



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	10 <sup>th</sup> September 2015		Clerkenwell

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

**1. Synopsis**

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The application is for a licence to allow:
  - The sale of alcohol for consumption on and off the premises: 11:00 to 23:00 on Monday to Thursday, 11:00 to 00:00 on Friday and Saturday and 11:00 to 18:30 on Sunday.
  - The provision of Late Night Refreshment: 23:00 to 23:30 on Monday to Thursday and 23:00 to 00:30 on Friday and Saturday.
  - The following opening hours: 11:00 to 23:30 on Monday to Thursday, 11:00 to 00:30 on Friday and Saturday and 11:00 to 19:00 on Sunday.

## 2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	No
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 17
Other bodies	No

## 3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: suggested conditions and map of premises location.

3.2 The applicants originally submitted a premises licence application for the same site in March 2015 for the following hours:

- The sale of alcohol for consumption on and off the premises: 11:00 to 00:00 on Monday to Wednesday, 11:00 to 01:00 on Thursday to Saturday and 11:00 to 22:30 on Sunday.
- The provision of Late Night Refreshment: 23:00 to 00:00 on Monday to Wednesday and 23:00 to 01:00 on Thursday to Saturday.
- The following opening hours: 11:00 to 00:00 on Monday to Wednesday, 11:00 to 01:00 on Thursday to Saturday and 11:00 to 22:30 on Sunday.

3.3 The original application was subject to representations from the Licensing Authority, Metropolitan Police and 16 local residents. Licensing Sub-Committee 'A' considered the application on 12 May 2015 and decided that further conditions were required and asked that information be provided by the applicant on the following matters:-

"Use of the bar area for drinking only, hiring out of the premises, the use of framework hours, off sales in general, conditions in relation to reduction in noise, capacity, dispersal policy, deliveries, use of the outside area for smokers, consultation with local residents. The list is not limited to these points."

- 3.4 Determination of this original application was adjourned to 5 October 2015 and the applicants were requested to supply the additional information to the Licensing Officer at least 30 days before the meeting. No additional information has been supplied in respect of this original application.
- 3.5 The Licensing Authority, Metropolitan Police and 17 local residents have submitted representations to the current application.
- 3.6 This premises is located on the site of the former Turnmills Night Club and Anexo Bar, which closed in 2008 and 2011 respectively. The site was subsequently demolished to make way for the current development.

#### **4. Planning Implications**

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

#### **5 Recommendations**

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 To consider that this address is in the Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.
- 5.3 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 3)
  - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

#### **6 Conclusion and reasons for recommendations**

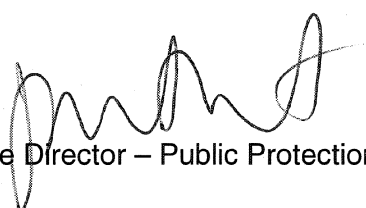
- 6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

#### **Background papers:**

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

#### **Final Report Clearance**

Signed by

  
Service Director – Public Protection

Date 27 8.15

**Received by**

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

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



Islington  
Application for a premises licence  
Licensing Act 2003

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

\* 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 the applicant would prefer not to be contacted by telephone

Is the applicant:

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 the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

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

\* Registration number

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

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

\* Legal status

Continued from previous page...

\* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

**Registered Address**

Address registered with Companies House.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

**Agent Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

**Agent Business**

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

\* Registration number

\* Business name

If your business is registered, use its registered name.

\* VAT number

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

\* Legal status

Continued from previous page...

\* Your position in the business

Home country

The country where the headquarters of your business is located.

**Agent Registered Address**

Address registered with Companies House.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

**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 (£)

**Section 3 of 19**

**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

**Section 4 of 19**

**NON INDIVIDUAL APPLICANTS**

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

**Non Individual Applicant's Name**

Name

CONRAN ALBION CLERKENWELL LIMITED

**Details**

Registered number (where applicable)

09275031

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



Continued from previous page...

