



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	30 th June 2015		St Peter's

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Pistachio and Pickle Diary, 6 Camden Passage, London N1 8ED

1. Synopsis

- 1.1 This is an application for a new premises 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: 10:00 to 22:30 on Mondays to Saturdays and 10:00 to 22:00 on Sundays.
 - The following opening hours: 10:00 to 22:30 on Mondays to Saturdays and 10:00 to 20:00 on Sundays.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	No
Health and Safety	No

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 12
Other bodies	Yes 1 local business

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 Six local residents have submitted representations.

4. Planning Implications

4.1 The Planning & Development section have reported that:

“The use would not appear to require planning permission. The fact alcohol sales are taking place would not, in itself, lead to a change of use, provided this remains ancillary to the primary use as a shop under class A1. The application states that this is to be the case and unless this position were to alter then consent from planning would not be required.”

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

Date 18/6/15

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

201584181



Islington
Application for a premises licence
Licensing Act 2003

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

Due: 02/06/15

* required information

Section 1 of 19

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?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* 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:

Applying as a business or organisation, including as a sole trader

Applying as an individual

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

Applicant Business

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

* Is your business registered outside the UK? Yes No

Rateable Value: £14,500

* Business name If your business is registered, use its registered name.

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

* Legal status

IP2/417447
£190.00/ELMS

05/05/15

Continued from previous page...

* Your position in the business

Home country

The country where the headquarters of your business is located.

Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Section 2 of 19

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

Details

Registered number (where applicable)

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

Continued from previous page...

partnership

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

partnership

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

Contact Details

E-mail	<input type="text" value="info@pistachioandpickle.com"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
<input type="button" value="Remove this applicant"/>	
<input type="button" value="Add another applicant"/>	

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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.

Artisan Cheese Shop, split over 3 floors, located on camden passage: pedestrianised retail & restaurant shopping quarter. Licensable activities will take place on ground and 1st floor, and below external canopy on Camden Passage. It is our intention to serve alcohol, on premises, ONLY with food. This policy will be clearly sign-posted. Off-licence alcohol purchases will be permitted, but not for consumption on premises.

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

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PROVISION OF PLAYS

Will you be providing plays?

- Yes No

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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?

Continued from previous page...

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

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

End

Start

End

Will the playing of recorded music 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.

mood music will be played inside the the shop to ground and 1st floors

State any seasonal variations for playing recorded music

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

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

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

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes

No

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

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

Yes

No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes

No

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Continued from previous page...

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

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 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.

Continued from previous page...

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.

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

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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'.

Continued from previous page...

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.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

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

SUNDAY

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.

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 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.

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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.

1. Managements Arrangements

- we will employ only capable and experienced staff, whom we will train to implement relevant techniques to resolve possible alcohol related conflict issues and first aid
- We will prepare and execute a relevant Risk Assessment related to all activities taking place on site.

2. Measures to influence customer behaviour

- The sale of cheese platters will be the primary focus and the sale of alcohol will be an ancillary purchase. Customers will not be allowed to order alcohol unless they are eating. Clear signage both in-store and on the website will advise customers of our policy.
- This policy will mitigate the over-consumption of alcohol which may lead to aggressive behaviour.

b) The prevention of crime and disorder

- we will train staff in crime prevention measures relevant to our operation.
- in our risk assessment we will develop clear procedures to deal with violent or anti-social behaviour
- we will promote a responsible drinking environment through our "drink only if you eat" policy
- alcohol will be stored in the basement behind roped and attended counter space

c) Public safety

- detailed fire risk assessment will be available for inspection by IO, if necessary
- staff will be trained in correct procedures for reporting a fire and evacuation
- capacity will be 4 members of staff, 4 persons (customers) to ground floor, 8 persons to outside footpath area, 16 persons to upstairs seating area, making maximum safe capacity 32 persons in total
- staff will enforce capacity as a matter of public safety

d) The prevention of public nuisance

- Opening and closing hours are conducive to the reduction of noise impact on local residential community

Continued from previous page...

