



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
-----------------------	--	------------

Subject: PREMISES LICENCE NEW APPLICATION
Jubo Ltd, 50 Exmouth Market, London EC1R 4QE

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The application is to:
 - Approve internal alterations at the premises by removing the bar servery and relocating it to the front of the premises.
 - To allow the sale of alcohol for consumption off the premises: 10:00 to 00:00 on Monday to Saturday and 12:00 to 23:30 on Sundays.
 - To remove conditions 2 and 3 of the current premises licence. Condition 2 refers to historical enactments and Condition 3 relates to the permitted "drinking up" period.
- 1.3 The premises is currently licensed to:
 - Sell alcohol from 10:00 to 00:00, Monday to Saturday, and 12:00 to 23:30 on Sunday.
 - Provide late night refreshment between 23:00 and 00:30, Monday to Saturday, and 23:00 to 00:00 on Sunday.
 - Play recorded music, no restrictions on times.

2. Relevant Representations

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

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form and applicant's response to representations;
- Appendix 2: current premises licence;
- Appendix 3: representations;
- Appendix 4: suggested conditions and map of premises location.

3.2 The Licensing Authority and three local residents have submitted representations. One other resident has since withdrawn their representation as have the Metropolitan Police and Noise Service on the basis of agreed conditions.

3.3 The applicants have submitted a letter of response to the representations which has been circulated by the Licensing Service to those making representation.

3.4 This premises is currently licensed, as per 1.3 above, and was recently transferred to the current applicants, 20 March 2015.

4. Planning Implications

- 4.1 Planning permission was granted on 23.06.1975 in relation to these premises as a restaurant. There are no planning conditions imposed on these premises.

5 Recommendations

- 5.1 To determine the application for a variation of the premises licence under Section 34 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 4)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 4)

6 Conclusion and reasons for recommendations

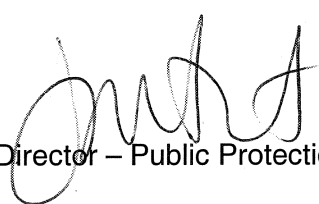
- 6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

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

Islington London Borough Council

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Jubo Ltd

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

Premises licence number
LN/3064-170314

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

50 Exmouth Market

Post town	London	Post code	EC1R 4QE
-----------	--------	-----------	----------

Telephone number at premises (if any)

Non-domestic rateable value of premises

£15,500

Part 2 – Applicant details

Daytime contact telephone number

E-mail address (optional)

Current postal address if different from premises address

8 Farmer Street

Post Town

London

Postcode

W8 7SN

Part 3 - Variation

Please tick yes

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

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

Day	Month	Year

Please describe briefly the nature of the proposed variation (Please see guidance note 1)

To approve internal alterations at the premises by removing the bar servery and relocating it to the front of the premises. For the addition of off sales of alcohol Monday to Saturday 1000hrs to 0000hrs and Sunday 1200hrs to 2330hrs. To remove conditions 2 and 3 in Annex 2. All other regulated activities and on sales of alcohol to remain as existing.

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

Part 4 Operating Schedule

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

Provision of regulated entertainment

Please tick yes

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

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

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

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

E

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

F No change

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

G

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

H

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

I No change

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

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	10:00	00:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	10:00	00:00			
Sat	10:00	00:00	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
Sun	12:00	23:30			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)
None

L No change

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

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

To remove the following conditions:

Annex 2 conditions 2 and 3

- Please tick yes
- I have enclosed the premises licence
 - I have enclosed the relevant part of the premises licence

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

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

Premises licence to follow under separate cover once received

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

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

Bearing in mind the nature of this variation and those conditions already attached to this licence nothing further is required, save that the licensable activities and opening hours are to be extend to be permitted throughout the whole year.

b) The prevention of crime and disorder

--

c) Public safety

--

d) The prevention of public nuisance

--

e) The protection of children from harm

--

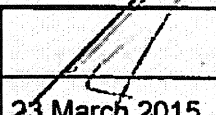
Please tick yes

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

IT IS AN OFFENCE, 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

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 11). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	23 March 2015
Capacity	Poppleston Allen – Solicitors for & on behalf of the applicant

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	

Capacity	
----------	--

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13) Craig Barwell Popleston Allen Solicitors 37 Stoney Street The Lace Market			
Post town	Nottingham	Post code	NG1 1LS
Telephone number (if any)	0115 9349170		
If you would prefer us to correspond with you by e-mail your e-mail address (optional) c.barwell@popall.co.uk			

Notes for Guidance

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

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please 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.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please 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 or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Gallacher, Simon

From: Craig Barwell <C.Barwell@popall.co.uk>
Sent: 27 April 2015 10:12
To: Gallacher, Simon
Subject: 50 Exmouth Market
Attachments: SKMBT_C454e15042413200.pdf; SKMBT_C454e15042413250.pdf

Hello Simon,

Please see the e-mail below. As discussed can this be forwarded to the residents.

Regards
Craig

Dear Sir

Allow me to introduce myself I work for Poppleston Allen Solicitors acting on behalf of Jubo Ltd for the variation of the premises licence.

I would like to first give you the background of this application. We are applying to vary the layout of an existing premises licence and add off sales for take away meals. No hours are being amended on the licence. The hours we are applying for the off sales already exist for the on sale hours. The premises are a restaurant and not a vertical drinking establishment. The layout is being altered to amend the seating area for tables and chairs by removing the bar servery at the back of the premises to increase the seating capacity. The bar servery has been relocated at the front of the premises for seating to be positioned around the bar.

We have agreed the following conditions with the Environmental Health Officer and Police.

Agreed Environmental Health Condition:

All off sales shall be made in closed sealed containers. (This condition is superfluous as this has been agreed with the police – see below)

Agreed Police conditions:

The licensee shall ensure that sales and delivery staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The training shall include the assessment of age; making a challenge; acceptable proof of age; and recording refusals. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.

