



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	12 th May 2015		Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Unit 1, 62 Turnmill Street, London EC1M 5NP

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The application is for a licence to allow:
- The sale of alcohol for consumption on and off the premises: 11:00 to 00:00 on Monday to Wednesday, 11:00 to 01:00 on Thursday to Saturday and 11:00 to 22:30 on Sunday.
 - The provision of Late Night Refreshment: 23:00 to 00:00 on Monday to Wednesday and 23:00 to 01:00 on Thursday to Saturday.
 - The following opening hours: 11:00 to 00:00 on Monday to Wednesday, 11:00 to 01:00 on Thursday to Saturday and 11:00 to 22:30 on Sunday.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	No

Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 16
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 Licensing Authority, Metropolitan Police and 16 local residents have submitted representations.

3.3 This premises is located on the site of the former Turnmills Night Club and Anexo Bar, which closed in 2008 and 2011 respectively. The site was subsequently demolished to make way for the current development.

4. Planning Implications

4.1 Planning have reported that, "Unit 1 at this premises has planning permission for a flexible use (A1/A3/A4). The proposed use as a restaurant, bar, bakery and food/wine shop would fall within the planning consent granted."

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)

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

30.4.15
Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



* required information

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

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

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

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

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

Applying as an individual

Applicant Business

* Is the applicant's business registered in the UK with Companies House? Yes No

* Registration number

* Business name If the applicant's business is registered, use its registered name.

* VAT number Put "none" if the applicant is not registered for VAT.

* Legal status

Continued from previous page...

* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

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

* Registration number

* Business name

If your business is registered, use its registered name.

* VAT number

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

* Legal status

Continued from previous page...

* Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

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

Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

CONRAN ALBION CLERKENWELL LIMITED

Details

Registered number (where applicable)

09275031

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

Continued from previous page...

PRIVATE LIMITED COMPANY

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

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

RESTAURANT, BAR, BAKERY, FOOD AND WINE SHOP

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

Continued from previous page...

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PROVISION OF PLAYS

Will you be providing plays?

Yes No

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PROVISION OF FILMS

Will you be providing films?

Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

Yes No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Yes No

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes No

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

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

Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Continued from previous page...

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

Indoors

Outdoors

Both

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

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

State any seasonal variations

Continued from previous page...

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

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

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

From the end of permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day.

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

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

Continued from previous page...

SUNDAY

Start 11:00

End 22:30

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

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

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

From the end of permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day

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

Name

First name Peter

Family name Prescott

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

Personal Licence number
(if known)

Issuing licensing authority
(if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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ADULT ENTERTAINMENT

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

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

NONE

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

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

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

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

From the end of permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day.

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LICENSING OBJECTIVES

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

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

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

PLEASE SEE ANNEX A

b) The prevention of crime and disorder

PLEASE SEE ANNEX A

Continued from previous page...

c) Public safety

PLEASE SEE ANNEX A

d) The prevention of public nuisance

PLEASE SEE ANNEX A

e) The protection of children from harm

PLEASE SEE ANNEX A

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PAYMENT DETAILS

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

Premises Licence Fees are determined by the non domestic rateable value of the premises.

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

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

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

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

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

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

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

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00

Continued from previous page...

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

* Fee amount (£)

100.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

DECLARATION

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

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

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

* Full name

Joelson Wilson LLP

* Capacity

SOLICITORS FOR + ON BEHALF OF THE APPLICANT

Date (dd/mm/yyyy)

19/03/2015

Add another signatory

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

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

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

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Annex A

Prevention of Crime and Disorder

Substantial food and suitable beverages other than intoxicating liquor shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.

No customers carrying open or sealed bottles shall be admitted to the premises at any time that the premises are open to the public.

Alcoholic and other drinks purchased from the premises may not be taken outside the premises in open containers such as glasses or opened bottles.

CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24 hours of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.

The supply of alcohol at the premises shall only be to a person seated taking a table meal there, and for the consumption by such a person as ancillary to their meal save for in the basement bar area as hatched on the plans.

The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority.

The licence holder shall maintain an Incident Book at the premises to record the following:-

- all crimes reported to the venue
- all ejections of patrons
- any complaints received
- any incidents of disorder
- seizures of drugs or offensive weapons and their location
- any faults in the CCTV system
- any visit by a relevant authority or emergency service

Public Safety

The applicant will comply with the reasonable requirements of the Building Control Officer.

The applicant will comply with the reasonable requirements of the Fire Officer.

The premises will be risk assessed from time to time in accordance with relevant legislation.

An adequate and appropriate supply of first aid equipment and materials is to be available on the premises.

Public Nuisance

Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.

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.

Refuse, including bottles, is to be taken and placed into receptacles outside the premises at times which will minimise the disturbance to nearby premises.

Noxious smells are not to be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated.

A dedicated licensed taxi/mini cab service shall be available with the premises for customers.

The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

Protection of Children from Harm

Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under the age of 25. Such evidence may include a driving licence or passport.

Licensing Authority Representation: Licensing Act 2003

Application: Unit 1 62 Turnmill Street

I am submitting a representation on behalf of the Licensing Authority with respect to the new application to permit the sale of alcohol and late night refreshment at the above premises.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

Licensing Policies 1 & 2
Licensing Hours 7 & 8
Licensing Policies 9 & 10
Licensing Policy 21

Location, cumulative impact and saturation
Licensing Hours
Operating Schedules
Dispersal Policy

Issues of Concern

1. The premises are located within the Clerkenwell Cumulative Impact area and therefore the onus is on the applicant to demonstrate that these premises will not add to the cumulative impact. In my opinion, the applicant has failed to demonstrate this in their application.
2. This application will undermine the licensing objectives and added to the cumulative impact because:
 - o The proposed operating hours are outside the framework hours in licensing policy 8
 - o Off sales will be permitted but the operating schedule proposes no control measures to prevent the premises becoming another source for drinking in the street
 - o There is no dispersal policy but the proposal is to operate as a late night venue
 - o Minimal controls relating to off sale supplies have been proposed
 - o Minimal control relating to operation of the bar have been proposed

Recommendation

I recommend that the application is refused as it does not demonstrate why the operation of the premises will not add to the cumulative impact and therefore granting the application will undermine the licensing objectives.

Janice Gibbons
Service Manager (Commercial and Licensing)
Janice.gibbons@islington.gov.uk
02 7527 3212

15 April 2015

Rep 2

Your Premises License Application New
Our Licensing/NI
Date: 16th April 2015



**METROPOLITAN POLICE
SERVICE**
Islington Police Licensing Team
Islington Police Station
2 Tolpuddle Street
London
N1 0YY

Telephone: 07799133204
Email:
Licensingpolice@islington.gov.uk

Date 16th April 2015

Premises at
62 Turnmill Street
London
EC1M 5NP

Dear Sir/Madam

Re: Premises License Application: 62 Turnmill Street, EC1M 5NP

With reference to the above application, We are writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives.