- there are no residential properties adjacent to the property
- we will have a 'please leave quietly' sign clearly displayed for customers' information
- internal & external lighting will prevent so called 'dark spots'
- external lighting will illuminate area UNDERNEATH the canopy, which will therefore reduce light pollution
- we use a reputable waste collector FirstMile
- staff will be trained to minimise the impact of waste waiting outside property for collection and to re-use and recycle wherever possible

e) The protection of children from harm

- we will prevent under-age drinking, by using a "proof of age" policy.
- we will not engage in promotions that target children or under age drinking.
- persons under the age of 18 will be excluded from the first floor seating area during licensing hours

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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 your are required to pay a higher fee

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

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

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

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

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

Continued from previous page...

* Fee amount (£)

190.00

DECLARATION

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

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

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

* Full name

matthew kelly

* Capacity

partner

* Date

05 / 05 / 2015
dd mm yyyy

Add another signatory

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

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

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

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

OFFICE USE ONLY

Applicant reference number

6 Camden Passage

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

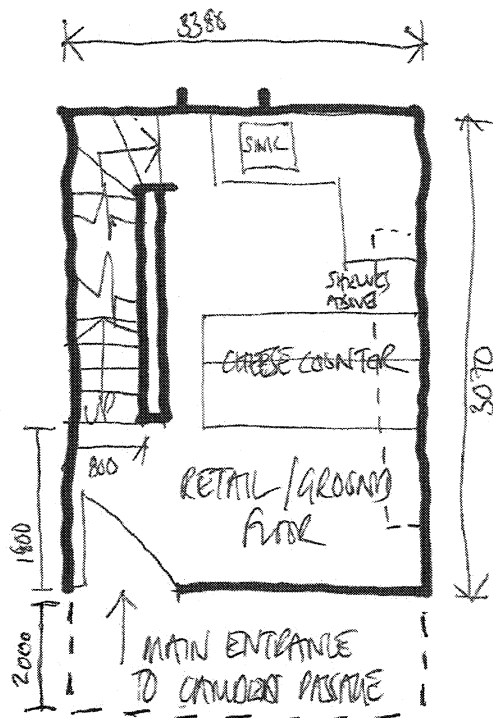
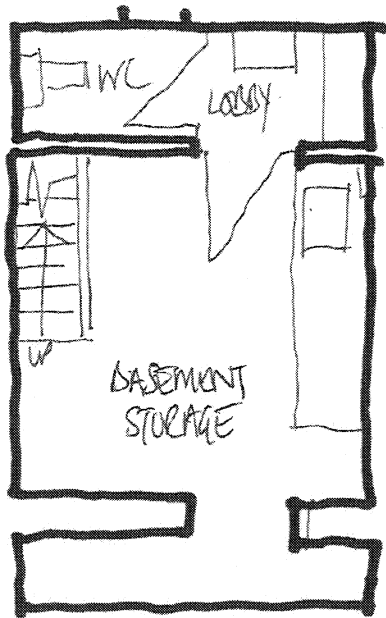
Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed



EXTENT OF EXTERNAL
CANOPY - PROPOSED
SEATING BELOW

PISTRATTO + PICKLE
6 CANONEN PASSAGE

Subject:

FW: PISTACHIO & PICKLE, 6 CAMDEN PASSAGE, N1 8ED

Dear Mr Senler

PISTACHIO & PICKLE
6 CAMDEN PASSAGE
ISLINGTON
LONDON N1 8ED

I object to the granting of an alcohol licence to PISTACHIO & PIKLE.

My xxxx is only xxxx xxxx from PISTACHIO & PIKLE. I already have problems with drunk, who make a mess the front of my shop, and lean over the grill, which makes alarm go.

Camden Passage is already too many cafes and restaurants, and shops with alcohol licence. Camden Passage was unique place with individual trades and shops. Now it's becoming a just normal place to eat and drink.

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

Yours Faithfully

Subject:

FW: PISTACHIO & PICKLE DAIRY, 6 CAMDEN PASSAGE, N1 8ED.

Dear Mr Senler,

Yet again I am writing to object to another application.