PRIVATE LIMITED COMPANY

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

**Section 5 of 19**

**OPERATING SCHEDULE**

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

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

Provide a general description of the premises

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

RESTAURANT, BAR, BAKERY, FOOD AND WINE SHOP

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

Continued from previous page...

**Section 6 of 19**

**PROVISION OF PLAYS**

Will you be providing plays?

Yes  No

**Section 7 of 19**

**PROVISION OF FILMS**

Will you be providing films?

Yes  No

**Section 8 of 19**

**PROVISION OF INDOOR SPORTING EVENTS**

Will you be providing indoor sporting events?

Yes  No

**Section 9 of 19**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will you be providing boxing or wrestling entertainments?

Yes  No

**Section 10 of 19**

**PROVISION OF LIVE MUSIC**

Will you be providing live music?

Yes  No

**Section 11 of 19**

**PROVISION OF RECORDED MUSIC**

Will you be providing recorded music?

Yes  No

**Section 12 of 19**

**PROVISION OF PERFORMANCES OF DANCE**

Will you be providing performances of dance?

Yes  No

**Section 13 of 19**

**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

**Section 14 of 19**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Continued from previous page...

Yes

No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

Indoors

Outdoors

Both

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

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

State any seasonal variations

Continued from previous page...

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

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

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

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

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes

No

Standard Days And Timings

MONDAY

Start 11:00

End 23:00

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 11:00

End 23:00

Start

End

WEDNESDAY

Start 11:00

End 23:00

Start

End

THURSDAY

Start 11:00

End 23:00

Start

End

FRIDAY

Start 11:00

End 00:00

Start

End

SATURDAY

Start 11:00

End 00:00

Start

End

Continued from previous page...

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.

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

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

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

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

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

Personal Licence number (if known)

Issuing licensing authority (if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

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

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

Reference number for consent form (if known)

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

**Section 16 of 19**

**ADULT ENTERTAINMENT**

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

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

NONE

**Section 17 of 19**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start  End   
Start  End

FRIDAY

Start  End   
Start  End

SATURDAY

Start  End   
Start  End

SUNDAY

Start  End   
Start  End

State any seasonal variations

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

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

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

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

**Section 18 of 19**

**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.

The terminal hour for off sales will be 22.00 Monday to Saturday and 19.00 on Sunday.

b) The prevention of crime and disorder

CCTV shall be installed, operated and maintained in accordance with the Police Act 1994...

*Continued from previous page...*

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

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

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

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

The retail shop will be staffed throughout the opening hours with a cashier located at the entrance and exit. Additionally, a duty manager will patrol the retail area at all times.

c) Public safety

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

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

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

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

d) The prevention of public nuisance

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

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

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

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

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

Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.



*Continued from previous page...*

Refuse, including bottles, to be kept in an internal refuse room and only left outside the premises in nominated collection points, not on the pavement, unless instructed by Islington Council.

No deliveries or rubbish collection to be permitted before 07.00 and after 22.00 from Monday to Sunday.

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

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

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

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

No more than 5 smokers will be permitted outside at any one time.

No queuing to be permitted outside the premises at any time.

The capacity of the bar area shall not exceed 35 persons.

The area for the display of off sales shall at no time exceed more than 5% of the total trading area of the premises.

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

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

**Section 19 of 19**

**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](http://www.voa.gov.uk/business_rates/index.htm)

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

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

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

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls

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

\* Fee amount (£)

#### ATTACHMENTS

#### AUTHORITY POSTAL ADDRESS

##### Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

#### 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

\* Capacity

Date (dd/mm/yyyy)

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**

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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...