The licensee shall put arrangements in place to ensure that before selling or delivering alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the "PASS" logo (and no others), a passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.

All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises, these shall be limited as ancillary to take away meals and shall be limited to 1 bottle of wine per take away meal or 2 bottles of beer per take away meal.

There are conditions on the current licence which restricts people only having alcoholic drinks with a table meal. The condition attached is as follows:

Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his meal.

This shows that the premises and my clients are a restaurant and not interested in a vertical drinking culture within their premises.

I would like to tell you about Jubo Restaurants. Jubo is a restaurant concept specializing in fast-casual Korean food. Drawing inspiration from the K-Towns of New York and Los Angeles, Jubo provides the ultimate 'anju' dining experience. Jubo have worked with a development chef to create new Korean concept food. They spent several months researching and developing recipes and perfected Korean Fried Chicken. In August 2013 Jubo launched a restaurant in Shoreditch, see the first attachment for the photos of the Shoreditch restaurant which clarifies this is food led business with all customers seated. I have also attached the conceptual designs for the premises at Exmouth Market.

I can assure you that Jubo is not altering the premises to be an off licence. All alcohol will be ancillary to food and this is shown within the conditions of the licence which were already on the existing licence and the new conditions which have been agreed with the police and environmental health officer.

Please let me know your thoughts after reading this if you are willing to withdraw your representations.

Many thanks

Craig Barwell | Paralegal

Poppleston Allen

E: C.Barwell@popall.co.uk | T: 0115 9349 170 | M: 07788 101 575 | W: www.popall.co.uk

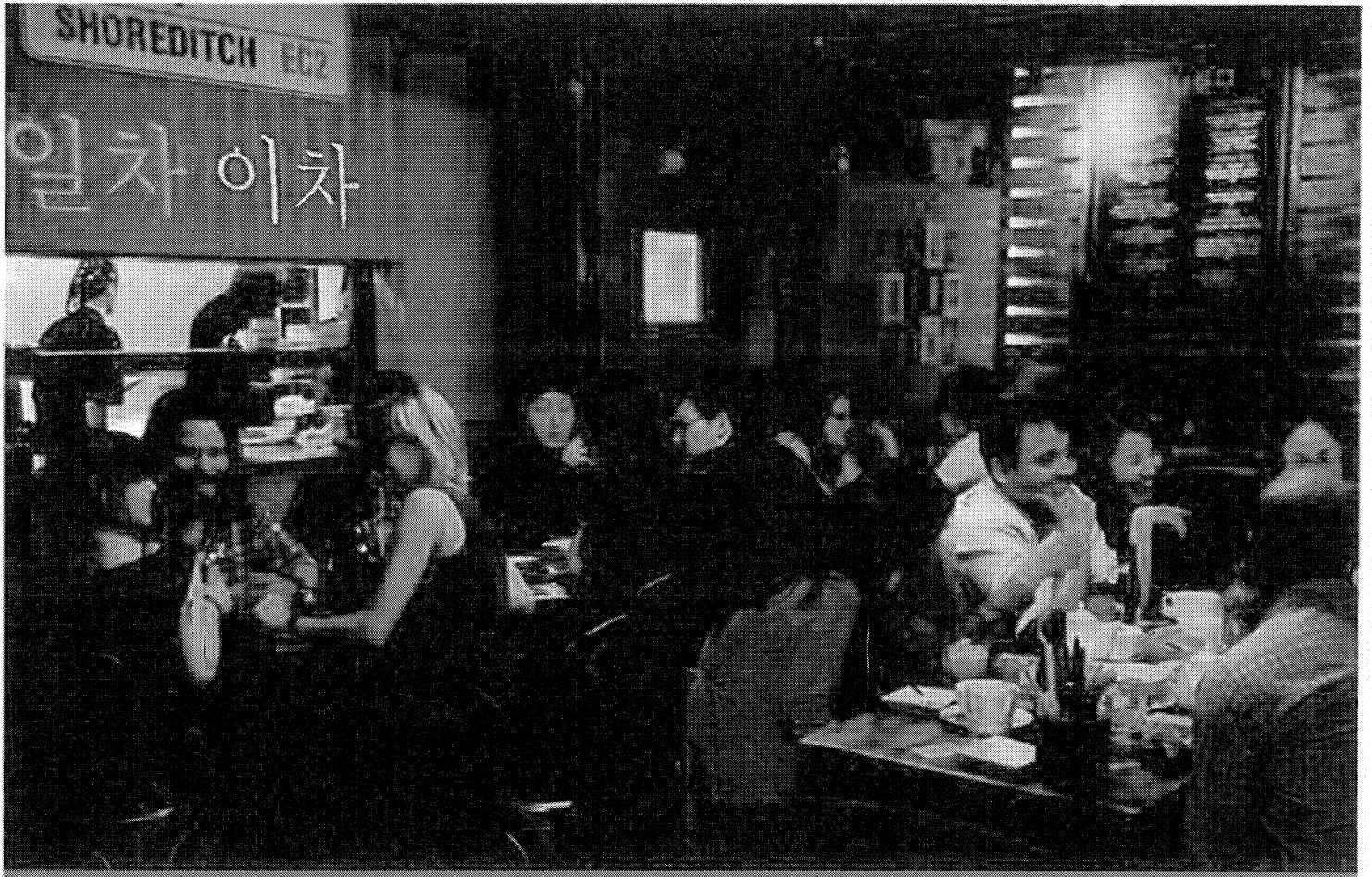


Nottingham Office : 37 Stoney Street, The Lace Market, Nottingham, NG1 1LS T : 0115 953 8500 F : 0115 953 8501

London Office : 31 Southampton Row, London, WC1B 5HJ T : 0203 078 7485

Authorised and Regulated by the Solicitors Regulation Authority (SRA No: 78244). The professional rules to which we are subject are the Solicitors Code of Conduct. These rules can be viewed at www.sra.org.uk.

