residents near the Cafe and affected by the application. In view of this, it is regrettable this consultation was not more extensive than the notices given in the local press.

As I noted in my letter of 17 June 2013, there are 8 licensed establishments already in the few hundred yards between the York and the Camden Head (including the 2 pubs themselves). The CoffeeWorks Project falls within the Upper Street Saturation Zone (as I understand it) for licensed establishments so that special attention needs to be given to the granting of new licenses in this area. Also as previously stated, I consider that there are already too many licensed establishments in the immediate locality.

The granting of an alcohol license to ~~the CoffeeWorks Project~~ is likely to lead to an increase in alcohol-fueled ~~incidents~~ despite the best intentions.

COMMERCIAL LICENSING  
04 SEP 2014  
PUBLIC PROTECTION DIVISION  
222 UPPER STREET, ISLINGTON, N1 1XR

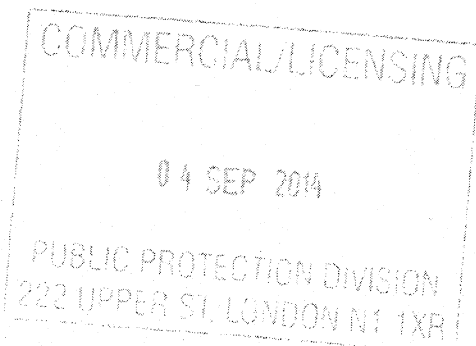
2/

Also the granting of this application would set an unwelcome precedent. This is because under the recent changed legislation A3 use cafes do not need planning permission to start up, thus avoiding local consultation. The CoffeeWorks Project is the largest of a number of cafes/snack bars which have opened in this area of Camden Passage/Islington High Street between The York and The Camden Head pubs.

These consist of : Home and Pantry, the Brew Box, Smug, Frae Frozen Yoghurt, Zucco, and Issy's Milky Way. The latter two have recently closed down and Issy's Milky Way is being replaced by a take-away Sushi Bar. If the alcohol license is granted to the CoffeeWorks Project, this could open the way for similar applications from such A3-type establishments, to the further detriment of the local environment and the amenity of nearby residents. (Several of the afore-mentioned cafes opened without any local consultation.)

The licensing issue apart, I wish the CoffeeWorks Project continued success.

Yours faithfully





Licensing Support Team  
222 Upper Street  
Islington  
London N1 1XR

17 June 2013

Re: Licensing Application from 'Coffeeworks Project'  
96-98 Islington High Street N1

Dear Sirs

The Coffeeworks Project is an excellent example of entrepreneurship which appears to be deservedly thriving - as far as I am aware it was set up without any local consultation. If there had been any local consultation, I would have approved of the proposal - provided that it was to be an alcohol-free cafe.

I am opposed to the granting of an alcohol license to Coffeeworks. I consider that the consumption of alcohol on the ground and basement floors would destroy its character as an original and unusual example of a coffee shop which adds substantially to the variety of this line of shops merging Islington High Street with Camden Passage.

If the alcohol license were granted this coffee shop would just become another drinking establishment in an area which is already at saturation point with licensed premises serving alcohol. In the few hundred yards between the York Pub and the Camden Head pub there are already Fredericks, The Bar Blow, The Breakfast Club, Kipferl, The Elk in the Woods and Chipotle.

As a long-term resident I can state that the recent great increase in the number of licensed outlets for alcohol consumption in the Camden Passage - Upper Street area has led to a huge increase in evening and late-night noise and a decline in the standard of public behaviour.

I consider that Islington Council is already failing to protect the amenity of local residents, of whom there are many, in the Flats around and above Coffeeworks. I trust that the Application will be refused.

Yours faithfully

**Baptiste, Anthony**

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**Subject:** FW: Premises Licence at 96-98 Islington High Street, London N1 8EG

**From:**

**Sent:** 27 August 2014 15:32

**To:** Baptiste, Anthony

**Subject:** FW: Premises Licence at 96-98 Islington High Street, London N1 8EG

Mr. Baptiste,

As mentioned, I could not get my representations on the Council's website to go through. I am a resident nearby.