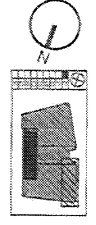
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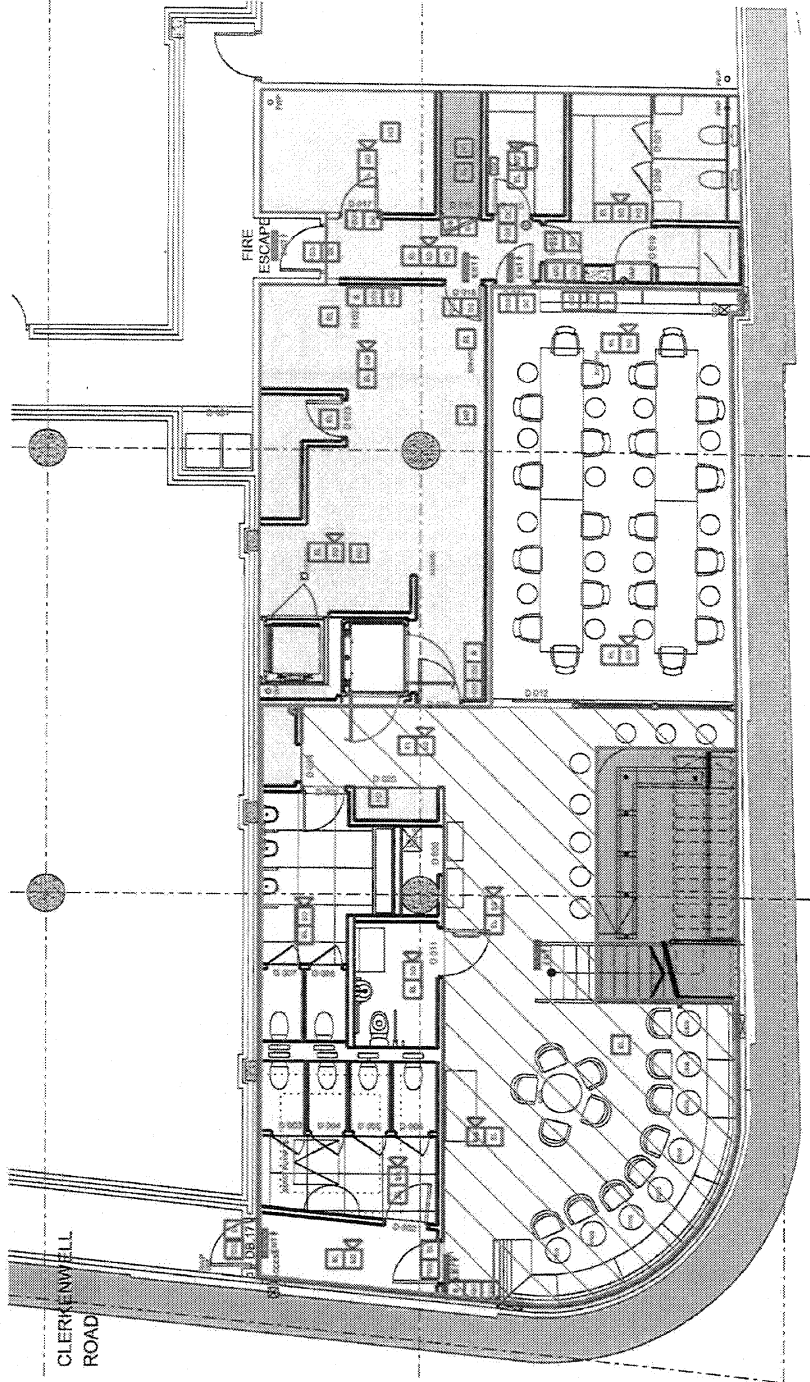


Project  
**TURNMILL**



**LOWER GROUND FLOOR**  
 BANQUETTE 16 SEATS  
 TABLES 5 SEATS  
 PIC ROOM 36 SEATS  
 BAR STOOLS 6 SEATS  
 TOTAL 65 SEATS

