

Licensing Team
222 Upper Street, London
N1 1XR

Report of: Director of Community Safety, Security and Resilience

Meeting of: Licensing Sub-Committee

Date: 09/05/2024

Ward(s): Clerkenwell

=====

Subject:

PREMISES LICENCE VARIATION APPLICATION

Re: Quality Wines, 88-90 Farringdon Road, London EC1R 3EA

1. Synopsis

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

1.2. The Variation application is to;

- Extend the terminal hour for the sale of alcohol by one additional hour to 23:00, Tuesday to Saturday.
- To extend the closing time of the premises 30 minutes, thereafter, Tuesday to Saturday.

1.3. Relevant Representations:

Licensing Authority	No
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: One resident
Other bodies	No:

2. Recommendations

- 2.1. To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003.
- 2.2. This premises is located in the Clerkenwell Cumulative Impact Area therefore the Licensing Sub-Committee will need to consider Licensing Policy 3, which states that there is a presumption of refusal unless the Sub-Committee is satisfied that there will be no adverse cumulative impact on the licensing objectives.
- 2.3. The application form addresses the Cumulative Impact Area and Policy in the operating schedule.
- 2.4. None of the Responsible Authorities made any representations to the application.
- 2.5. If the Licensing Sub-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 6); and
 - ii. Any conditions deemed appropriate by the Licensing Sub-Committee to promote the four licensing objectives.

3. Background

- 3.1 The premises is a neighbourhood restaurant and wine shop with a weekly-changing menu of Mediterranean-inspired dishes. The wines are available to purchase from the Wine Shop.

- 3.2 The premises holds a licence for the On and Off sales of alcohol from 11:00 until 22:00 Monday to Friday, from 09:00 until 22:00 on Saturdays and from 10:00 until 17:00 on Sundays. The current licence is attached at Appendix 2.
- 3.3 The application received one letter of representation from a local resident. Upon receipt of the representation, the applicant's legal representative wrote to the resident addressing his concerns. This letter is attached at Appendix 4.
- 3.4 In support of the application, the applicant's legal representative provided the document, attached as Appendix 5.

4. Implications

4.1. Financial Implications

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £315.00. Should the application be refused, the fee is not refundable.

4.2. Legal Implications

- 4.2.1. The legal implications are set out in Paragraph 2.
- 4.2.2. Legal advice will be provided at the meeting of the Licensing Sub-Committee as necessary.

4.3. Environmental Implications and contribution to achieving a net zero carbon Islington by 2030

- 4.3.1. The Licensing Sub-Committee need to consider the impacts that the proposals will have on the environment. An impact is defined as any change to the environment, whether positive or negative, wholly or partially resulting from Council activities. Almost all human activity has some impact on the environment, and it is very unlikely that any activity will not have any implications.

4.4. Equalities Impact Assessment

- 4.4.1. The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

4.4.2. An Equalities Impact Assessment is not required in relation to this report, because this is a decision relating to a Premises Licence application under the Licensing Act 2003.

4.5. **Planning implications**

4.5.1 The Planning & Development section confirm the property has an authorised Class E use.

There is no other relevant planning history at this site and there are currently no planning enforcement investigations.

5. Conclusion and reasons for recommendations

5.1. That the Licensing Sub-Committee determines this application.

Appendices:

Appendix 1:	Application form;
Appendix 2:	Existing Premises Licence
Appendix 3:	Representation;
Appendix 4:	Response to representation;
Appendix 5:	Additional document;
Appendix 6:	Suggested conditions and map of premises location.

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We LS Lexington Ltd

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number <div style="background-color: black; width: 100px; height: 15px; margin-top: 5px;"></div>

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Quality Wines 88-90 Farringdon Road			
Post town	London	Postcode	EC1R 3EA

Telephone number at premises (if any)	
Non-domestic rateable value of premises	<div style="background-color: black; width: 50px; height: 15px;"></div>

Part 2 – Applicant details

Daytime contact telephone number	
E-mail address (optional)	
Current postal address if different from premises address	No change
Post town	Postcode

Part 3 - Variation

Please tick as appropriate

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

No

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

DD	MM	YYYY

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

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

To extend the terminal hour for the sales of alcohol by one additional hour to 23:00, closing 30 minutes thereafter, Tuesday to Saturday only.