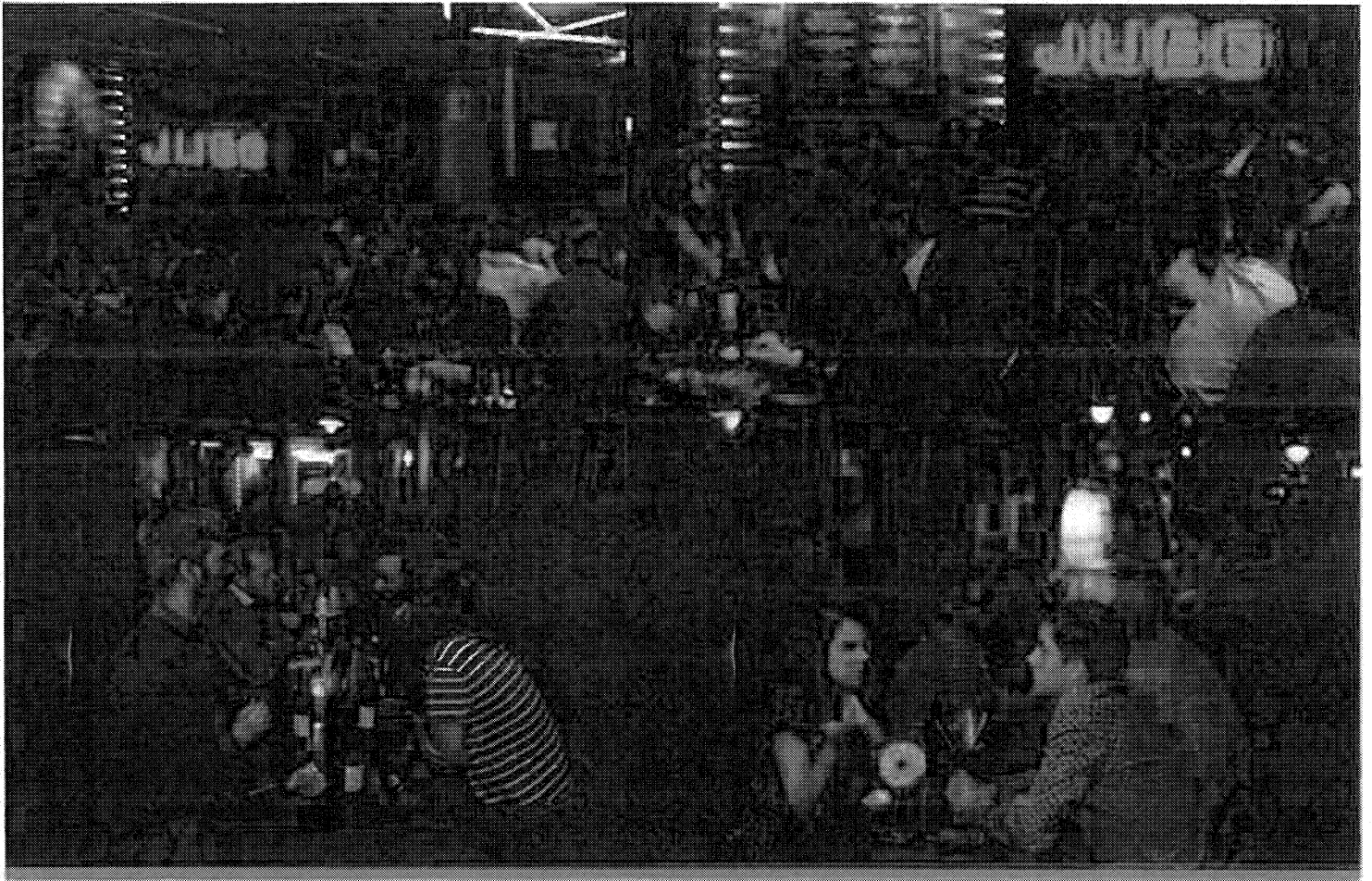
This email and the attachments are intended for the above named persons only and may be confidential and privileged. If you receive it in error please tell the sender immediately and do not copy, show or distribute them to anyone. Although we have taken steps to ensure that this email and its attachments are free from any viruses, it is your responsibility to ensure that viruses do not adversely affect your system.