The venue is situated in the 'Clerkenwell Cumulative Impact Area', a locality where this is a traditionally high crime and disorder and there are concerns that this application will cause further policing problems in an already demanding area. Islington has almost double the national average of licensed premises per resident, and this is why the police supported the implementation of the Council's Cumulative Impact Policy. This large number of licensed premises and the issues associated with these impacts greatly on the police and all other emergency services resources. During a 12 week period up until 16th April 2015 there were a total of 432 crimes recorded within this area.

There are 57 licensed premises within a 250m radius of this venue.
50 of these are On Licensed Premises, 4 are Off Licences and 3 are Late Night refreshment venues.
There is nothing within the application that demonstrates to us that the venue will not add to the cumulative impact in the area.

We do not see that this application is bringing anything different or new to the area.

As this is a new application for a new premises we can't produce any crime figures specific to the proposed venue.

It is for these reasons that we are objecting to the application and propose that it is refused.

If the committee is minded to grant the application then we would ask them to consider attaching the following conditions to the application and to also include the core hours as set out in the Council Licensing Policy 2013-2017, for restaurants.

1. The premises operates under full restaurant conditions including policy hours.
2. The supply of alcohol at the premises shall only be to a person seated taking a table meal there, and for the consumption by such a person as ancillary to their meal.
3. Notwithstanding the above condition, alcohol may be supplied and consumed prior to their meal in the designated bar area, by up to a maximum at any one time, of 16 persons dining at the premises.

4. There will be no off sales of alcohol
5. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or a police officer (subject to the Data protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
6. Crime prevention literature will be placed in prominent positions in the premises and in all toilets used by visitors. Signs will be placed on the back of cubicle doors in the ladies and on the wall above mens urinals. The content of this literature will be agreed and reviewed in conjunction with the local Police.
7. The premises shall adopt a challenge 25 policy.

Yours Sincerely

Nick Pamboris
Steve Harrington
Pete Conisbee

Islington Licensing Officer

Rep 3

Senler, Yesim

From: [REDACTED]
Sent: 15 April 2015 20:52
To: Licensing; Gallacher, Simon
Subject: Objection to licence application - Conran, Unit 1, 62 Turnmill St

Licensing representation

15th April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact

This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby

The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents

The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance

The application for a bar in an area of cumulative impact and saturation

The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar.

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

Licence for a bar area should be rejected

Licence for off premises sales should be rejected

On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

No licence for on premises sales should be granted to the bakery or the food and wine shop

No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.

Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and **30** minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.

No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.

The premises shall operate only as a restaurant, café, bakery and food and wine shop.

The restaurant and café areas shall be ones in which (i) customers are shown to their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.

No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.

The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.

The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.

No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.

No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.

The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.

No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.

The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.

A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.

The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.

The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.

CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow

Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.

The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking

Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning

Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant

No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact

No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.



REP 4

[REDACTED]
Licensing representation - [REDACTED]

15 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

- A. The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- B. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- C. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- D. The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- E. The application for a bar in an area of cumulative impact and saturation
- F. The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,
[REDACTED]

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar.

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

1. Licence for a bar area should be rejected
2. Licence for off premises sales should be rejected
3. On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

	Opening Hours in Application	<u>Restrict Hours - Opening</u>	Licence Hours in Application	<u>Restrict Hours - Licence</u>
Monday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Tuesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Wednesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Thursday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Friday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 17:00	11:00 – 22:30	11:00 – 16:30

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

4. Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:


	Off Licence Hours in Application	<u>Restrict Hours - Off Licence</u>
Monday	11:00 – 00:00	11:00 – 18:00
Tuesday	11:00 – 00:00	11:00 – 18:00
Wednesday	11:00 – 00:00	11:00 – 18:00
Thursday	11:00 – 01:00	11:00 – 18:00
Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 17:00

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
8. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
9. The premises shall operate only as a restaurant, café, bakery and food and wine shop.
10. The restaurant and café areas shall be ones in which (i) customers are shown to

[REDACTED]

their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

11. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
12. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

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20. 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
 21. A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
 22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
 23. Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
 24. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
 25. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
 26. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by

[REDACTED]

noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

27. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which is still very late for the area).

The premises are located Tummill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Yours faithfully,



Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application please use this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address:

Conran Albion Clerkenwell Limited, Unit 1, 62 Turnmill Street, Islington, London, EC1M 5RR

Your Name:

[Redacted]

Interest:

Local residents

(E.g. resident, business, TRA Chair, Councillor, solicitor)

Your Address:

[Redacted]

[Redacted]

Email:

[Redacted]

Telephone:

[Redacted]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

Public Nuisance

Based on experience of when previous nightclub was there and situated at end of the road – drunken behaviour and unacceptable noise levels due to:

Hours of business – selling food and alcohol - through the evening until midnight and one o'clock on some days.

Provision of sales to be consumed off the premises

Unnecessary proliferation and intensity of restaurant facilities in a small local area

Crime and Disorder

See above comments which provoke potential for crime and disorder including absence of conditions applied to Pollen Street Social application in Turnmill Street.

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: No

We will treat representations as anonymous where there is a genuine reason to do so; if you wish your name and address details to be withheld then please explain the reason:

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature:

Date:

_____ 15 April 2015 _____

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor, 222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

Rep 6

Sender, Yesim

From: [REDACTED]
Sent: 15 April 2015 19:59
To: Licensing
Subject: WK/2015 79437 - Conran Albion Clerkenwell Ltd, 62 Turnmill Street

I would like to make a comment on the licensing application made by Conran Albion Clerkenwell Ltd for 62 Turnmill Street.

As a local resident I would like to register my concern about times proposed for the sale of alcohol for consumption off and on the premises. In particular, I think allowing this so late into the night on Thursdays to Saturdays could cause a public nuisance in terms of crowds of customers out on the surrounding pavements and roads making noise and interfering with traffic as residents are trying to sleep. It will also probably add pressure on local parking and this will create more late night noise.

I note that just across Clerkenwell Road planning applications have been made for a new hotel and for a new private members club.

My preference would be for the sale and consumption of alcohol off and on the premises to allowed up to 11pm each evening across the week.

Yours faithfully

[REDACTED]

Senler, Yesim

From: [REDACTED]
Sent: 15 April 2015 19:56
To: Licensing
Subject: Application for premises licence by Conran Albion Clerkenwell, Unit 1, 62 Turnmill Street, EC 1M 5NP.

Dear Licensing Committee,

As a resident and running a business on Clerkenwell Green, the development of the former Turnmill site has absorbed great interest. The extent of the site and its prominence of the new-build brings to it a responsibility to be aware of its history, which brought down the 24-hour Night Club of Turnmills, which attracted coach parties when Soho had closed and involved drug traffic-ing, fights and, sadly, a murder.