So I wish to object to this application for a premises Licence to sell alcohol every day as the Angel area is already saturated with restaurants/cafes/wine bars/pubs/off licences etc selling alcohol.

This is a coffee shop with tables/chairs outside on the pavement so customers will be able to drink alcohol outside the premises onto the pavement.

Is this a change of use under planning regulations from A1 to A4?

There are residents and high class shops in this street and they should not be subject to this additional premises licence which encourages anti social behaviour. Already customers to the York Pub sit and stand outside on the corner and on nearby properties and leave glasses/bottles on the pavement or fences.

Once a Licence is granted, this stays forever with the property and very likely will seek to sell alcohol for longer hours to midnight.

The applicant is shown as The Coffee Works, who is this?

The Council should have a saturation point regulation and this has been reached at the Angel.

Regards

**Baptiste, Anthony**

---

**Subject:** FW: THE COFFEEWORKS PROJECT 96 - 98 ISLINGTON HIGH STREET N1 8EG

**From:**

**Sent:** 27 August 2014 17:01

**To:** Baptiste, Anthony

**Cc:** Klute, Martin; Green, Mary

**Subject:** THE COFFEEWORKS PROJECT 96 - 98 ISLINGTON HIGH STREET N1 8EG

Licensing Support Team, Public Protection, 222 Upper Street, London, N1 1XR.  
27 August 2014.

Dear Sir,

Re: The CoffeeWorks Project, 96-98 Islington High Street, N1 8EG

I write to object to the granting of a Premises Licence/ Club Premises Certificate, for the sale of alcohol, to an entity describing itself as The CoffeeWorks Project, 96-98 Islington High Street, London, N1 8EG. As I write I feel a sense of "here we go again." It would tiresome to rehearse the arguments brought to bear by me and others in relation to previous similar applications for Camden Passage and Islington High Street but Blow Bar, Kipferl and indeed CoffeeWorks comes to mind. Can the Council see no way of halting the ever encroaching tide of licensed premises in this erstwhile residential and up – market shopping area? Can a "saturation zone" as in Clerkenwell not be introduced? Camden Passage and Islington High Street [ not to mention Upper Street ] have enough drinking establishments already. The adverse effect on civilized life in the area has already been immeasurable. Finally the applicant appears to be neither a physical person or a legal person. What or who is the CoffeeWorks Project. Can this application be legally valid? The earlier application on behalf of CoffeeWorks Project [ basement and ground floor ] was submitted by Theo Deli Blend Ltd.  
Yours faithfully,

**Baptiste, Anthony**

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**Subject:** FW: The Coffeeworks Project 96-98 Islington High Street London N1 8EG. No Alcohol!

> To Licensing Support Team Islington Council

>

> Dear Mr Baptiste

>

> I am writing in response to the Notice of Application for a Premises Licence by Coffeeworks Project which was advertised in the Islington Tribune on 15 August 2014.

>

> Like many parents with teenagers living in the close vicinity ( we live in Vincent Terrace N1) we are most concerned about yet another alcohol licence being granted in the Camden Passage/ Islington High St area. Coffeeworks is only a couple of minutes from The York pub which is very busy most afternoons and evenings and also the many pubs and eateries in the Passage itself which also serve alcohol. This area is already saturated please do NOT grant an alcohol licence to Coffeeworks Project.

>

> Yours. sincerely

>

>

**Baptiste, Anthony**

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**Subject:** FW: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

**From:**

**Sent:** 12 August 2014 12:33

**To:** Licensing

**Cc:** Klute, Martin

**Subject:** Fwd: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

I echo the concerns of xxxx, below and also wish to object on the same terms against the granting of a license for Coffee-Works. While I am very happy with a coffee shop in that location I see no reason to allow either on or off- sales of alcohol. We have plenty of off-licenses in ISlington, indeed too many, and plenty of outlets for on-sales in the immediate vicinity. The Council has designated this an area of Saturation and should stand by its policy not to grant additional licenses.

Regards

---

**Baptiste, Anthony**

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**Subject:** FW: CoffeeWorks application for permission to sell alcohol at 96-98 Islington High Street.