JUBO

Current Venue

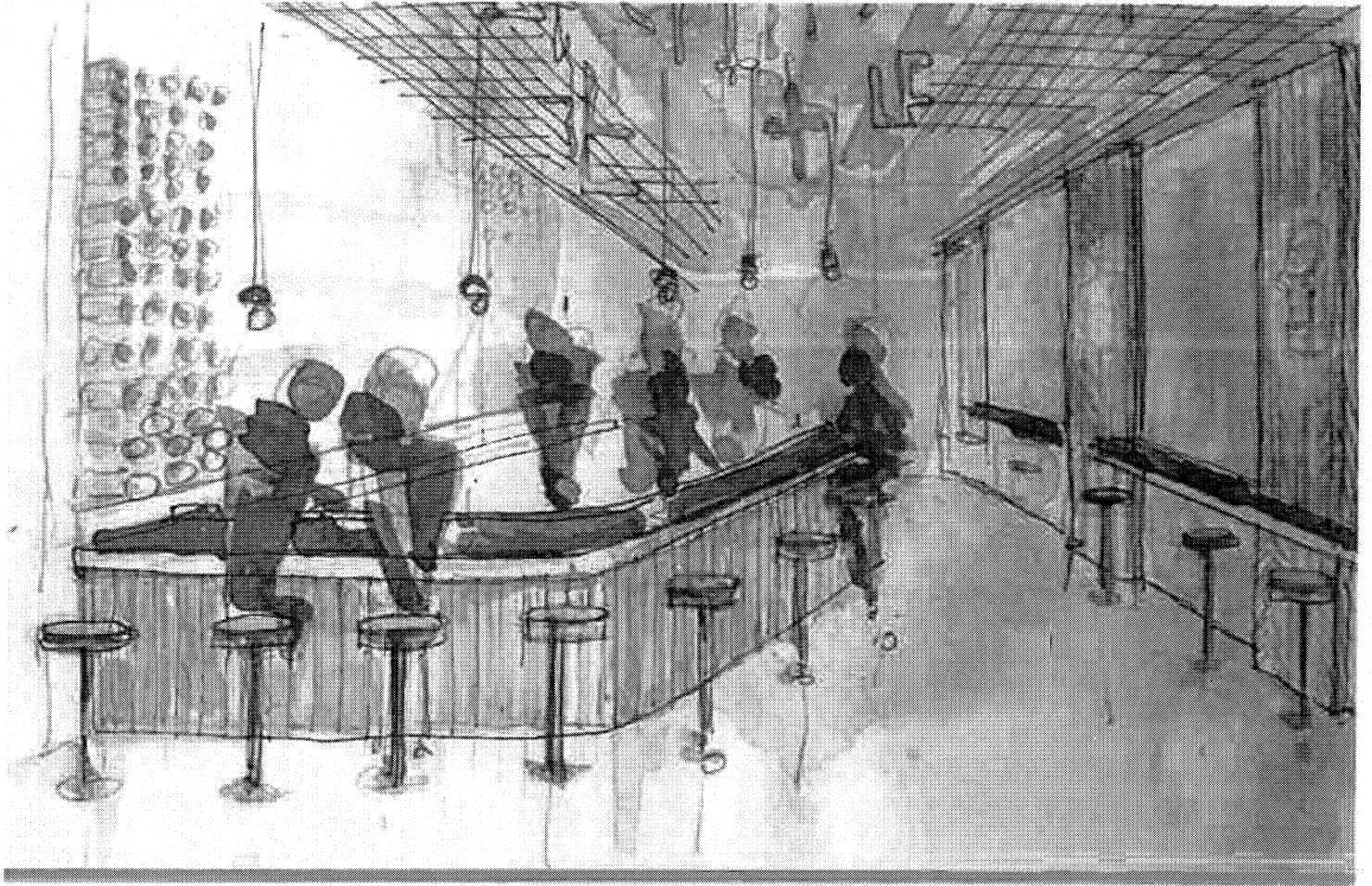

Chanticleer Limited



JUBO
STABIAN 1. 2017/2018

Current Venue


Chanticleer Limited

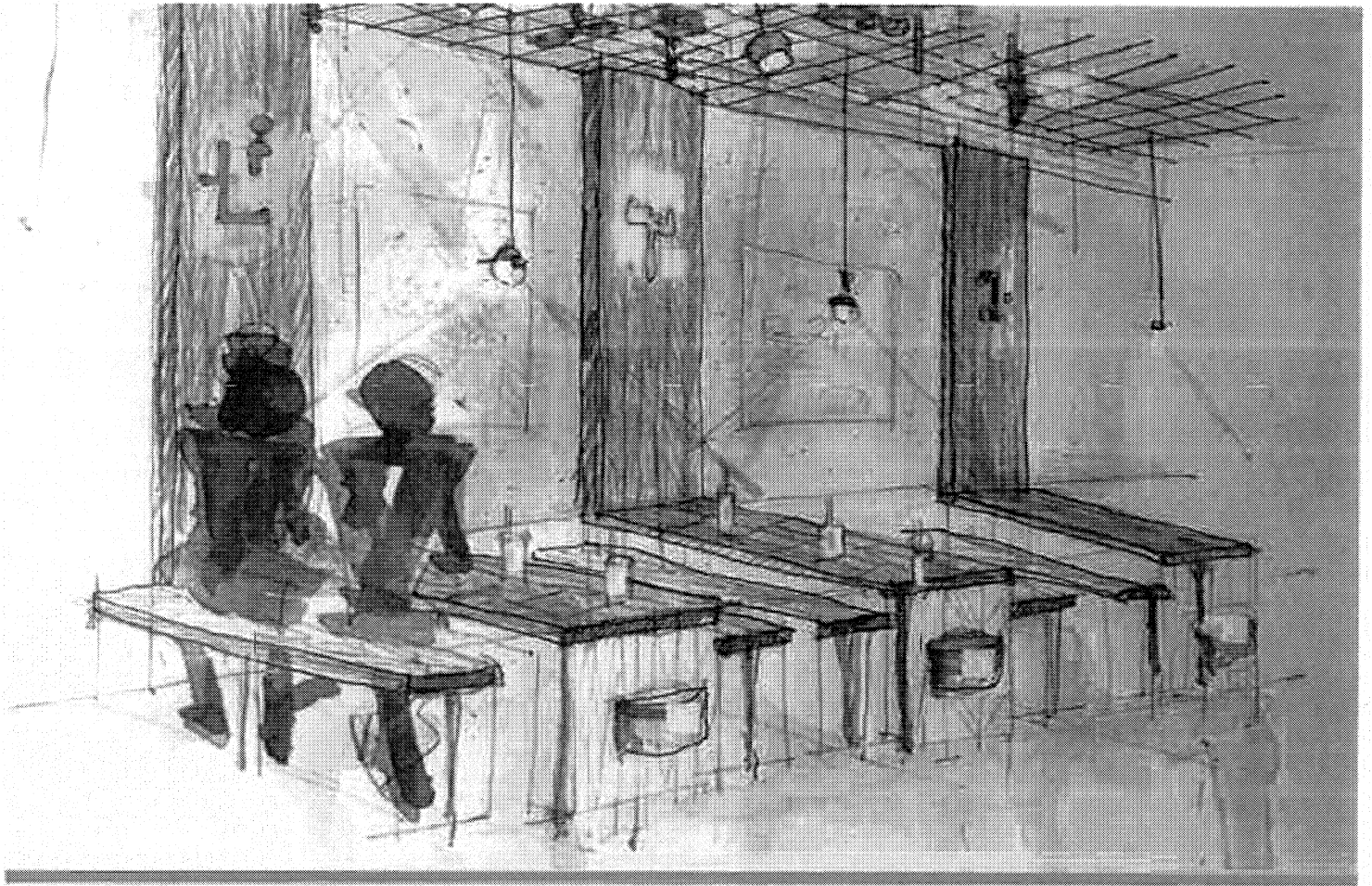


JUBO

Flagship Concept



Chanticleer Limited



JUBO

Flagship Concept


Chanticleer Limited



**PREMISES LICENCE
 LICENSING ACT 2003**

Premises licence number	LN/3064-170314		
Postal address of premises, or if none, ordnance survey map reference or description			
GREAT BRITISH PIZZA COMPANY LIMITED 50 EXMOUTH MARKET			
Post town	London	Post code	EC1R 4QE
Telephone number			