There are no other changes sought.

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

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 6)		
Thur					
Fri			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 (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Wed					
Thur			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 (please read guidance note 7)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Tue			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Wed			
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 5)					
Mon								
Tue								
Wed						State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur								
Fri						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 (please read guidance note 7)		
Sat								
Sun								

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Wed					
Thur			<u>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</u> (please read guidance note 7)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Wed					
Thur			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 (please read guidance note 7)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur					
Fri			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 (please read guidance note 7)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Mon					
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	23:00			
Sat	09:00	23:00			
Sun					
			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 (please read guidance note 7)		

K

<p>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 10).</p>
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L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue	09:00	23:30	
Wed	09:00	23:30	
Thur	09:00	23:30	
Fri	09:00	23:30	
Sat	09:00	23:30	
Sun			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 (please read guidance note 7)

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

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

The existing conditions address the licensing objectives and no additional measures deemed necessary.

b) The prevention of crime and disorder

See a) above

c) Public safety

See a) above

d) The prevention of public nuisance

See a) above

e) The protection of children from harm

See a) above

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable. **Electronic Submission - LA to serve RA's**
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	<i>Thomas and Thomas</i>
Date	19/03/2024
Capacity	Thomas & Thomas Partners LLP as solicitors on behalf of the applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15) Our ref: LSL.1.1 Ryan Peermamode Thomas & Thomas Partners LLP 38a Monmouth Street			
Post town	London	Post code	WC2H 9EP
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) [REDACTED]			

Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or

**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	██████████	Date of original grant*	11 May 2015
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**An Annual fee associated with this licence is to be paid annually on the anniversary of the original grant date.*

Postal address of premises, or if none, ordnance survey map reference or description			
QUALITY WINES 88-90 FARRINGDON ROAD			
Post town	London	Post code	EC1R 3EA
Telephone number			

Where the licence is time limited the dates
Not Applicable

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

The times the licence authorises the carrying out of licensable activities																												
<ul style="list-style-type: none"> • The sale by retail of alcohol: <table style="margin-left: 20px;"> <tr><td>Monday</td><td>11:00</td><td>to</td><td>22:00</td></tr> <tr><td>Tuesday</td><td>11:00</td><td>to</td><td>22:00</td></tr> <tr><td>Wednesday</td><td>11:00</td><td>to</td><td>22:00</td></tr> <tr><td>Thursday</td><td>11:00</td><td>to</td><td>22:00</td></tr> <tr><td>Friday</td><td>11:00</td><td>to</td><td>22:00</td></tr> <tr><td>Saturday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Sunday</td><td>11:00</td><td>to</td><td>17:00</td></tr> </table> 	Monday	11:00	to	22:00	Tuesday	11:00	to	22:00	Wednesday	11:00	to	22:00	Thursday	11:00	to	22:00	Friday	11:00	to	22:00	Saturday	09:00	to	22:00	Sunday	11:00	to	17:00
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Friday	11:00	to	22:00																									
Saturday	09:00	to	22:00																									
Sunday	11:00	to	17:00																									

The opening hours of the premises:																												
<table style="margin-left: 20px;"> <tr><td>Monday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Tuesday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Wednesday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Thursday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Friday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Saturday</td><td>09:00</td><td>to</td><td>22:00</td></tr> <tr><td>Sunday</td><td>10:00</td><td>to</td><td>17:00</td></tr> </table>	Monday	09:00	to	22:00	Tuesday	09:00	to	22:00	Wednesday	09:00	to	22:00	Thursday	09:00	to	22:00	Friday	09:00	to	22:00	Saturday	09:00	to	22:00	Sunday	10:00	to	17:00
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Wednesday	09:00	to	22:00																									
Thursday	09:00	to	22:00																									
Friday	09:00	to	22:00																									
Saturday	09:00	to	22:00																									
Sunday	10:00	to	17:00																									

Where the licence authorises supplies of alcohol whether these are on and/or off supplies
Off and On Sales
Consumption of alcohol on the premises shall be limited to the ground floor area and limited to the maximum number of persons stated in the premises fire risk assessment.