These applications come one after another despite the fact that we are in a "Saturation Zone" and each applicant has to demonstrate that this additional licence will not add to the "Cumulative Impact" in the Zone which is already inundated with drinking establishments. At this rate it will be just a question of time before Camden Passage and Islington High Street lose their unique identity and become a place to drink and eat, with no consideration for the many residents living above the shops and the remaining individual traders which suffer all the usual unpleasant side effects that go with the sale of alcohol, details of which I have outlined so many times before.

Yours Faithfully,

01 JUN 2015

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.

PUBLIC PROTECTION DIVISION
222 UPPER ST. LONDON N1 1XR

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:

Pistachio & Pickle Dairy, 6 Camden Passage, Islington, London, N1 8ED

Your Name:

[Redacted Name]

Interest:

RESIDENT

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

Your Address:

[Redacted Address]

ISLINGTON

N1

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:

Public Nuisance We object to this application.

1) There are already a large no. of licensed premises in the vicinity of the hours proposed as late for Camden Passage.

2) The premises are small at a narrow point of the Passage, surrounded by residential property. It is most likely there will be overspill into the Passage.

Crime and Disorder

cont. on separate sheet.

Protection of Children from Harm

Public Safety

Tables outside at this point in the passage will limit space for pedestrians - it is a place where already there is occasional conflict with cyclists.

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: 28-05-16

Please ensure name and address details completed above

Return to:

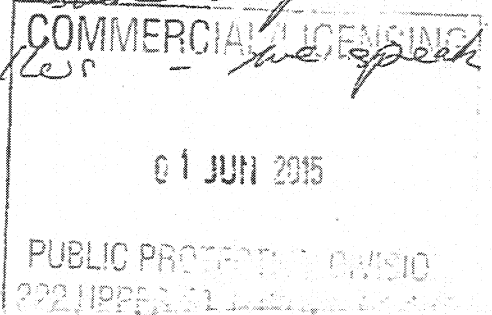
Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
licensing@islington.gov.uk

or send by email to:

Public nuisance cont.

3) There is no space to the rear, windows look down directly into private gardens. When windows are opened, as they will surely need to be in such a confined space noise will penetrate well down the rear of Charlton Place where gardens are enclosed by building to the rear.

4) Waste storage - where will this be? Any empty bottles left in the open in the Passage will be a sure temptation to late night revellers - we speak from experience.



Yesim Senler
Licensing Team
Public Protection Division
Environment & Regeneration
Islington Council
222 Upper Street
London N1 1XR

[Redacted]
[Redacted]
London [Redacted]

COMMERCIAL

June 1 2015

02 JUN 2015

PUBLIC PROTECTION
222 UPPER STREET

Re: Licensing Application from Pistachio & Pickle -
6 Camden Passage N1

Dear Sir

I wish to object to this alcohol license application for the following reasons :

- 1) The applicant is a cheese shop which wants to sell alcohol for consumption on the premises with cheese and also to have off-sales for consumption off the premises. The location is in a Cumulative Impact Zone, and the sale of alcohol as intended would increase the impact in an area where there are already 10 licensed premises in the few hundred yards between the York and Camden Head public houses (including the 2 pubs). The applicant has not given any justification for this impact.
- 2) To grant the application would have a detrimental impact on the amenity of local residents living in the flats above the shops 20 feet away across Camden Passage due to late night noise.
- 3) The applicant has described Camden Passage as a mixed retail and restaurant area but this description has no official validity. In fact Camden Passage is in a Conservation Area and is designated as a Specialist Shopping Area, a category which fits a specialist cheese shop but not a cafe/bar selling cheese with alcoholic drinks.
- 4) The sale of alcohol would turn the cheese shop from retail to cafe/bar use and it is unclear whether even the limited planning procedures necessary have been followed in this case.
- 5) A new off-license with the late-night recorded music license applied for is undesirable due to noise in this canyon-like residential area.
- 6) The late-night intended provision of outside seating does not respect the normal restriction of outside seating only up to 6pm authorised by the Street Furniture Section to those premises which have applied for chair and table permits.

It is to be hoped that the precedent will be followed of Appestat in this area which was refused a license.