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
<ul style="list-style-type: none"> • The provision of regulated entertainment by way of: The playing of recorded music • The provision of late night refreshment • The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities																																																																						
Delete any that do not apply																																																																						
<ul style="list-style-type: none"> • The provision of regulated entertainment for the playing of recorded music: <table border="0"> <tr><td>Monday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Tuesday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Wednesday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Thursday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Friday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Saturday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> <tr><td>Sunday</td><td>00:00</td><td>to</td><td>24:00</td><td></td></tr> </table> • The provision of late night refreshment: <table border="0"> <tr><td>Monday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Tuesday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Wednesday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Thursday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Friday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Saturday</td><td>23:00</td><td>to</td><td>00:30</td><td>the following day</td></tr> <tr><td>Sunday</td><td>23:00</td><td>to</td><td>00:00</td><td></td></tr> </table> 	Monday	00:00	to	24:00		Tuesday	00:00	to	24:00		Wednesday	00:00	to	24:00		Thursday	00:00	to	24:00		Friday	00:00	to	24:00		Saturday	00:00	to	24:00		Sunday	00:00	to	24:00		Monday	23:00	to	00:30	the following day	Tuesday	23:00	to	00:30	the following day	Wednesday	23:00	to	00:30	the following day	Thursday	23:00	to	00:30	the following day	Friday	23:00	to	00:30	the following day	Saturday	23:00	to	00:30	the following day	Sunday	23:00	to	00:00	
Monday	00:00	to	24:00																																																																			
Tuesday	00:00	to	24:00																																																																			
Wednesday	00:00	to	24:00																																																																			
Thursday	00:00	to	24:00																																																																			
Friday	00:00	to	24:00																																																																			
Saturday	00:00	to	24:00																																																																			
Sunday	00:00	to	24:00																																																																			
Monday	23:00	to	00:30	the following day																																																																		
Tuesday	23:00	to	00:30	the following day																																																																		
Wednesday	23:00	to	00:30	the following day																																																																		
Thursday	23:00	to	00:30	the following day																																																																		
Friday	23:00	to	00:30	the following day																																																																		
Saturday	23:00	to	00:30	the following day																																																																		
Sunday	23:00	to	00:00																																																																			

• The sale by retail of alcohol:

Monday	10:00	to	00:00
Tuesday	10:00	to	00:00
Wednesday	10:00	to	00:00
Thursday	10:00	to	00:00
Friday	10:00	to	00:00
Saturday	10:00	to	00:00
Sunday	12:00	to	23:30

Except on:

Good Friday: 12:00 to 23:30

Christmas Day: 12:00 to 23:30

New Year's Eve, except on a Sunday: 10.00 until the time authorised on the following day

New Year's Eve on a Sunday, 12.00 until the time authorised on the following day.

If there are no permitted hours on the following day, midnight on the 31st December

The opening hours of the premises:

Not specified

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On supplies

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

Great British Pizza Company Ltd.
c/o Certax Accounting (East Kent)
6 Cecil Square
Margate
Kent
CT9 1BD

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

08136427

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

Ms Rachel Seed
Flat 6
2 Second Avenue
Margate
Kent
CT9 2LL

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

180550447 – Bromsgrove District Council

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

Service Manager - Commercial

Date of Issue

Licence

Annex 1 - Mandatory conditions

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

In this condition, an "irresponsible promotion" means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children:

- a) games or other activities which require or encourage, or are designed to require or encourage, individuals to:
 - i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on:
 - i) the outcome of a race, competition or other event or process, or
 - ii) the likelihood of anything occurring or not occurring;
 - e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
6. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 7. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

8. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

9. The responsible person shall ensure that:
- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i) beer or cider: ½ pint;
 - ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii) still wine in a glass: 125 ml; and
 - b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the Operating Schedule

1. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
2. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
Children and Young Persons Act 1933
Cinematograph (Safety) Regulations 1955
Sporting Events (Control of Alcohol Etc) Act 1985
3. The times that the licence authorises the supply of alcohol does not prohibit:
 - a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
 - b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
 - c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
 - d) the supply to, or consumption by, any person of alcohol in any premises where they are residing.
4. Suitable beverages other than alcohol, including drinking water, shall be equally available for consumption with or otherwise as an ancillary to meals served in the licensed premises.
5. The premises must be bona fide used for the purpose of habitually providing the customary main meal at midday or in the evening, or both for the accommodation of persons frequenting the premises.
6. Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his meal.

Officer to insert any conditions attached to the restaurant licence

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

Nil

Annex 4 – Plans

Reference Number: L/01 & L/02 Date: 24th Jan 2001 & 13th Jul 2005

Licence

This drawing is a copy right © 2001 Bob Edden Architects Ltd. Do not scale from this drawing, work to figured dimensions only. All dimensions are to be checked on site before construction. Any discrepancies between figured dimensions and site dimensions are to be reported immediately.

This drawing is to be read in conjunction with all other drawings, project documents and information; any conflicting requirements are to be reported.