**From:**

**Sent:** 04 September 2014 15:18

**To:** Baptiste, Anthony

**Subject:** CoffeeWorks application for permission to sell alcohol at 96-98 Islington High Street.

I hope I am not too late in sending this email, but I have only just got home from a spell in UCLH Hospital to discover that this is the last day to make an objection to the above proposal.

My wife and I feel strongly that there are already too many outlets for buying and drinking alcohol in what is after all a very narrow street. Though well-known as a market, the area is small and crowded, with residential houses and quite a large number of flats above the shops. Any extra outlet can benefit only the profits of its owners; it is of no benefit to the local environment and, in any case, CoffeeWorks is only a pebble's throw away from the Duke of York pub at the corner with Duncan Street. As I am sure you will have heard from other locals, walking up Duncan Street on a Saturday or Sunday morning is a depressing experience, what with broken bottles littering the pavements, glasses left all over the place and pile of sick. We would be hugely grateful for anything you can do to stop the situation getting worse. We like a drink ourselves, but sadly things seem to have got out of hand.

With best wishes

**Baptiste, Anthony**

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**Subject:** FW: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

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**From:**

**Sent:** 22 August 2014 14:35

**To:** Licensing

**Subject:** FW: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

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Dear Sirs

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**Subject:** Re: Premises Licence Application: The CoffeeWorks Project, 96-98 Islington High Street

Further to the notification below, I would like to object to this application.

This is a great addition to the Islington Scene as a cafe, and I wish them all success.

The cafe is, however, within the the Angel saturation zone and therefore should not be given a licence to serve alcohol. We already have too many outlets, on and off trade at the Angel that serve alcohol and in particular in and around Islington High St. There appear to be no extenuating circumstances that would warrant exemption. I object on the grounds of public disorder, increased noise - both to the front and back, given the Garden, rubbish, etc plus the negative impact on health and well being. Islington has a duty to its residents and visitors to facilitate an environment that encourages alternative forms of cafe/restaurant offerings that do not include alcohol and therefore do not encourage alcohol consumption.

Yours Faithfully

**Baptiste, Anthony**

---

**Subject:** FW: Camden passage

From:  
Sent: 31 August 2014 14:13  
To: Baptiste, Anthony  
Subject: Camden passage

Sent from my iPad  
No more alcohol

In the angel area. It is impossible to sleep on Friday and Saturday nights because of the drunken behaviour of many people . Enough is enough !!



**Baptiste, Anthony**

---

**Subject:** FW: The Coffee Works Project

**From:**

**Sent:** 04 September 2014 14:04

**To:** Baptiste, Anthony

**Subject:** RE: The Coffee Works Project

Dear Anthony

Dear Sirs

The Coffee Work Project  
96-98 Islington High Street  
London, N1 8EG

I object to the granting of an alcohol licence to the Coffee Works Project.

My xxxx from Coffee Works. I already have problems with drunk, who make a mess thexxxx , and lean over the xxxx, which makes xxxx go.

Please let us not have yet another establishment dispensing alcohol in this area.

Yours Faithfully

**Baptiste, Anthony**

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**Subject:** FW: Alcohol licences

**From:**

**Sent:** 02 September 2014 09:28

**To:** Baptiste, Anthony

**Subject:** Alcohol licences

Dear Sir

As an Islington resident I would like object to any new alcohol licences in the area and to CoffeeWorks Project being given an alcohol licence. For Islington and in particular Camden Passage to remain a successful and healthy shopping area we need to maintain a balance of businesses and not become a monolithic block of restaurants and bars.

Many thanks

**Baptiste, Anthony**

---

**Subject:** FW: The CoffeeWorks - lisenca application

**From:**

**Sent:** 02 September 2014 18:53

**To:** Baptiste, Anthony

**Subject:** The CoffeeWorks - lisenca application

Dear Mr Baptiste,

I see from the Islington Tribune that CoffeeWorks in Islington High Street is applying for Premises/Club Licence to sell alcohol. We live nearby in Vincent Terrace and we are wholly opposed to this application. CoffeeWorks is a perfectly nice coffee shop and we certainly don't need more alcohol outlets in this area. The area is already swamped with bars. The rowdiness, noise and intimidating environment this is creating is palpable just from the sheer weight of outlets. It is not enough to avoid the High St, as we already do after dark. Streams of people, many of them shouting and calling, some drunk, already walk up and down Vincent Terrace into the late hours to and from the High St. Please do not degrade our area further and threaten its essential character as a residential and shopping area by granting yet another licence. I would be more than happy to attend any kind of hearing and make these points personally. Thank you.