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

LS Lexington Ltd

[REDACTED]

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

[REDACTED]

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

Mr William Lander

[REDACTED]

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

[REDACTED]

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

Service Manager (Commercial)

Date of Issue

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. All door supervisors shall be licensed by the Security Industry Authority.
4. The admission of children to the exhibition of a film shall be restricted in accordance with the recommendation of a film classification body as defined in the Video Recordings Act 1984 or Islington Council acting as the licensing authority where it has given notice in section 20(3) of the Licensing Act 2003.

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

Annex 2 - Conditions consistent with the Operating Schedule

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

13. Notices shall be displayed at the premises informing customers that the premises operate a Challenge 25 Policy.
14. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
15. Clear and prominent notices shall be displayed on the premises warning customers of the need to guard their property and to be aware of the operation of pickpockets, bag snatchers, etc. The notices shall advise customers to report concerns to the designated premises supervisor or the person in charge of the licensed premises.
16. There shall be no vertical drinking at the premises.
17. Alcohol shall be served ancillary to food.
18. The premise shall operate a zero drug policy and ensure that relevant checks are made to enforce this.
19. Deliveries to the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to local residents.
20. The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.
21. Customers will be asked not to stand around loudly talking in the street outside the premises.
22. The movement of bins and rubbish outside the premises will take place at such times or in such manner so as to prevent disturbance to local residents.
23. Any lighting on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to local residents.
24. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - a) The police and, where appropriate, the London Ambulance Service, are called immediately;
 - b) As far as is safe and reasonably practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
 - c) As far as is safe and reasonably practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
 - d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
25. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
 - a) Any and all allegations of crime or disorder reported at the venue
 - b) Any and all complaints received by any party
 - c) Any faults in the CCTV system
 - d) Any visit by a relevant authority or emergency service
 - e) Any and all ejections of patrons
 - f) Any and all seizures of drugs or offensive weapons
 - g) Any refusal of the sale of alcohol
26. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
 - a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.

- b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
- c) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
- d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
- e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
- f) The system will record in real time and recordings will be date and time stamped;
- g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
- h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request.

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

- 1. None

Annex 4 – Plans

Reference Number: Project Ref: 2080; Drawing No: 2080.100.01

Appendix 3

From: myaccount@islington.gov.uk
To: [Licensing](#)
Subject: We have received your request
Date: 04 April 2024 20:06:47

[islington banner](#)



Reference number: [REDACTED]

Reference number:	[REDACTED]
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Form details

Form name:	Premises licence application -
------------	--------------------------------

representation form

Personal details

First name:	[REDACTED]
Last name:	[REDACTED]
Home address:	[REDACTED]
In what capacity are you making this submission?:	Resident
Telephone number:	[REDACTED]
Email address:	[REDACTED]
Premises name:	Quality Wines
Full postal address of premises:	90 Farringdon road, London, Ec1r 3ea
Licence application reference number (if known):	Wk/230048226

Licensing objectives

Public nuisance:	Currently the premises close at 10pm Monday to Saturday. There is noise from those exiting the wine bar. However, at around 11/11.30 the staff have bagged the wine bottles which they then put outside to the side of the building in Vineyard walk. This clanking noise is acute and always wakes
------------------	---

me. In addition, these bottles are then collected by a waste disposal lorry at approximately 2.30am- the lorry's mechanisms are noising and they also throw the bags of bottles in the lorry- again waking me up.If Quality Wines extend their licence this will extend the noise created later in to the night and will also result in a greater number of people later in the evening talking loudly/shouting and loitering whilst waiting for cabs and the noise of the disposal of bottles will be extended and disrupt my sleep further.Ideally they would not dispose of these bottles in the night and not have them picked up in the early hours of the morning.