Note: This drawing is to be read in conjunction with drawing 710-L/02 Fire Safety Provisions

LEGEND

- RESTAURANT SEATING AREA
- CIRCULATION AREAS
- ALCOHOL - SPIRITS, BEERS & WINES
- STAFF AREAS
- RESIDENTIAL AREAS

Rev: ...	Redrawn from base drawing 471-L/03hwB
Revision / Date	Description
Code	Drawn By
Source: SU/PE	
Scale @ 1:100	Project Size A3
	Operation Date 2001-0524

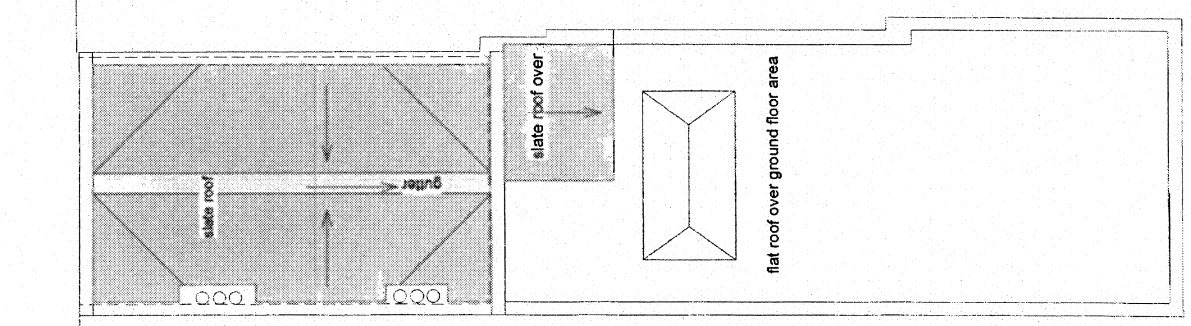
Project Title
Ground, First & Second Floor Plans
Existing LICENSING PLAN (ZONING)

Project Title
Pride of Slam
50 Exmouth Market
London EC1R 4QE

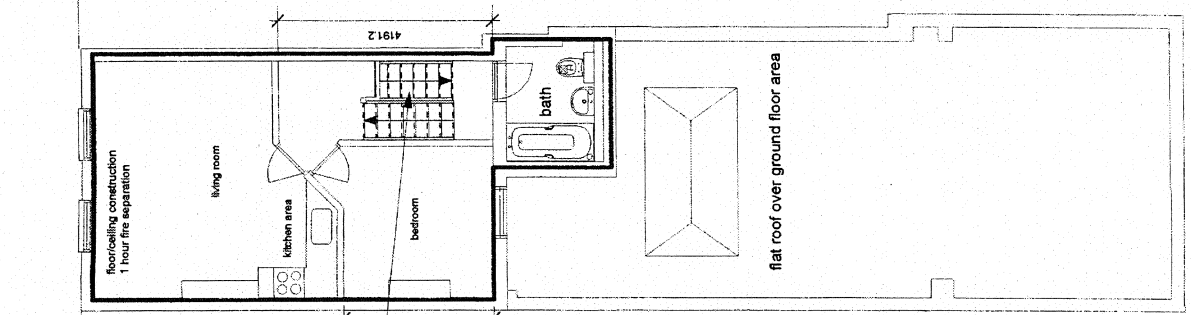
for Kevin Ball - Pride of Slam

• BOB EDDEN •
• ARCHITECT •

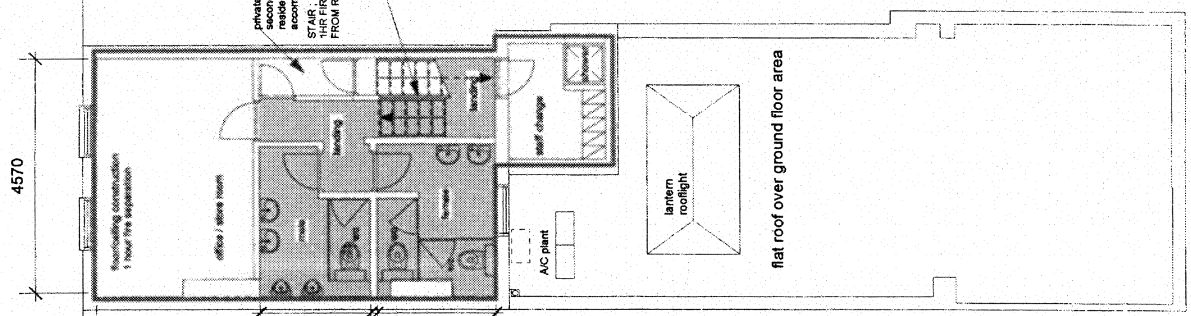
Job No	710	Drawing Number	L/01	Revision	---	Sketch	-
--------	-----	----------------	------	----------	-----	--------	---



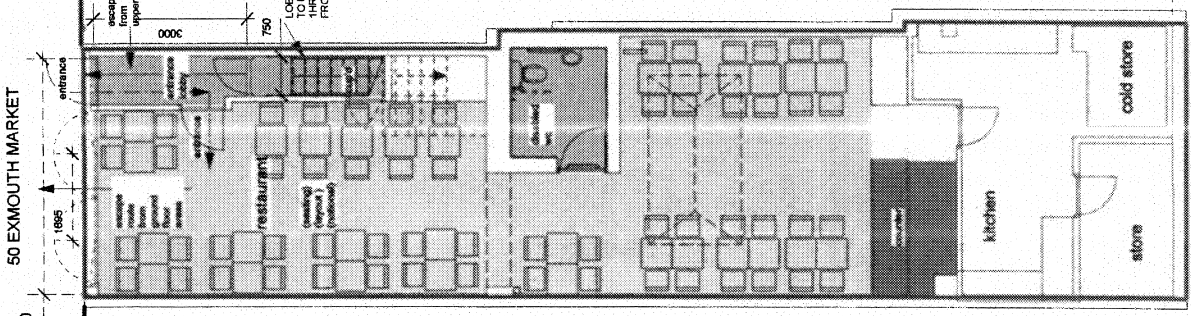
ROOF PLAN (existing)



SECOND FLOOR PLAN (existing)



FIRST FLOOR PLAN (existing)



GROUND FLOOR PLAN (existing)

50 EXMOUTH MARKET

Licensing Authority Representation: Licensing Act 2003**Application: Jubo Ltd, 50 Exmouth Market, London EC1R 4QE**

I am submitting a representation on behalf of the Licensing Authority with respect to the variation application for the above premises.