The Clerkenwell Green Preservation Society delights in the appearance of the new building with its delicate, light coloured brickwork and ample glass frontages. We are concerned, and object strongly, to this frontage being taken up with the uses put forward in the licensing application. Instead of enhancing the area with retail at ground floor level, bringing variety and services to the neighbourhood and attracting passengers from Farringdon Underground, Thames Link and CrossRail to spend money locally on desirable purchases, the applicants plan these vast areas only for eating, drinking and a couple of shops. This is an iconic building adjacent to The Old Sessions House, a Grade II listed building of architectural merit and historic interest. Immediately adjacent is the Conservation Area of the public open space of Clerkenwell Green. Does the area want a replacement of Turnmills, whose patrons would exit in the early hours and stagger to lie exhausted on the Green, whilst parents with children would pass to St. James Church on Sunday morning? The Society objects to a licence being given for the use of the ground floors of the new building, as advertised.

The extent of the business intended: restaurant, a substantial bar space, with a food and wine shop at ground floor level, providing 200 covers in the restaurant, indicates the enormity of the scheme, which does not complement those of local establishments, bringing saturation to the area. A ten-hour day is sufficient for a restaurant licence and there is no requirement for a licence in the bar area or for creating an off-licence. Both Turnmill Street and Clerkenwell Road do not have the space for overspill customers onto the pavement and no licence should be granted for outside drinking. The Society objects to the extent of covers put forward, which should be no more than 90 in the restaurant and 40 in the café, for ease, convenience and comfort of customers. Local residents and business are worried that drinking and eating places are taking up more and more ground floor areas. The need is not there and Clerkenwell loses by not having the variety of businesses working in their shop fronts. A ground floor megalithic area for eating and drinking would be an enormous waste of the use of this lovely new building, when the opportunity is available to encourage a variety of bijou specialist shops to draw the public and enhance the area for existing businesses and residents.

The Society is anxious to ensure that the new site is under strict management and control of its customers. No undertakings are given concerning noise in its various forms, including music, disposal of rubbish, deliveries and the total lack of parking space available. Strict conditions should apply to these considerations and, in particular, a no car-parking rule, to reduce the noise from late night exits.

The Society trusts that a careful examination is made of this licensing application to ensure the new building will not harm the regeneration of Clerkenwell Green, which has come about under the Society's care and vigilance. The licence application implies that the building has the shadow of Turnmills upon it and is attempting to bring about similar customer congestion, long, late hours and a failure of control, with extensions which do not comply with Islington Council's guidelines or are compatible with the neighbourhood. The Society requires a review of what is being attempted by the applicants in this proposal for licence and wholly limits the excesses proposed, whilst leaving the ground floor of the building wholly for mixed fashion retail in a department store format. The licence must be rejected in its current form.

Yours faithfully,



The Clerkenwell Green Preservation Society Ltd.

Registered Office:
The Penthouse,
42 Clerkenwell Green,
London EC1R 0DU.



Licensing representation

13 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My chief objections are:

- A. The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- B. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- C. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- D. The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- E. The application for a bar in an area of cumulative impact and saturation
- F. The application for off premises licence and with extensive hours of sale

I recommend refusing some aspects of this application and imposing conditions on other aspects so as to effectively abate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to abate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Sincere regards,

[REDACTED]

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

1. Licence for a bar area should be rejected
2. Licence for off premises sales should be rejected
3. On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

	Opening Hours in Application	<u>Restrict Hours – Opening</u>	Licence Hours in Application	<u>Restrict Hours – Licence</u>
Monday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Tuesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Wednesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Thursday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Friday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 16:00	11:00 – 22:30	11:00 – 16:00

This will bring the hours inline with recently licensed restaurants like Iberica, Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

4. Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

	Off Licence Hours in Application	<u>Restrict Hours – Off Licence</u>
Monday	11:00 – 00:00	11:00 – 18:00
Tuesday	11:00 – 00:00	11:00 – 18:00
Wednesday	11:00 – 00:00	11:00 – 18:00
Thursday	11:00 – 01:00	11:00 – 18:00
Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 16:00

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
8. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
9. The premises shall operate only as a restaurant, café, bakery and food and wine shop.
10. The restaurant and café areas shall be ones in which (i) customers are shown to

their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

11. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
12. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries need to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

20. 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
23. Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
24. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
25. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
26. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by

noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

27. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which is still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Rep 9

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

Further to the above application we would make the following objections:

- The local area is saturated with clubs, pubs and restaurant all selling alcohol.
- On Thursday and Friday evenings you cannot walk past the pubs because of their over-flowing clients blocking our way on the street we live on.
- The next morning there is litter, bottles and glasses on the pavement and not far away pools of vomit on the walls of adjoining buildings and/or pavement make it difficult to have family life. Visits from family members with young kids who we want to build and maintain relationships tend not be as outdoor bound due to this problem. Examples of this type of behaviour being around: The Jerusalem Tavern, Britton Street, The Green, Clerkenwell Green and Crown Tavern, Clerkenwell Green Close
- Islington Council recently granted full planning permission & license to The Old Sessions House, 22 Clerkenwell Green, EC1R 0NA. This was strongly and vociferously objected to by many including those residents at Millennium Heights.
- In the pipeline you have this application for:
 - Conran Albion Clerkenwell Limited, Unit 1, 62 Turnmill Street
 - Turmill Social, 64 Turnmill Street
 - 96-100 Clerkenwell Road – hotel with planning
 - Wallace Space, 18 Clerkenwell Road

All above will cause or will cause public extreme public nuisance in particular 62 Turnmill Street.

NOISE

- Noise – people entering and leaving the proposed venue on 62 Turnmill Street after midnight; shouting, singing, banging of car doors, banging of taxi doors etc.
- Staff leaving work after 1 am again banging car and taxi doors.
- Noise from air-conditioning units running until 2.00 am located on the building roof within an acoustics enclosure which has not been constructed in accordance with manufacturers' requirements. We know this as we can see these from our home; the blades and flashings are incomplete.
- Noise from refuse collection prior to 7.00 am
- Car theft will increase. The residents have recently received notification that car theft are increasing in the area and that extra care should be taken to help reduce crime.

PUBLIC SAFETY

- As stated earlier glasses and bottles are left in the street that could cause a serious accident. A key reason why we don't take our young guests outdoor to enjoy this beautiful part of historic London.
- Parking – currently car parking space is limited in the area and cars are left parked in dangerous places and on double yellow lines blocking fire appliances and

ambulances attending emergencies. This dangerous parking also means that pedestrians have to walk in the roadway.

Due to the above serious points raised we strongly object to licencing being granted.

We would be grateful if you could inform us the date and time of the licencing committee meeting in order that we may attend and make objections in person.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

Rep 10

Licensing representation

11 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

- A. The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- B. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- C. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- D. The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- E. The application for a bar in an area of cumulative impact and saturation
- F. The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

[REDACTED]

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar.

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

1. Licence for a bar area should be rejected
2. Licence for off premises sales should be rejected
3. On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

	Opening Hours in Application	Restrict Hours - Opening	Licence Hours in Application	Restrict Hours - Licence
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Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 17:00	11:00 – 22:30	11:00 – 16:30

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

4. Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

	Off Licence Hours in Application	Restrict Hours - Off Licence
Monday	11:00 – 00:00	11:00 – 18:00
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Thursday	11:00 – 01:00	11:00 – 18:00
Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 17:00

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
8. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
9. The premises shall operate only as a restaurant, café, bakery and food and wine shop.
10. The restaurant and café areas shall be ones in which (i) customers are shown to

their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

11. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
12. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

20. 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
23. Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
24. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
25. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
26. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by

noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

27. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which is still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Rep 11

Licensing representation

11 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

- A. The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- B. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- C. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- D. The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- E. The application for a bar in an area of cumulative impact and saturation
- F. The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

[REDACTED]

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar.