Yours faithfully

[Redacted Signature]

Subject:

FW: Pistachio and Pickle Dairy, 6 Camden Passage, London N1 8ED

Dear Mr Senior,

I write to object to the application for a license for the above property to sell alcohol. My objection in particular relates to the consumption of alcohol outside the premises until 22:30h generally, and 22:00h on Sundays. All other premises in Camden Passage are limited to the sale of alcohol (and food) externally up to 18:30h, and I can see no good reason why this applicant should have preferential treatment. The reason for the limitation was for the benefit of the many residents in Camden Passage, and the surrounding streets such as Charlton Place, which is where I live.

I am happy to amplify on this if required.

Regards

Subject:

FW: Premises Licence Application: Pistachio and Pickle Dairy

I object to this application.

The property is in a narrow passageway and is surrounded by residential properties. In the stretch from the York and the Camden Head there are already 8 properties, including those pubs, with an alcohol licence and there are many more on Upper Street, a moments walk away. This property is in the cumulative impact area and one of the areas in the borough which has the highest alcohol related crime and ASB.

A property once it has an alcohol licence retains that licence whoever is the owner or whatsoever the business. This is vital when looking at the application and considering the impact on the area and the residents.

The application is for a full on and off licence. There are no restrictions on the off licence. This means that any subsequent owner could alter the business to that of an off licence and as the use is currently A1 this would not require any planning consent. It could be done without further reference to the Council. The sales of alcohol could be anything including cheap strong cider and spirits. If the past is anything to go by some purchasers of these products will then go to the parks, green spaces or doorsteps and consume their purchases.

Given the location and the history of preloading in the area the last thing needed is an off licence. The committee have refused such applications before for businesses in this area and will I trust continue so to do.

I also object to the on licence.

This is a shop with an A1 use. To convert the premises to, in effect a wine bar goes against this policy and would require planning consent. There is a council policy of there being a sufficient proportion of retail premises this use would go against that policy.

The applicant wishes to serve 8 people outside until 10:30 pm. Camden Passage is very narrow at this point and as mentioned above has a high proportion of residential properties. Such a use would be noisy however well behaved the diners as 8 people eating and drinking are noisy. In addition if this is permitted then no doubt Crepe Affair, Chipotle, The Elk in the Woods, The Breakfast Club and Kipferl would wish to serve outside for similar times and the whole environment would change and become a night time outside eating area. This would increase noise to an unacceptable level.

Although the applicant says any alcohol would only be served with food what is proposed is not a substantial meal. It would be perfectly possible for a customer to drink having only consumed a small portion of cheese and biscuits. The venue is not therefore a restaurant, and given its size could not be, but a wine bar which also has the ability to serve spirits and beer. This is not an acceptable use for this property in this location.

For these reasons the application should be refused.

Subject:

FW: Application for Alcohol license No.6 Camden Passage

Dear sir/madam,

we've just been informed by a very concerned neighbour regarding the application for a license for alcohol until 22.30pm at No.6 Camden Passage.

We are based in No.xx, and daytime, perhaps not such an issue, xxxx xxxx, already able to hear the noise from the pubs (York and Camden Head) concerned about alcohol consumption along a small passage.

Most alarming though is that we had no correspondence whatsoever and neither is there anything posted along the public space of camden passage. Many of the neighbours would be unaware of this? Could this be looked into as i suspect if this does go ahead, there will be many unhappy people in the neighbourhood....

Also, we would appreciate if our objection to the application remains anonymous.

COMMERCIAL DISTRICT

21 MAY 2015

26th May 2015

Dear Sir, Pistachio & Pickle Dairy
6 Camden Passage, NI

I write to object to the granting of a Premises Licence or a Club Premises Certificate in respect of the above premises.

Camden Passage used to have a quiet, villagey atmosphere. It is rapidly becoming like the seafront of some port town with pub after pub. When Apestat's application was

Subject:

FW: Alcohol Licence 6 Camden Passage

Dear Sir,

I wish to raise an objection to the application made for an alcohol licence made by Pistachio and Pickle, 6 Camden Passage, London, N1 8ED.

I am the landlord of the property, as well as owning the Antique shop next door (Kevin Page Oriental Art). I was not informed by Steve and Matt they had applied for this. Below is the email I have sent to Pistachio and Pickle.