The grounds for the representation are:

- Public nuisance
- Crime and disorder

Licensing Policy Considerations

<i>Licensing Policies 1 & 2</i>	<i>Location, cumulative impact and saturation</i>
<i>Licensing Policies 4 & 5</i>	<i>Off sales</i>
<i>Licensing Policy 7 & 8</i>	<i>Licensing Hours</i>
<i>Licensing Policies 9, 10 & 11</i>	<i>Operating Schedules</i>
<i>Licensing Policy 12</i>	<i>Best practice schemes</i>
<i>Licensing Policy 18</i>	<i>Noise control</i>
<i>Licensing Policy 20</i>	<i>Smoking, drinking, eating outside</i>
<i>Licensing Policy 21</i>	<i>Dispersal Policy</i>

Issues of Concern

1. The plan submitted with the application is ambiguous. The plan does not show the areas where licensable activities will take place and includes an outside seating area although it is not clear whether this is to be included under the licensed area. The current licence does not include any outside drinking areas.
2. There are no proposed opening hours with the application and the application proposes to remove the current "drinking up period". As a consequence customers could remain drinking alcohol on these premises without constraint to any hour.
3. The proposed changes to the layout suggest that the premises will operate more as a bar than a restaurant. The current plans attached to the licence shows seating for 58 covers whereas the proposed plan shows 36.
4. The premises are located within the Clerkenwell Cumulative Impact area. The onus is on the applicant to demonstrate that these premises will not add to the cumulative impact. It is my opinion that these premises will add to the cumulative impact and I am concerned that the applicant has failed to address cumulative impact in their application.
5. The licensing authority receives regular complaints from local residents and businesses about the impact of licensed businesses in Exmouth Market. Licensing officers regularly visit the area and have worked with local licensed operators to minimise the impact their businesses have on the local environment. Business have been encouraged to provide door supervisors, reduce music noise levels, implement dedicated smoking areas, use staff patrols to monitor customer behaviour, litter patrols, attend pubwatch, reduce vertical drinking and stop selling high strength

alcohol products.. The applicants have proposed no additional measures and have failed to demonstrate an appreciation of local issues.

6. This application will undermine the licensing objectives and added to the cumulative impact because:

- o The plan includes reference to outside areas however there is no mention of how this area will be used or monitored.
- o The removal of "drinking up" time and no expressed opening hours, leads to the possibility of late night drinking with no hours constraints.
- 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 to explain how customers will be encouraged to leave the area without causing a nuisance to neighbouring residents.
- o There are no controls proposed relating to off sale supplies.

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.qpv.uk
02 7527 3212

20 April 2015

Rep 2

Sender, Yesim

From: [REDACTED]
Sent: 20 April 2015 15:28
To: Licensing
Subject: RE: JUPO LIMITED, 50 EXMOUTH MARKET LONDON EC1R 4QE

Dear Sir / Madam

I am writing to submit a comment re the licensing application for Juppo Limited

I am a local resident since 20 years and I am appalled by the number of places that sell alcohol in the area. This is continually rising and we already have a dreadful problem of public nuisance including drunk and disorderly people, disturbance for the neighbourhood, a terrible example for the young people and huge amounts of rubbish .

I strongly object to the opening of another premises that will sell off- sale alcohol it is bad for the local community encouraging drinking which is harmful to the young people and believe it will create more disorder in a place that is already overrun with people drinking.

The licensing of JUPO LIMITED will add to the creation of public nuisance and in order to prevent this we must take measures to lessen the places having a license.

yours sincerely [REDACTED]

[REDACTED]

Rept

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:

Jubo Limited, 50 Exmouth Market, London EC1R 4QE

WK/2015 80082

Your Name:

[Redacted Name]

Interest:

RESIDENT

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

Your Address:

[Redacted Address]

Email:

[Redacted Email]

Telephone:

[Redacted Telephone]

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:

(6) I also understand that No 70 has planning to be a new gastro pub.

Public Nuisance

- ① Off-licence already, adjacent at No. 44
- ② Borough Wines, off-licence at No. 63
- ③ Rosebery Wines, within 200yds, in Rosebery Avenue
- ④ Four pubs in immediate vicinity, with drinking outside
- ⑤ Budgens, 7/11 store, selling alcohol in Tysoe St.

Surely, there is no more need for places to buy alcohol late at night.

Crime and Disorder at night in a residential area.

- ① See police report of serious assault (stabbing) on Friday 10 April 2015, which closed the Tysoe St end of Exmouth Mkt for eight hours.
- ② Local residents in Wilmington Square (other side of Rosebery Ave.) complain of anti-social behaviour and drug activity late at night.

This must qualify as "cumulative impact" and almost "saturation".

COMMERCIAL LICENSING
16 APR 2015
PUBLIC PROTECTION DIVISION
222 UPPER ST, LONDON N1 1XR

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

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

Signature: _____

Date: _____

14 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 J

Senler, Yesim

From: [REDACTED]
Sent: 06 April 2015 21:09
To: Licensing
Subject: re license for jubo

Dear Sir/Madam

I would like to submit my objections to the license application at 50 Exmouth Market, EC1 for Jubo.

I live at [REDACTED] Exmouth Market. My name is [REDACTED] and I write on behalf of both tenants at this flat.