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

1. Licence for a bar area should be rejected
2. Licence for off premises sales should be rejected
3. On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

	Opening Hours in Application	Restrict Hours - Opening	Licence Hours in Application	Restrict Hours - Licence
Monday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Tuesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Wednesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Thursday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Friday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 17:00	11:00 – 22:30	11:00 – 16:30

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

4. Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

	Off Licence Hours in Application	Restrict Hours - Off Licence
Monday	11:00 – 00:00	11:00 – 18:00
Tuesday	11:00 – 00:00	11:00 – 18:00
Wednesday	11:00 – 00:00	11:00 – 18:00
Thursday	11:00 – 01:00	11:00 – 18:00
Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 17:00

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
8. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
9. The premises shall operate only as a restaurant, café, bakery and food and wine shop.
10. The restaurant and café areas shall be ones in which (i) customers are shown to

their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

11. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
12. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

20. 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
23. Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
24. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
25. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
26. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by

noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

27. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Rep 12

Licensing representation

11 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turnmill St, EC1M 5NP

Representation made by: [REDACTED]

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

- A. The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- B. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- C. The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- D. The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- E. The application for a bar in an area of cumulative impact and saturation
- F. The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

Please note local residents have discussed this application. If multiple objections are the same/similar, it is due to our approach as a community. No one objection should be discounted by the Committee or the applicant simply because they appear similar.

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

1. Licence for a bar area should be rejected
2. Licence for off premises sales should be rejected
3. On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

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Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 17:00	11:00 – 22:30	11:00 – 16:30

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

4. Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

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Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 17:00

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
8. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
9. The premises shall operate only as a restaurant, café, bakery and food and wine shop.
10. The restaurant and café areas shall be ones in which (i) customers are shown to

their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

11. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
12. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.
13. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
14. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
15. No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.
16. No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.
17. The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.
18. No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.
19. The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

20. 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
21. A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.
22. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
23. Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.
24. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
25. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
26. The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by

noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

27. The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused.

Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which is still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Rep 13

Sender, Yesim

From: [REDACTED]
Sent: 11 April 2015 19:32
To: Licensing
Subject: Conrad Albion Clerkenwell Limited, Unit 1, 62 Turnmill Street, Islington, London, EC1M5RR

As a local resident(details below), I object to this application for a new license in order to prevent a Public Nuisance and Crime and Disorder.

The local area has been designated a Cumulative Impact Policy Area because of an excessive number of late night licensed premises.

The applicants proposed very large restaurant, bar and off-license would exacerbate this problem

The applicant has failed to provide plans to mitigate the Cumulative Impact.

The applicant and its advisers are surely aware of Islington's Cumulative Impact Policy. Accordingly, the application should be seen as disrespectful to the Council and to the hundreds of local residents who will be negatively impacted.

The applicant brings nothing beneficial to the area. There are already an excessive number off-licenses and venues offering late night drinking and food.

Based on recent experience with other venues serving and/or selling alcohol after 11pm, local residents lives will be blighted with anti-social behavior including:

- Excessive Noise caused by a large contingent of customers departing at closing time.
- |--Drinking on local streets by off-license customers throughout the night
- Horn-blasting mini-cab drivers competing for fares
- Pavements and streets covered in litter
- Other anti-social behaviour(urinating in the streets and fighting) and potential criminal activity(e.g.drug dealing)

Please reject this application.

Sincerely,

[REDACTED]

[REDACTED]

Rep 14

Sender, Yesim

From: [REDACTED]
Sent: 13 April 2015 06:58
To: Gallacher, Simon; Licensing
Subject: LICENSING REPRESENTATION

Licensing representation
13 April 2015

Application details: Conran Albion Clerkenwell, Unit 1, 62 Turmill St, EC1M 5NP
Representation made by: [REDACTED]

PLEASE NOTE THAT AS A LOCAL RESIDENT I HAVE DISCUSSED THIS APPLICATION, WITH OTHER LOCAL RESIDENTS, INCLUDING [REDACTED] FROM WHOM YOU HAVE ALREADY RECEIVED A WRITTEN OBJECTION IN THE SAME FORM AS MY OBJECTION APPEARING BELOW. MY OBJECTION BELOW IS IN THE SAME FORM AS [REDACTED]'S FOR CONVENIENCE AND SPEED AND TO ASSIST PROCESSING OF DETAILED OBJECTIONS BY ISLINGTON COUNCIL. THE CONSISTENCY OF APPROACH SHOULD NOT BE TREATED BY THE COUNCIL OR ITS LICENSING COMMITTEE AS INDICATING THAT THIS IS NOT A LEGITIMATE AND INDEPENDENT OBJECTION . IT SHOULD BE TREATED IN ALL RESPECTS AS A SEPARATE AND INDEPENDENT OBJECTION BY SOMEONE HOLDING THE SAME VIEWS ON THIS APPLICATION AS [REDACTED] AND REFLECTING A COMMONALITY OF INTEREST, AND CONSISTENCY OF VIEW, WITH LEORA NEIDLE AND CERTAIN OTHER RESIDENTS

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21.

The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

My main objections are:

- The proposed hours are extensive and outside the Council's own guideline framework of closing times for restaurants, cafes and bars – despite being in an area of cumulative impact
- This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby
- The lack of a noise and management programme to minimise noise and nuisance on the nearby area and residents
- The lack of delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance
- The application for a bar in an area of cumulative impact and saturation
- The application for off premises licence and with extensive hours of sale

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact.

I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

A reasonable number of licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not properly consider the Council's Licensing Policy and the needs of local residents. Nor does it demonstrate any willingness to mitigate cumulative impact.

Islington has London's 2nd highest density of licensed premises and higher than London average for violent

crimes attributable to alcohol. Clerkenwell is an area of cumulative impact and saturation. Please don't further aggravate these conditions.

The cumulative impact policy creates a rebuttable presumption that new premises licence applications are likely to add to the existing cumulative impact. We ask that you please reject this application if you agree it will cause a negative cumulative impact. If you approve the application, please do so with the below restrictions.

Kind regards,

Recommended Conditions

Please note my recommendations for conditions are inline with those set on other recent licences in the area. And regarding hours, also please note that

- Licence for a bar area should be rejected
- Licence for off premises sales should be rejected
- On premises licence and opening hours for the restaurant and café areas should be restricted as outlined below

	Opening Hours In Application	Restrict Hours = Opening	Licence Hours In Application	Restrict Hours = Licence
Monday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Tuesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Wednesday	11:00 – 00:00	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Thursday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Friday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Saturday	11:00 – 01:00	11:00 – 23:00	11:00 – 01:00	11:00 – 22:30
Sunday	11:00 – 22:30	11:00 – 17:00	11:00 – 22:30	11:00 – 16:30

This will bring the hours inline with recently licensed restaurants like Granger & Co as well as other nearby licensed premises such as Modern Pantry, Dovetail, Sekforde Arms, Three Kings and The Crown.