Yours sincerely,

**LICENSING SUPPORT TEAM  
PUBLIC PROTECTION  
222 UPPER STREET  
ISLINGTON  
LONDON N1 1XR**

**AUGUST 30 2014**

**Dear Sirs,**

**RE: THE COFFEE WORKS PROJECT - 96-98 ISLINGTON HIGH STREET, LONDON N1 8EG**

**I am writing to object to the granting of a Premises Licence/Club Premises Certificate for the sale of Alcohol to an entity describing itself as The Coffee Works Project, at 96-98 Islington High Street, London N1 8EG.**

**As I write this letter I feel "here we go again". I find it tiresome to rehearse the arguments brought to bear by me and others in relation to previous similar applications for Camden Passage and Islington High Street but Blow Bar, Kipferl and indeed Coffee Works comes to mind.**

**Can the Council see no way of halting the ever increasing tide of licensed premises in this erstwhile residential and up-market shopping area? Can a "saturation zone" as in Clerkenwell not be introduced ?**

**Camden Passage and Islington High Street, not to mention Upper Street, have enough drinking establishments already. The adverse effect on civilized life in the area has already been immeasurable. I regularly find wine glasses, beer bottles and broken drinking vessels on my [redacted] and in my [redacted] in the mornings, no doubt this is from existing premises that you have licensed, any increase on this will be intolerable.**

**Finally, the applicant appears to be neither a physical person or a legal person. What or who is The Coffee Works Project ? Can this application be legally valid ? The earlier application on behalf of The Coffee Works Project, basement and ground floor, was submitted by Theo Dell Blend Ltd.**

**Yours Faithfully**

[Redacted signature block]

COMMERCIAL LICENSING  
02 SEP 2014  
PUBLIC PROTECTION DIVISION

**Baptiste, Anthony**

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**Subject:** FW: Coffee Works Project, 96-98 Islington High Street, London, N1 8EG – LICENSING application

**From: Sent:** 05 September 2014 14:04

**To:** Licensing;

**Subject:** RE: Coffee Works Project, 96-98 Islington High Street, London, N1 8EG – LICENSING application

To whom it may concern,

We understand that the Coffee Works Project at 96-98 Islington High Street has submitted an application for a new license which will cover the sale of alcohol that may be consumed on and off the premises between 12.00-20.00 Mondays to Saturdays and 12.00-17.30 on Sundays.

We would like to register our concern over this application in reference to:

- The prevention of public nuisance; and
- The prevention of disorderly conduct.

We want to make it clear that we don't intend to impede the success of the coffee shop by this representation as we are a great supporter of the coffee shop. However we want to enjoy the time in our home and the peace and quiet we currently have, and we believe elements of this application will not allow this to happen.

We live in the xxxx the Coffee Works Project. The building is impacted by the noise generated both inside the premises and in the external areas at the front of the property, where patrons sit on chairs on the sidewalk, and in the garden at the back. This noise impacts xxxx as follows:

- **Music from inside the premises** – The coffee shop currently plays music on the premises which unfortunately due to the age of the property can be heard very clearly xxxx. The noise is played at an acceptable level during the opening hours however on closing, the staff often turn the music to a very loud level when cleaning up which can be up to an hour after closing. This is currently a nuisance but acceptable given the current operating hours.
- **External noise from the premises** – The sidewalk and garden are regularly used by the customers of the coffee shop and get very busy and very noisy during operating hours.
  - o The entrance xxxx to the Coffee Works Project and at times customers that sit or stand at the front of the coffee shop obstruct xxxx. The customers are nearly always pleasant, however, we are concerned that the consumption of alcohol could lead to rowdy and unruly customers drinking and smoking outside our block of apartments, being a public nuisance and potentially leading to disorderly conduct as xxxx.
  - o Based on establishments which serve alcohol in Angel, an excessive number of patrons stand outside these premises, drinking and smoking. We are concerned that this will happen with the Coffee Works Project creating a public nuisance.
  - o The coffee shop is known to host live bands in the garden, we are concerned that live music will become more frequent with the consumption of alcohol and extended operating hours.