Public Nuisance:

We are most concerned about Exmouth Market getting another establishment on top of the one already in existence (KickBar) with a drinking licence til the late hours. We already suffer greatly in terms of noise and drunken behaviour of customers that wont leave the street outside our flat past closing hours, often shouting and being very drunken well past midnight. There is already a lot of disorder at closing time with noise from customers and rubbish being thrown about. It is rare that customers leave quietly or in fact leave at all for hours. They rarely respect residents as alcohol has been consumed and they forget that speaking at a normal volume will quite suffice. No, they have to shout. And screech. For hours. And inviting another drinking establishment to the market with more loud music and alcohol will only add to an already existing issue. We have had to call the police twice in the last 8 months due to existing bar customers getting involved in street brawling - we witnessed one girl who left the bar get thrown to the ground and had to call the police as she was being harassed by another customer. The fracas did not stop for several hours after the bar had closed and was very distressing to witness and hear. That is just one example. We are concerned that yet another drinking establishment will invite more public nuisance. And noise. And possible crime. As much as they might try to reduce noise, as soon as these establishments close their doors, they can only leave the drunk customers on the street and quite often they shout with little regard for residents. And often they simply hang around for hours which is very distressing for us. There seems to be no policy in place to encourage the drinkers to get home after closing or to just move on else where. We are left to suffer them. I find this very unfair.

Exmouth market is such a lovely civilised street and it really does not need the addition of another late night bar to bring further drunken crowds and cause further nuisance.

Kindest regards,

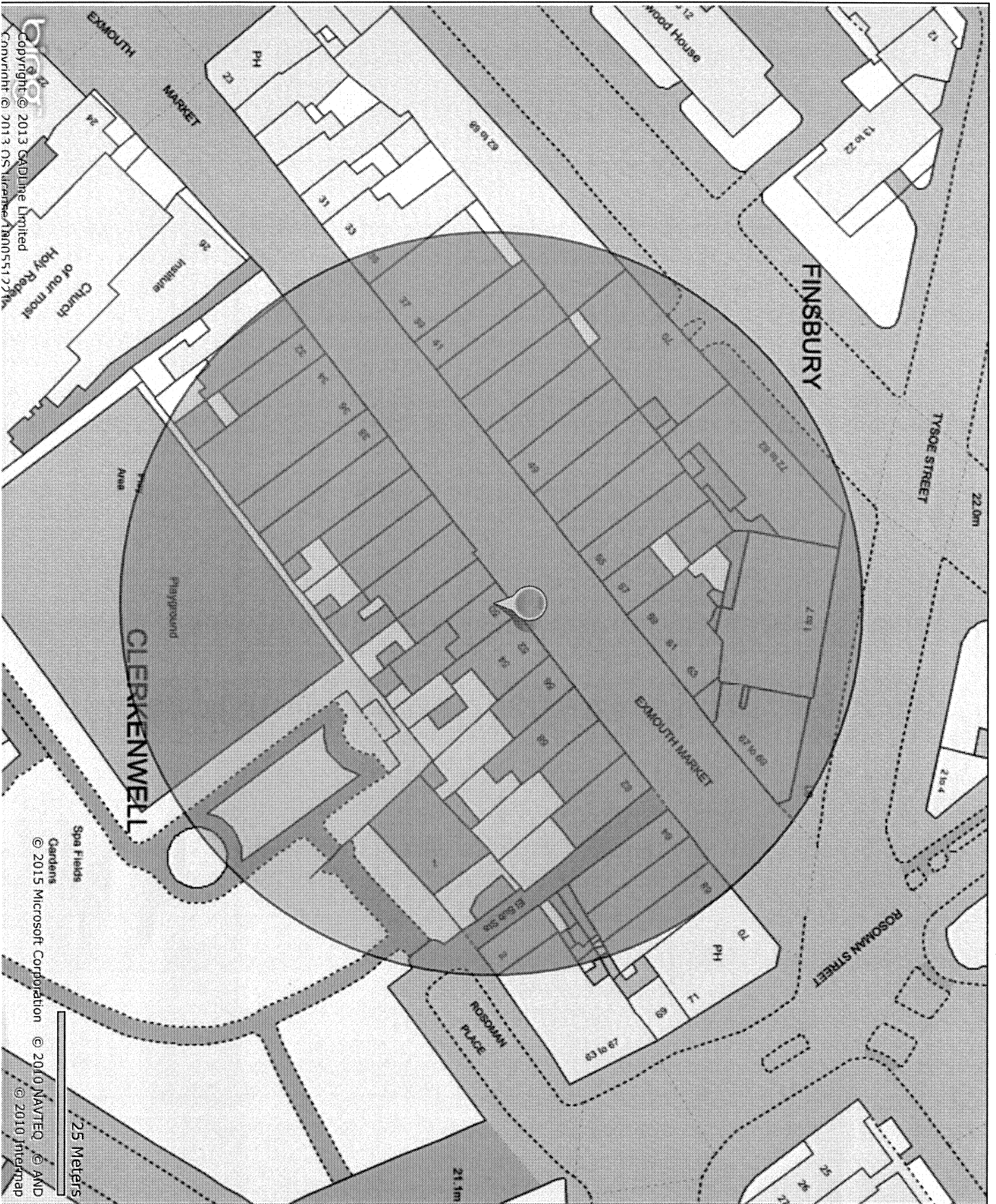
[REDACTED]

Conditions of approval suggested by the Metropolitan Police

1. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises, these shall be limited as ancillary to take away meals and shall be limited to 1 bottle of wine per take away meal or 2 bottles of beer per take away meal.
2. The licensee shall ensure that sales and delivery staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The training shall include the assessment of age; making a challenge; acceptable proof of age; and recording refusals. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.
3. The licensee shall put arrangements in place to ensure that before selling or delivering alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the "PASS" logo (and no others), a passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.

Conditions of approval suggested by the Noise Service

4. All off sales shall be made in closed sealed containers.



Copyright © 2013 GADLine Limited
Copyright © 2013 OS Information Ltd
Copyright © 2013 OS Information Ltd

© 2015 Microsoft Corporation © 2010 NAVTEQ © AND
© 2010 Intermap
25 Meters

Title : Jubo - 50
Exmouth Mkt

Islington Borough
Boundary

Printed by :
RO RO

Printed at :
29-04-2015

Title : Jubo

Islington Borough
Boundary