- Off premises licence, if granted, should have hours restricted as follows and should only apply to the food and wine shop:

	Off Licence Hours In Application	Restrict Hours = Off Licence
Monday	11:00 – 00:00	11:00 – 18:00
Tuesday	11:00 – 00:00	11:00 – 18:00
Wednesday	11:00 – 00:00	11:00 – 18:00
Thursday	11:00 – 01:00	11:00 – 18:00
Friday	11:00 – 01:00	11:00 – 18:00
Saturday	11:00 – 01:00	11:00 – 18:00
Sunday	11:00 – 22:30	11:00 – 17:00

- No licence for on premises sales should be granted to the bakery or the food and wine shop
- No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
- Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
- No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
- The premises shall operate only as a restaurant, café, bakery and food and wine shop.
- The restaurant and café areas shall be ones in which (i) customers are shown to their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and

consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.

- The maximum number of persons accommodated at any one time shall not exceed 90 covers in the restaurant area and 40 covers in the café area. There shall be no seated area in the bakery or food and wine shop areas.

- No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.

- The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.

- The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.

- No music or noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Doors to access and egress the premises shall be kept closed so far as practicable, employ automatic door closing mechanisms and not be wedged or held open.

- No more than 10 persons shall be permitted to smoke outside the premises at any one time, and no more than five persons after 21:00. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after 22:00. The licence holder shall ensure the area outside the premises are swept and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.

- The licence holder shall not allow any queuing outside of the premises at any time and shall provide sufficient space within the premises for any queue that forms. A queue shall mean any single person, or persons, waiting to be served at the premises. The licence holder shall actively discourage and disperse any persons trying to wait outside the premises or who otherwise obstruct the pavement or roadway and shall decline them service if they fail to disperse.

- No chairs or tables or signage or display boards of any kind shall be placed on the pavement or carriageway outside the premises at any time and the licence holder shall not seek any licence or variation of this licence for any such tables or chairs in the future.

- The licence holder shall ensure that all lights in the main dining area of the premises are switched off when the premises are closed to save energy and minimise light pollution.

- 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. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.

- A member of staff of the licence holder shall be present at the exit from 22:00 until the last patron leaves on any day of operations in order to direct patrons to the nearest transport links and to ensure that patrons do not create a disturbance or loiter outside or adjacent to the premises. The licence holder shall not call, or otherwise arrange, directly or indirectly taxis for any patrons so as not to increase late night traffic noise outside the premises. The licence holder shall encourage patrons to use public transport or disperse to the main roads to wait for passing taxis.

- The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

- Children shall be permitted on the premises for the purposes of having a meal if accompanied by a responsible adult. Staff shall be trained on their responsibilities to not sell alcohol to persons who are or appear to be under age. The licensee shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme. The licensee shall put arrangements in place to ensure that before serving alcohol to young persons, staff ask to see accredited proof of age cards e.g. Citizencard, a passport, or UK Driving Licence bearing the photograph and date of birth if the bearer. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they understood the training. The licensee shall keep records of training and instruction given to staff.

- The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.

- CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.

- The licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures designed to ensure that noise from equipment on the premises (including but not limited to air conditioning and kitchen extracts) is kept to a minimum and meets the Council's Db guidelines to prevent persons in the neighbourhood from being disturbed by noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

- The licence holder shall ensure that any extractor fans, any air conditioning units or any other equipment used by, or connected, to the premises shall operate at all times within the maximum permitted noise limits required by the Council or, if lower, by the then current legislation including any subordinate legislation and regulations.

Objections based on the four licensing objectives

Public Nuisance

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Public Nuisance.

The application also does not address:

- Licensing Policy 5 in that they have not suggested any real measures or plan to ensure that their customers do not contribute to problems of anti-social drinking
- Licensing Policy 8 nor Licensing Policy 21 in that they have not suggested any active dispersal policy to mitigate the Licensing Authority's position that the possibility of disturbance to residents is more likely to occur at night and in the early hours of the morning
- Licensing Policy 18 which states that complaints about noise in Islington have risen substantially over the last 10 years and the considerable expansion of the night-time economy has increased noise within urban settings above the national average

This application would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. There is the added possibility of public nuisance caused by

alcohol-related antisocial behaviour and crime, as noted above.

This restaurant would significantly increase foot and road traffic, thus having a cumulative impact upon residential neighbours for public nuisance through increased volume of people walking, talking, smoking and driving through the area. This license stands to increase disorder in the street at closing time, noise from customers leaving at night, noise from increased traffic at night, noise from deliveries and rubbish removal, noise and blocking of pavement from customers smoking outside, and noise and blocking of pavement from customers queuing/waiting outside.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no active dispersal policy suggested by the applicant
- No policy suggested by the applicant to manage patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement. Also notably no waiting area proposed in the applicant's floor plan to help manage this cumulative impact
- No evidence presented by the applicant that noise will not emanate from the premises – will windows be left open particularly in the summer, has an acoustic report been prepared...?

I would also note that my concerns are not based on speculation. They are based on experience of the cumulative impact of existing establishments on residents, which has resulted in the Council instituting the cumulative impact policy for Clerkenwell.

Crime and Disorder

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It also does not rebut the presumption in Licensing Policy 2, which states that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will accordingly normally be refused. Clerkenwell is an area the Council has recognised as having a high number of licensed premises, which collectively lead to problems related to the licensing objectives. The Council has noted that further licenses in the area could provide disproportionately negative effects for local residents. Specifically it could lead to an increase in crime and disorder, such as disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity associated with the consumption of alcohol.

This application also fails to consider Licensing Policy 1, which takes into account (among other matters) the location of the premises and character of the area. This application seeks to license a new restaurant with 225 covers (huge by comparison for the neighbourhood) serving 7 days a week from 11:00 to 00:00/01:00 (except for Sundays until 22:30, which is still very late for the area).

The premises are located Turnmill Street near many residential blocks on the same street, across the street (to the north) from residential blocks in Clerkenwell Green, across the street (to the west) from residential blocks on Farringdon Road and around the corner from residential blocks on Britton Street

Protection of Children from Harm

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Children from Harm.

Licensing Policy 1 notes that the character of the area must also be considered. The aforementioned increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder, and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol. Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

Rep 15

Sender, Yesim

From: [REDACTED]
Sent: 16 April 2015 23:23
To: Licensing; Gallacher, Simon
Subject: Re: Conran Turnmill Street - Licensing Objections

Dear Licensing,

Further to representations made by my neighbours [REDACTED] and [REDACTED] and Family, I would like to add my name in full support of their concerns outlined in detail to you. I have not had time to go through in the detail that they have, but rest assured that my concerns are none the less.

My main worry is the disturbance and additional noise caused by such a large restaurant, especially if off sales are allowed, and I object in particular to late opening hours. I am greatly concerned that this area will fast become a magnet for late night and weekend drinking. The increase in people, rubbish, noise, deliveries, taxis etc, will greatly effect residents, a significant number of whom are elderly.