Regards,

Dear Steve and Matt,

I have outlined your application to my solicitor and he has advised me as follows. The lease was granted for A1 use which we don't believe includes alcohol. It also provides that the tenant may not use the property for a use which causes nuisance or inconvenience to neighbours. I have also been advised that you must agree terms with me first, the lease will need to be varied to reflect any agreed terms and then you can apply for a Premises Licence. In the meantime as now time is so short I have to withhold consent and object to the application, [REDACTED]

OBJECTIONS TO THE PROPOSED LICENCE

**FOR PISTACHIO AND PICKLE
6 CAMDEN PASSAGE**

PUBLIC NUISANCE

This very narrow section of Camden Passage serves as an echo tunnel which impacts on the lives of the unfortunate residents comprising a total of six flats at this site.

We collectively lodge our objections as the freeholder and tenants of the two flats located at 17/19 Camden Passage, all of whom have first hand knowledge of the decibel levels endured from passers by in the evening. These levels steadily increase as the alcohol in the bloodstream and the evening progresses. The Applicants request for outside seating for 8 persons will increase this even further.

We question the Applicants total disregard for the residents of the four flats directly opposite, with the stipulation that "there are no residents adjacent". The lack of privacy that will be afforded these residents, in particular the first floor of 17/19 Camden Passage with the proposed 16 upstairs customers, is illustrated by the attached photograph.

The increase in sustained noise levels during the entire day, seven days a week, is difficult to illustrate but can easily be imagined and if necessary calculated.

PREVENTION OF CRIME AND DISORDER

The suggestion that the opening and closing hours are 'conducive to the reduction of noise impact' is risible. This section of the Passage is little wider than an alleyway. If we assume it takes 30 minutes to clear the restaurant, with the empty wine bottles being dragged out after the suggested closing time of 22.30 x 6 days a week and 22.00 on Sunday this will all hugely impact on the lives of the residents.

The First Mile collection will either be at some ungodly hour from Charlton Place/Islington High Street which will all further contribute to unnecessary noise pollution. **If the collection isn't made at some ungodly hour the bottles remain as missiles ready to be lobbed through the plate glass windows and the black bags serve as the perfect make-do urinals.**

PUBLIC SAFETY

We question the suitability of the upstairs of the premises for dining and welcome a report from the Fire Officer as to how the customers will be evacuated down a very narrow, winding staircase in the event of an emergency.

These buildings are very early and many still retain lath and plaster walls. Any fire and sparks could have the capability of quickly raging out of control.

In summary, this Application appears to be a thinly veiled attempt at a change of use from A1 to A3. There is clearly insufficient room to accommodate the number of tables suggested along with the existing counter and this is the last section of Camden Passage which remains totally retail and we strongly object for the above reasons.