Anonymous identity

I wish my identity to be kept anonymous:	No
--	----

Supporting documents

By submitting this from I agree that this information shall be distributed as detailed in this form and supporting guidance notes on How to comment or complain about licensed premises:	yes
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[Contact us](#)

[Comments and complaints](#)

[Privacy statement](#)

[Data protection](#)



LS LEXINGTON LTD
Trading as Quality Wines
Company Number: 08004179
VAT Number: GB142001284
101 New Cavendish St, London W1W 6XH

23.04.2024

Letter to be distributed by the London Borough of Islington Licensing Authority

Dear Mr O'Connor

We hope that this letter finds you well.

Islington Council have provided us with a copy of your comments in respect of our licence application. Thank you for taking the time to provide your feedback and comment on our proposals. We would be grateful for your consideration of this letter, which we hope will help to address the concerns that you have raised.

Firstly, please may we apologise to you for any disturbance that you have experienced. Immediately upon learning of your concerns (Friday 19 April 2024), we instructed our team to cease moving glass bottles into our larger waste receptacles at the end of the evening before the glass refuse collection in the morning. From now on, the bottle bins will be consolidated in the morning. This means that all our bottle bins will now be placed outside in the morning ahead of the scheduled Islington waste refuse collections.

We understand that the council's general waste collection (which does not include our bottles) may happen overnight. As this is the council service, we are not sure there is too much that can be done about this, and our licence changes would have no impact on this general waste collection in any event. That being said, we are investigating and hope to find the right person at the council to communicate your concerns to the council's waste refuse operatives to see if they are able to carry out their duties more quietly.

We very much hope that our immediate action will reduce the disturbances you identify in your representation. We welcome any ongoing feedback so we can take any further action that may be appropriate. We are proud to be part of your community and are committed to operating responsibly alongside all local residents.

Thank you for taking the time to consider our letter. Please do not hesitate to contact us if you would like to discuss your concerns further or have any additional feedback for us.

Best wishes,

Daniel and Will





• 153 YEARS •

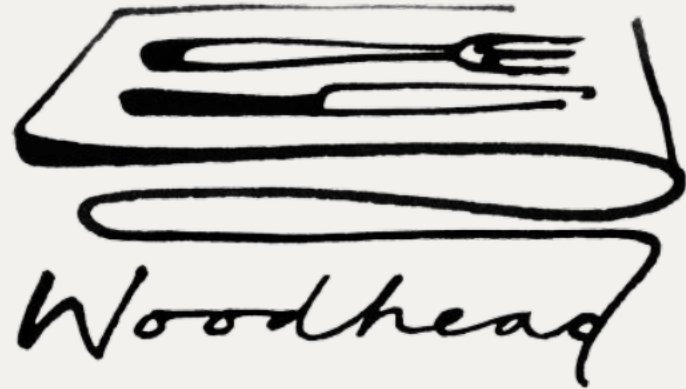
The Quality Chop House

• 1869-2022 •

PORTLAND
CLIPSTONE



Woodhead Restaurant Group in 2024



Summary

One of London's **most dynamic independent restaurant groups** with 5 central/east-central locations

Simple, corporate structure - 100% owned by two co-owner/founders

Engaged, **loyal client base** across all sites as well as consistent tourist trade and **international recognition**

Exemplary licence, food hygiene and compliance record

Focus on high-end dining



Profile & Critical Success of Quality Wines

Consistently busy and popular since opening in 2018

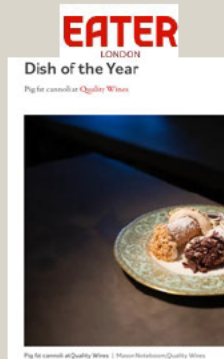
Survived pandemic by pivoting to wine sales and becoming a local store

Powerful Social Media Presence

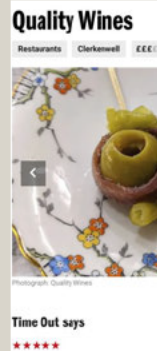


Over 20k followers on Instagram

Sustained Critical Success



Regular Local Press, Sustained Iconic Brand



Quality Wines - in pictures



Profile & Critical Success - rest of the Group

International Following



Featured in New York Times' '36 Hours in London'