The cumulative impact on what was a quiet and unique area will further degrade the peace and tranquility of this quiet corner of Islington.

Your Name [REDACTED]

Interest (i.e. resident, business): **RESIDENT**

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Date: **16 April 2015**

I wish my identity to be kept anonymous **No**

Signature _____ Sent via email, please accept as signed

Send by email to: licensing@islington.gov.uk

Yours faithfully,

[REDACTED]

On 16 April 2015 at 20:21, [REDACTED] <[REDACTED]> wrote:

Unit 1, 62 Turnmill Street, London EC1M 5NP ("the Premises")

**Conran Albion Clerkenwell Limited ("the Applicant")
Objections to Licence Application**

Licensing Act 2003 representation pro-forma

Premises Name and address: **Unit 1, 62 Turnmill St, EC1M 5NP**

Your Name: [REDACTED] **AND FAMILY**

Interest (i.e. resident, business): **RESIDENT**

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Date: **16 April 2015**

I wish my identity to be kept anonymous **No**

Signature _____ Sent via email, please accept as signed

Send by email to: licensing@islington.gov.uk

Dear Sirs,

CONRAN, TURNMILL STREET, EC1M 5NP

This is an application for a brand new premises' licence for brand new premises which appears to be intended to be a Conran restaurant with over 200 hundred covers ("**the Application**"). It will be one of the largest restaurants in Clerkenwell situated on the corner of a very busy arterial route (Clerkenwell Road).

The restaurant is situated in the Farringdon ward of the Clerkenwell Cumulative Impact Area ("**CCIA**") designated in 2011 by Islington Council Licensing Authority in recognition of the Licensing Authority's stated view that "having considered all the evidence the Licensing Authority is of the opinion that **Clerkenwell is now saturated** [my emphasis] with licensed premises."

Whilst the CCIA is not an absolute bar to new licences or extensions, LP2 goes on to state that **applications will normally be refused** unless the applicant can demonstrate that **"there will be no adverse cumulative impact [my emphasis] on the licensing objectives"**.

Far from attempting to discharge the obligation upon the Applicant to demonstrate that the Application will have no adverse cumulative impact, the Application appears to be either wilfully ignorant of Islington Licensing Policy, and in particular the CCIA, or deliberately designed to challenge stated and long standing Islington licensing policy. In particular, the Applicant appears to demonstrate barely concealed contempt for Islington Licensing Policy by seeking hours in excess of the maximum recommended by Islington Council on every day of the 7 day opening; seeking off-licence sales for premises which are supposed to be intended as a restaurant and well in excess of the maximum hours for any off-sales (23.00); and effectively a 24 hours' licence for New Year's Day.

By substantially ignoring Islington Licensing Policy and Guidelines, the Applicant, in common with numerous other applicants, appears to be cynically seeking an advantage by proposing a licence well in excess of them in the hope that if objections are not raised, they will be approved and, if there are objections, the excesses can, to a greater or lesser extent be "conceded" whilst still securing a new premises licence for new premises in an area the Islington Licensing Authority described 4 years ago as "saturated".

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More licensed premises at the north end of Turnmill Street seem likely only to lead to it becoming a drinking venue, and a conduit for revellers and to degenerate to the state of a public urinal like that of Cowcross Street at the south end of Turnmill Street on Friday and Saturday nights, especially. If licensed premises are to be allowed the inevitable noise and nuisance from patrons should be limited by keeping their activities in the premises entirely and the basic peace of local residents especially those on Turnmill Street needs to be protected by hours that do not impact materially on normal residential use ie nothing after midnight.

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Most restaurants in the immediate area of the Premises do not operate beyond 2300 although a few do operate until midnight on Friday and Saturday and none currently operates after midnight. There seems no proper reason or justification to set a precedent or provide a commercial advantage to the Applicant by exceeding the restaurant hours recommended by Islington Licensing Policy extending the Applicant's licence beyond 2300 Sunday to Thursday (inclusive) and 2400 Friday and Saturday.

This is especially the case given then very large size of the Premises and its proximity to residential areas along Turnmill Street. If such a precedent is set for very large premises, it will be much more difficult for both residents and the Licensing Committee to maintain the CCIA and oppose smaller existing premises seeking to extend their licences with the consequent erosion of the protected special peaceful character of the area.

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The premises are on the corner of Clerkenwell Road and Turnmill Street which is an extremely busy junction for both vehicular and pedestrian traffic with pavements that struggle to cope at peak times. Nevertheless, the Applicant has proposed nothing to recognise these facts, persists not only in failing to rebut the presumption against the licence it seeks and actually causing brand new nuisances.

1.5 Rubbish

The waste disposal arrangements for the Premises are extremely important and the food waste and rubbish which will be generated from such a huge restaurant will attract vermin such as rats, urban foxes and seagulls unless properly managed.

2 CRIME AND DISORDER

Whatever steps the Applicant may take, the fact of the matter is that the effectiveness of any management plan ends at the doors of the Premises. Premises staff have absolutely no jurisdiction, control or authority over any person beyond the bounds of the Premises. In practical terms therefore they have no power at all and the management plan will not help protect the surrounding area, from the behaviour of patrons off-site or the various "trades" (eg unlicensed cabs/ "lap-dancing" touts) that feed off late night patrons and venues. It is also inevitable that patrons will ignore the polite signs to respect the residents and will cause disturbance whatever the door staff say.

It seems that the only way to restrict these risks, as Islington Licensing Policy acknowledges, is to limit the hours of licensed premises to balance the need of the wider community and minimise crime and disorder.

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There is a risk that the Premises may endanger public safety by allowing the pavement immediately outside the Premise to become obstructed with smokers or patrons gathering, forcing pedestrians onto the carriageway of Turnmill Street with the consequent risk of injury and accidents.

CONCLUSION

The CCIA is meant to protect the residents of Clerkenwell and Farringdon from the worst excesses of the ever increasing number of licensed premises.

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I would also like to endorse the more detailed conditions set out by Leora Neidle and others in relation to the Application.

Change in Clerkenwell and Farringdon seems inevitable and more licensed premises may be granted if they are properly respectful of longstanding Council Policy and Guidelines and the needs of local residents not to face increased disturbance, crime and nuisance. This Application fails to do either and should be either rejected or brought into line with Islington Council's carefully considered and framed Guidelines so that the CCIA and those policies are not rendered meaningless. I hope the Committee will agree.