Appendix 3

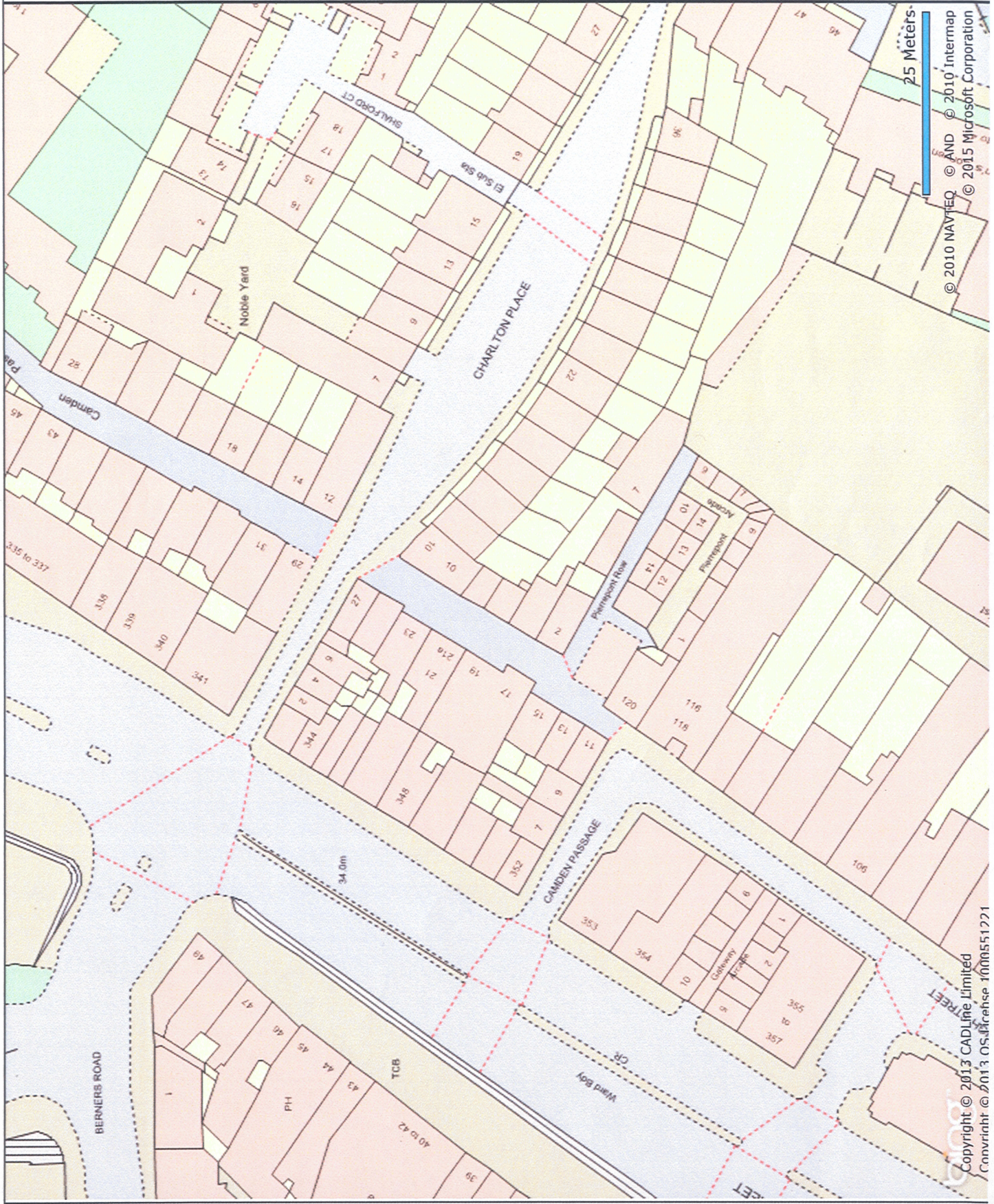
1. The premises shall only employ capable and experienced staff, who are trained to implement techniques to resolve alcohol related conflict issues and first aid.
2. The licence holder shall prepare and execute relevant risk assessment to all activities taking place on the site.
3. The sale of alcohol will be an ancillary to the sale of cheese platters at the premises.
4. Customers will not be able to purchase alcohol unless they are eating.
5. There shall be clear signage both in store and on the website to advise customers of their policy in relation to the sale of alcohol.
6. Staff shall be trained in crime prevention measures.
7. The premises will promote responsible drinking through only permitting the sale of alcohol with food.
8. There shall be a detailed fire risk assessment at the premises, which shall be made available to authorised officers.
9. All staff shall be trained in the correct procedures to reporting and evacuation in case of a fire.
10. The maximum safe capacity at the premises shall not exceed 32 persons including staff.
11. Signs shall be placed at the exits asking customers to remember to leave the premises quietly.
12. The internal and external lighting shall be fully maintained to ensure all areas of the premises are suitably illuminated.
13. There shall be a reputable waste collection contractor.
14. All staff shall be trained to minimise the impact of waste waiting outside of the property for collection and to re-use and recycle wherever possible.
15. The premises shall enforce a proof of age scheme to prevent underage drinking.
16. The premises shall not engage in promotions that could potentially encourage underage drinking.
17. Person under the age of 18 will be excluded from the first floor seating area during licensable hours.

**Title : Pistachio &
Pickle Diary, 6
Camden Passage**

Islington Borough
Boundary

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