At the moment the opening hours are within the working day during the week and are at a reasonable time during the weekend where we can tolerate this noise. If the hours are extended and alcohol is consumed, this

will become a significant public nuisance to xxxx as this external and internal noise continues later into the night and will only get louder and louder.

As a solution to this we suggest the following:

- the sale of alcohol is permitted within the CURRENT operating hours only, and/or
- the sale and consumption of alcohol can only be permitted within the property and not off the premises (i.e. not within the garden or on the pavement at the front of the building).

If you need any further information please don't hesitate to contact me on xx or xx.

Kind regards

**Islington Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES**

Responsible Authority Environmental Protection

<b>Your Name</b>	Anne Brothers	
<b>Job Title</b>	Noise Liaison Officer	
<b>Postal and email address</b>	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
<b>Contact telephone number</b>	020 7527 3047	
<b>Name of the premises you are making a representation about</b>	Coffee Works Project	
<b>Address of the premises you are making a representation about</b>	96-98 Upper Street, N1 8EG	
<b>Which of the four licensing Objectives does your representation relate to?</b>	Yes Or No	<b>Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary</b>
To prevent public nuisance	Yes	We have checked the application and operating schedule and close vicinity of the premises. We note there is residential accommodation directly adjacent on either side. We have a number of suggested conditions that should promote the licensing objective of the prevention of public nuisance.
<b>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.</b>	<b>Please see attached sheet for the suggested conditions. The suggested conditions are listed along with some similar re-worded conditions already put forward by the applicant. These are marked with *</b>	

Signed: Anne Brothers

Date: 21 August 2014

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

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

**Suggested conditions for Coffee Works Project. 96-98 Islington High Street.**

1. All staff will be trained to recognise and deal with public nuisance under the proposed operating times for the licensable activities.\*
2. Alcohol will only be sold as ancillary to a customer taking plated food from the advertised menu.\*
3. There shall be no vertical drinking.
4. The supply of alcohol on the premises shall be by waiter or waitress service only.\*
5. All off sales shall be made in closed sealed containers.\*
6. Subject to a current authorisation from the Council's Streetworks Division for tables and chairs to be placed on the public highway outside at the front of the premises:
  - There shall be no vertical drinking within the authorised outside area at the front of the premises.
  - All external tables and chairs shall be rendered unusable or removed from the outside area by 21:00 hours each day.
  - There shall be no more than 6 persons within the authorised outside area at the front of the premises at any one time.
7. All deliveries and disposal/collections of refuse shall be prohibited between the hours of 23:00 – 07:00.
8. There shall be no bottling out between the hours of 23:00 – 07:00.\*
9. The garden area will be regularly supervised by staff after 18:00 until the close of business
10. Prominent, clear and legible notices shall be displayed in the garden area and by the final exit door to the street requesting customers to respect the needs of local residents.\*
11. There shall be no music in the garden area.
12. A dispersal policy shall be in place at the premises to ensure that customers leave the area quietly.
13. In the event of noise nuisance being witnessed from the use of the garden by Authorised Council Noise Officers, the hours of use of the garden shall be reduced by agreement with Pollution Team and the revised closing times for the garden area shall be stated on the premises licence.