Yours sincerely

 and Family

Rep 16

Sender, Yesim

From: [REDACTED]
Sent: 16 April 2015 21:58
To: Licensing
Cc: Gallacher, Simon
Subject: Fwd: Conran Turnmill Street - Licensing Objections

Unit 1, 62 Turnmill Street, London EC1M 5NP ("the Premises")

**Conran Albion Clerkenwell Limited ("the Applicant")
Objections to Licence Application**

Licensing Act 2003 representation pro-forma

Premises Name and address: Unit 1, 62 Turnmill St, EC1M 5NP

Your Name: [REDACTED] & [REDACTED]

Interest (i.e. resident, business): RESIDENT

Your Address: [REDACTED]

[REDACTED]

[REDACTED]

Date: 16 April 2015

I wish my identity to be kept anonymous No

Signature _____ Sent via email, please accept as signed

Send by email to: licensing@islington.gov.uk

Dear Sirs,

CONRAN, TURNMILL STREET, EC1M 5NP

This is an application for a brand new premises' licence for brand new premises which appears to be intended to be a Conran restaurant with over 200 hundred covers ("**the Application**"). It will be one of the largest restaurants in Clerkenwell situated on the corner of a very busy arterial route (Clerkenwell Road).

The restaurant is situated in the Farringdon ward of the Clerkenwell Cumulative Impact Area ("**CCIA**") designated in 2011 by Islington Council Licensing Authority in recognition of the Licensing Authority's stated view that "having considered all the evidence the Licensing Authority is of the opinion that **Clerkenwell is now saturated** [my emphasis] with licensed premises."

Whilst the CCIA is not an absolute bar to new licences or extensions, LP2 goes on to state that **applications will normally be refused** unless the applicant can demonstrate that "**there will be no adverse cumulative impact** [my emphasis] on the licensing objectives".

Far from attempting to discharge the obligation upon the Applicant to demonstrate that the Application will have no adverse cumulative impact, the Application appears to be either wilfully ignorant of Islington Licensing Policy, and in particular the CCIA, or deliberately designed to challenge stated and long standing Islington licensing policy. In particular, the Applicant appears to demonstrate barely concealed contempt for Islington Licensing Policy by seeking hours in excess of the maximum recommended by Islington Council on every day of the 7 day opening; seeking off-licence sales for premises which are supposed to be intended as a restaurant and well in excess of the maximum hours for any off-sales (23.00); and effectively a 24 hours' licence for New Year's Day.

By substantially ignoring Islington Licensing Policy and Guidelines, the Applicant, in common with numerous other applicants, appears to be cynically seeking an advantage by proposing a licence well in excess of them in the hope

that if objections are not raised, they will be approved and, if there are objections, the excesses can, to a greater or lesser extent be "conceded" whilst still securing a new premises licence for new premises in an area the Islington Licensing Authority described 4 years ago as "saturated".

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My detailed objections, on behalf of my family and myself, are as follows:

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Most restaurants in the immediate area of the Premises do not operate beyond 2300 although a few do operate until midnight on Friday and Saturday and none currently operates after midnight. There seems no proper reason or justification to set a precedent or provide a commercial advantage to the Applicant by exceeding the restaurant hours

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This is especially the case given then very large size of the Premises and its proximity to residential areas along Turnmill Street. If such a precedent is set for very large premises, it will be much more difficult for both residents and the Licensing Committee to maintain the CCIA and oppose smaller existing premises seeking to extend their licences with the consequent erosion of the protected special peaceful character of the area.

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The premises are on the corner of Clerkenwell Road and Turnmill Street which is an extremely busy junction for both vehicular and pedestrian traffic with pavements that struggle to cope at peak times. Nevertheless, the Applicant has proposed nothing to recognise these facts, persists not only in failing to rebut the presumption against the licence it seeks and actually causing brand new nuisances.

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The waste disposal arrangements for the Premises are extremely important and the food waste and rubbish which will be generated from such a huge restaurant will attract vermin such as rats, urban foxes and seagulls unless properly managed.

2 CRIME AND DISORDER

Whatever steps the Applicant may take, the fact of the matter is that the effectiveness of any management plan ends at the doors of the Premises. Premises staff have absolutely no jurisdiction, control or authority over any person beyond the bounds of the Premises. In practical terms therefore they have no power at all and the management plan will not help protect the surrounding area, from the behaviour of patrons off-site or the various "trades" (eg unlicensed cabs/ "lap-dancing" touts) that feed off late night patrons and venues. It is also inevitable that patrons will ignore the polite signs to respect the residents and will cause disturbance whatever the door staff say.

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The Application appears to barely recognise the existence of the CCIA and clearly stated Islington Licensing Policy and recommended Guidelines that have been in place for almost 5 years. For the Applicant's apparently arrogant approach and wilful disregard for Islington Policy and Guidelines, **the Applicant should be refused as a matter of principle having failed to discharge the onus on it to show there is no adverse cumulative impact on the licensing objectives of Islington Council and the protection of resident council taxpayers.**

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Change in Clerkenwell and Farringdon seems inevitable and more licensed premises may be granted if they are properly respectful of longstanding Council Policy and Guidelines and the needs of local residents not to face increased disturbance, crime and nuisance. This Application fails to do either and should be either rejected or brought into line with Islington Council's carefully considered and framed Guidelines so that the CCIA and those policies are not rendered meaningless. I hope the Committee will agree.

Yours sincerely

[REDACTED] & [REDACTED]

[REDACTED]

[REDACTED]

Rep 17

Sender, Yesim

From: [REDACTED] >

Sent: 16 April 2015 20:21

To: Licensing; Gallacher, Simon

Cc: [REDACTED]

Subject: [REDACTED]
Conran Turnmill Street - Licensing Objections

Unit 1, 62 Turnmill Street, London EC1M 5NP ("the Premises")

**Conran Albion Clerkenwell Limited ("the Applicant")
Objections to Licence Application**

Licensing Act 2003 representation pro-forma

Premises Name and address: Unit 1, 62 Turnmill St, EC1M 5NP

Your Name: [REDACTED] AND FAMILY

Interest (i.e. resident, business): RESIDENT

Your Address: 26 ST JAMES'S WALK, CLERKENWELL, LONDON EC1R 0AP

Email: [REDACTED]

Telephone: [REDACTED]

Date: 16 April 2015

I wish my identity to be kept anonymous No

Signature _____ Sent via email, please accept as signed

Send by email to: licensing@islington.gov.uk

Dear Sirs,

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Yours sincerely

 and Family

Rep 18

Sender, Yesim

From: [REDACTED]
Sent: 16 April 2015 16:22
To: Licensing; simon.gallagher@islington.gov.uk
Subject: Licensing Application for Conran Albion Clerkenwell Limited, Unit 1, 62 Turnmill Street, Islington, London EC1M5RR

I should like to add my objections to the proposed licensing application for the above named business, to those already received by Islington Council

I have lived in this neighbour hood for over fifteen years: during that time, the area (already described by Islington as 'saturated') has been inundated with new businesses, restaurants and bars. We have suffered from drug sales, addicts shooting up in our front entrance, all manner of bodily fluids being deposited on streets and pavements, rubbish, noise from revellers leaving premises late at night, owners who have ignored their licensing hours, parking problems, honking horns as taxis and mini cabs vie for late night business and unruly behaviour.

Adding another venue in an already crowded neighbourhood will, I fear, lead to even more of the same problems for us in what was once a quiet and safe neighbourhood.

- The license application is for the business to be open until midnight on Monday - Wednesday, 1 am on Thursday through Saturday, and 10:30p.m on Sunday. This is later than most other restaurants and bars in the area and is in direct conflict with the Council's A policy
- The application offers no solutions to limiting noise disturbance from customers or delivery vans
- In addition, the proposal is to sell alcohol through an off licence facility.