Powerful Social Media Presence



Over 50k followers on Instagram

Michelin Star at Portland

Portland

113 Great Portland Street, Regent's Park

£££ · Modern Cuisine

Add to favorites

MICHELIN Guide's

One Star: High quality cooking

Regular Local Press, Sustained Iconic Brand



Highly placed in National Restaurant Awards each year 2014 to current

Management & Operations

Young, dynamic team

Entrenched youthful senior management oversee operations alongside founders

Launchpad for industry's most exciting talent

High staff retention and high level of applicants (currently no vacancies across group)

Responsive management structure

Always receptive to guest and local resident feedback. Owner-led small business.



Conditions Consistent with the Operating Schedule

Appendix 6

No further conditions offered by the applicant.

No conditions suggested by the Responsible Authorities.

Existing conditions of the Premises Licence

1. Consumption of alcohol on the premises shall be limited to the ground floor area and limited to the maximum number of persons stated in the premises fire risk assessment.
2. "Super strength" beer, strong cider and "alcho-pops" shall not be sold at the premises.
3. The Challenge 25 scheme shall be implemented at the premises. All staff shall be trained to request accredited proof of age cards – e.g. Citizencard, a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer - from any customer appearing under the age of 25 years before selling them alcohol. All staff shall be required to sign training certificates to confirm that they have understood the training and we shall keep records of training and instruction given to staff.
4. The licensee/management shall regularly monitor staff to check how they are dealing with young people who ask for alcohol.
5. Staff shall maintain records of all refusals to sell alcohol to young people in a refusals log. The refusals log shall be checked and signed monthly by the Designated Premises Supervisor. The refusals log shall be made available for inspection by the licensing team, police or trading standards team.
6. Staff shall be trained not to sell alcohol to intoxicated persons.
7. Alcohol sold for consumption off the premises shall be wrapped and placed in sealed branded bags.
8. A rigorous system for auditing health and safety and fire safety shall be maintained at the premises.
9. An appropriate level of first aid and fire safety equipment shall be maintained at the premises.
10. At least one suitably trained first aider shall be on duty when the public are present.
11. Deliveries and recycling collections (including glass bottles) shall only take place during opening hours.
12. The Designated Premises Supervisor shall be in day-to-day control of the premises to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale.
13. Notices shall be displayed at the premises informing customers that the premises operate a Challenge 25 Policy.
14. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
15. Clear and prominent notices shall be displayed on the premises warning customers of the need to guard their property and to be aware of the operation of pickpockets, bag snatchers, etc. The notices shall advise customers to report concerns to the designated premises supervisor or the person in charge of the licensed premises.
16. There shall be no vertical drinking at the premises.
17. Alcohol shall be served ancillary to food.
18. The premise shall operate a zero drug policy and ensure that relevant checks are made to enforce this.

19. Deliveries to the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to local residents.
20. The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.
21. Customers will be asked not to stand around loudly talking in the street outside the premises.
22. The movement of bins and rubbish outside the premises will take place at such times or in such manner so as to prevent disturbance to local residents.
23. Any lighting on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to local residents.
24. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - a) The police and, where appropriate, the London Ambulance Service, are called immediately;
 - b) As far as is safe and reasonably practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
 - c) As far as is safe and reasonably practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
 - d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
25. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
 - a) Any and all allegations of crime or disorder reported at the venue
 - b) Any and all complaints received by any party
 - c) Any faults in the CCTV system
 - d) Any visit by a relevant authority or emergency service
 - e) Any and all ejections of patrons
 - f) Any and all seizures of drugs or offensive weapons
 - g) Any refusal of the sale of alcohol
26. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
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 - b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
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 - g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
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SHOW LAYERS

Democracy

- Islington borough boundary
- Islington official addresses: non-postal and postal (LLPG points)
- Islington official postal addresses (LLPG points)
- Wards and councillors
- Wards: 2002 to May 2022
- Parliamentary constituencies
- Polling districts