### Appendix 3

1. All staff training includes a full briefing as to their roles including awareness that we all have a role in tackling crime and maintaining good order within the premises and how to address any concerns for example all staff members proactively identify and address vulnerable property.
2. All staff members currently patrol the premises to collect and securely deposit 'left' property and engage people regarding awareness relating to security of their property.
3. Staff have easy accessibility to Police contact details should they need to report and incidents quickly.
4. The licence holder shall not publicise any drinks offers such as 'happy hours' etc.
5. Strict upholding of statutory obligations regarding drunk and unfit attendees.
6. The licence holder shall develop clear procedures to deal with violence and antisocial behaviour on the premises more specifically relating to drunken customers and those under the influence of drugs.
7. The licence holder shall effectively monitor the venue capacity.
8. Beer and wine will only be sold ancillary to food sales and any beer and wine sold for off the premises consumption will be done so in sealed containers.
9. The licence holder shall clearly communicate to customers on our menus, signage and chalkboards that we adhere to a strict 8pm cut-off for the sale of alcohol.
10. All staff will be trained to ensure clear communication with customers and advise them from 30mins before the cut-off that alcohol will not be served after 8pm.
11. All staff will be instructed to refuse alcohol service after 8pm.
12. All staff will be instructed to refuse service to anyone they consider under the influence of alcohol, drugs or are in any other way unfit to be served alcohol. The licence holder shall support this judgement whether it is supported by known intelligence and / or personal knowledge of individual.
13. The licence holder shall harness our on-going relationship with the police to ensure that we are operating to the standards required for their safe policing of the local community.
14. The licence holder shall actively participate in any local shopwatch scheme.
15. All staff will be trained to recognise and deal with public nuisance under the proposed operating times for the licensable activities.
16. The licence holder shall ensure deliveries will made during acceptable designated times.
17. The licence holder shall ensure the disposal of waste be made during acceptable designated times.
18. The licence holder shall position signage in the Garden to clearly communicate a respect for our neighbours and to keep noise to a minimum and respectable level.
19. The licence holder shall clearly communicate to our customers to respect our neighbours upon their departure again keeping noise to respectable level.
20. To undertake the necessary measures preventing under age drinking including requesting age identification.
21. The licence holder shall only serve beer and wine ancillary to food sales and any beer and wine sold for off the premises consumption will be done so in sealed containers.

22. There shall be no removal of glasses or bottles from the premises by patrons when leaving.
23. No rubbish, including bottles, will be removed or placed in outside areas between 23.00 and 07.00 hours.
24. The highway and public spaces in the vicinity of the premises are kept free of litter at all material times to the satisfaction of the Council. All litter and sweepings shall be collected and stored in accordance with the appropriate refuse storage arrangements.
25. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed to affixed upon the surface of the highway, or upon any building, distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
26. No person shall give any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.
27. Any entertainment, performance, service or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Great London Council (General Powers) Act 1986 (whether or not locally adopted) shall not be provided.
28. 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.
29. 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.
30. All exits doors shall be available at all material times without the use of a key, code, card or similar means.
31. All emergency doors shall be maintained, effectively self-closing and not held open other than by an approved device.
32. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
33. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
34. There shall be no self service of spirits on the premises.
35. The supply of alcohol on the premises shall be by waiter or waitress service only.
36. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirement of a Metropolitan Police Crime Prevention Officer. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period as required by the Metropolitan Police Crime Prevention Officer. Recordings shall be made available immediately upon the request of the Police or authorised officer.

**Conditions suggested by the Noise Service (Agreed)**

1. All staff will be trained to recognise and deal with public nuisance under the proposed operating times for the licensable activities.
2. Alcohol will only be sold as ancillary to a customer taking food from the advertised menu.
3. There shall be no vertical drinking.
4. The supply of alcohol on the premises shall be by waiter or waitress service only.
5. All off sales shall be made in closed sealed containers.
6. Subject to a current authorisation form from the Councils Streetworks Division for tables and chairs to be placed on the public highway outside at the front of the premises.
  - There shall be no vertical drinking within the authorised outside area at the front of the premises.
  - All external tables and chairs shall be rendered unusable or removed from the outside area by 21:00 hours each day.
  - There shall be no more than 6 persons within the authorised outside area at the front of the premises at any one time.
7. All deliveries and disposal/collections of refuse shall be prohibited between the hours of 23:00 – 07:00.
8. There shall be no bottling out between the hours of 23:00 – 07:00.
9. The garden area will be regularly supervised by staff after 18:00 until the close of business.
10. Prominent, clear and legible notices shall be displayed in the garden area and by the final exit door to the street requesting customers to respect the needs of local residents.
11. There shall be no music in the garden.
12. A dispersal policy shall be in place at the premises to ensure that customers leave the area quietly.
13. In the event of noise nuisance being witnessed from the use of the garden by Authorised Council Noise Officers, the hours of use of the garden shall be reduced by agreement with Pollution Team and the revised times for the garden area shall be stated on the premises licence.

Title :

Islington Borough  
Boundary

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