Most of the restaurants and bars in this area are not big enough to house all of their clients, so out of necessity, people crowd onto the streets and pavements outside. At times, even now, it is impossible to get through crowds on Britton Street, or in Clerkenwell Green, and at rush hour, if you happen to be walking from the Underground at Farringdon, towards Clerkenwell Road, you run the risk of being knocked over in the rush.

I object vehemently to the proposal on the grounds that the licensing objectives listed below are not being met:

- the prevention of crime and disorder
- the prevention of public nuisance
- public safety



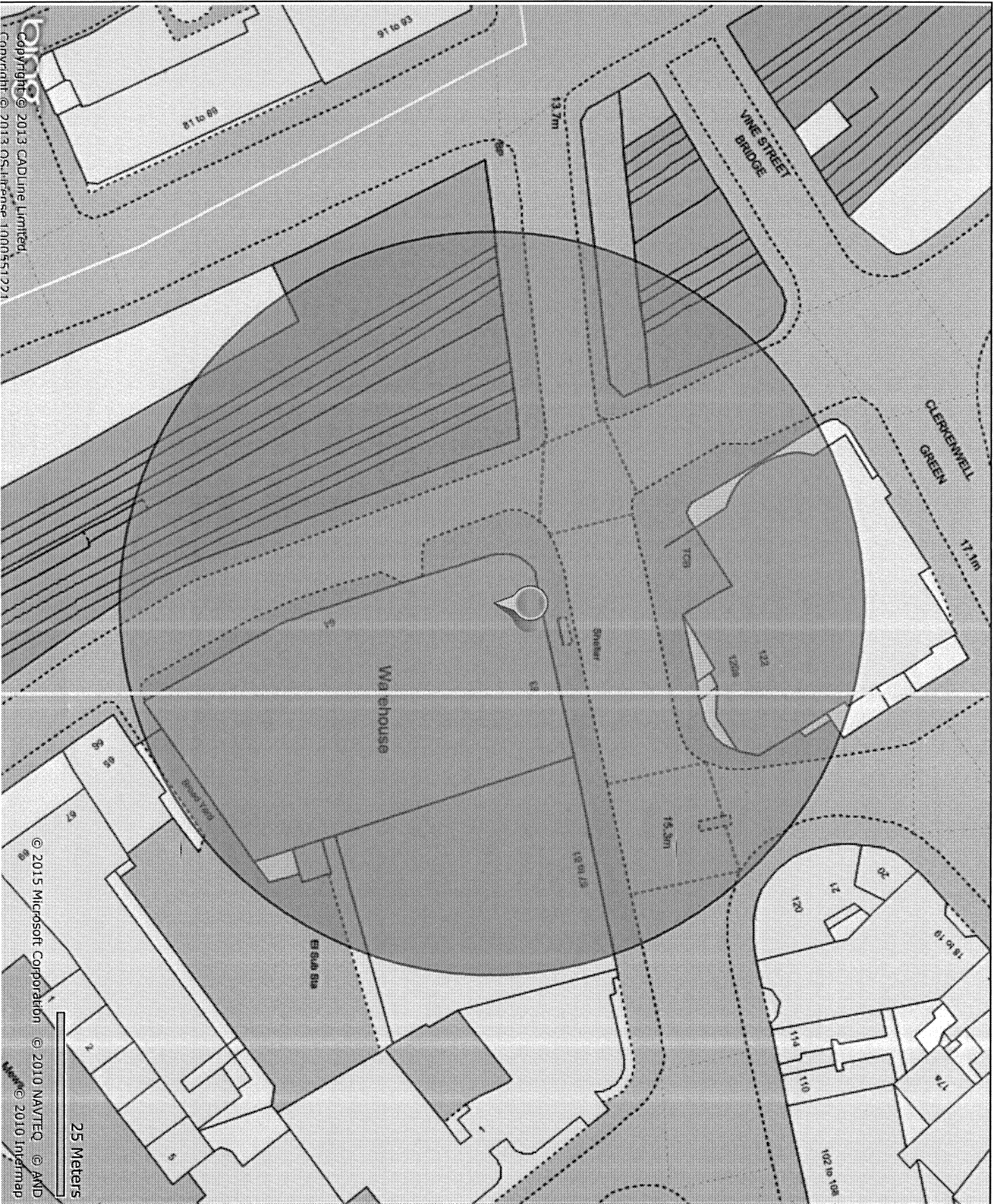
Appendix 3

1. Substantial food and suitable beverages other than intoxicating liquor shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.
2. No customers carrying open or sealed bottles shall be admitted to the premises at any time that the premises are open to the public.
3. Alcoholic and other drinks purchased from the premises may not be taken outside the premises in open containers such as glasses or opened bottles.
4. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
5. The supply of alcohol at the premises shall only be to a person seated taking a table meal there, and for the consumption by such a person as ancillary to their meal save for in the basement area as hatched on the plans.
6. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority.
7. The licence holder shall maintain an Incident Book at the premises to record the following:
 - All crimes reported to the venue
 - All ejections of patrons
 - Any complaints received
 - Any incidents of disorder
 - Seizures of drugs or offensive weapons and their location
 - Any faults in the CCTV system
 - Any visits by a relevant authority or emergency service
8. The licensee shall comply with the reasonable requirements of the Building Control Officer.
9. The licensee shall comply with the reasonable requirements of the Fire Officer.
10. The premises will be risk assessed from time to time in accordance with relevant legislation.
11. An adequate and appropriate supply of first aid equipment and materials is to be available on the premises.
12. Noise or vibration must not emanate from the premises so as to cause to nearby properties.
13. 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.

14. Refuse, including bottles, is to be taken and placed into receptacles outside the premises at times which will minimise the disturbance to nearby premises.
15. Noxious smells are not to be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated.
16. A dedicated licensed taxi/mini cab service shall be available within the premises for customers.
17. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
18. Where the sale of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under the age of 25. Such evidence may include a driving licence or passport.

Conditions of approval suggested by the Metropolitan Police

19. The premises shall operate under full restaurant conditions and within Islington's Statement of Licensing Policy 2013-17 preferred hours policy.
20. The supply of alcohol at the premises shall only be to a person seated taking a table meal there, and for the consumption by such a person as ancillary to their meal.
21. Notwithstanding the above condition, alcohol may be supplied and consumed prior to their meal in the designated bar area, by up to a maximum at any one time, of 16 persons dining at the premises.
22. There will be no off sales of alcohol
23. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or a police officer (subject to the Data protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
24. Crime prevention literature will be placed in prominent positions in the premises and in all toilets used by visitors. Signs will be placed on the back of cubicle doors in the ladies and on the wall above mens urinals. The content of this literature will be agreed and reviewed in conjunction with the local Police.
25. The premises shall adopt a challenge 25 policy.



**Title : 62 Turmill
Street - Unit 1**

Islington Borough
Boundary

Printed by :
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29-04-2015