	AREA OF FIRE ESCAPED PREMISES
	DISABLED ACCESS TO THE PREMISES
	AREAS FOR THE STORAGE OF GOODS & FOR THE USE OF A LIFT OR HOIST
	STREET ACCESS
	CONSIGNMENTS STORAGE
	CYCLE STORAGE
	AREAS FOR THE USE OF MOTOR VEHICLES
	AREAS FOR THE USE OF MOTOR BUSES
	AREAS FOR THE USE OF MOTOR TRUCKS
	AREAS FOR THE USE OF MOTOR CARAVANS
	AREAS FOR THE USE OF MOTOR MOTORCYCLES
	AREAS FOR THE USE OF MOTOR SCOOTERS
	AREAS FOR THE USE OF MOTOR BICYCLES
	AREAS FOR THE USE OF MOTOR TRICYCLES
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Scale 1:100  
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<b>Client</b>	<b>PRESCOTT &amp; CONRAN</b>
<b>Project</b>	TURNMILL
<b>Scale @ A3</b>	1:100
<b>Date</b>	17/03/2015
<b>Dr. By</b>	AK
<b>Number</b>	2013_A003
<b>Rev.</b>	02
<b>LICENSING PLAN</b>	LOWER GROUND FLOOR

**General Notes**  
 1- Do not scale drawings. Dimensions govern.  
 2- All dimensions are in millimetres unless stated otherwise.  
 3- The client is responsible for providing all necessary information with the work. Prescott & Conran is responsible to verify all data, drawings and plans before commencing work.  
 4- Any areas and dimensions indicated on this sheet are approximate and illustrative only.

46 Mitchell Street EC1V 3DD London  
 +44 (0)2031471061 WWW.prcnarchitecture.com  
 463

**Licensing Authority Representation: Licensing Act 2003**

**Application: Unit 1 62 Turnmill Street**

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

The grounds for the representation are:

- Public nuisance
- Crime and disorder

**Licensing Policy Considerations**

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

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

**Issues of Concern**

1. The premises are located within the Clerkenwell Cumulative Impact area and therefore the onus is on the applicant to demonstrate that these premises will not add to the cumulative impact. In my opinion, the applicant has failed to demonstrate this in their application
2. The applicants submitted a premises licence application for the same site which was considered by the Licensing Sub-Committee on 12 May 2015. The Committee determined that further conditions were required and requested that the applicants supply further information including, but not limited to, the following points:
  - Use of the bar for drinking only
  - Hiring out of the venue
  - The use of framework hours
  - Off sales in general
  - Conditions in relation to the reduction in noise
  - Capacity
  - Dispersal policy
  - Deliveries
  - Use of the outside area for smokers
  - Consultation with local residents

Determination of the application was adjourned to 5 October 2015.

3. Rather than submit the above additional information, the applicants have submitted a new premises licence application, with reduced proposed hours of operation in line with Islington's preferred hours policy. The new application does not appear to satisfactorily address many of the above points:

- There is no mention of how the bar area will be operated to ensure the responsible retail of alcohol, such as appropriate staff training and monitoring of customer behaviour.
  - There is no mention of the venue's hire policy to third parties.
  - The proposed control measures relating to off-sales should be more robust to discourage street drinking, for example with reference to types of product, minimum bottle sizes and sealed bottles/gift wrapping.
  - There is no information provided to explain how activity at the premises will be monitored during operating times to prevent a nuisance to nearby properties.
  - It is proposed to limit the bar area to 35 persons but it is not clear what the operational capacity of the remainder of the premises will be. The plans attached to the application suggest a total of 225 covers. Is this the total proposed capacity?
  - No dispersal policy has been provided with the application.
  - There is no mention of the location of the smoking area or how it will be monitored and controlled.
  - There is no mention of any intention to engage with neighbouring residents.
4. Despite the reduction in the proposed hours I believe this application is likely to add to the cumulative impact and insufficient information has been provided to rebut this presumption.

#### **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 promotion of the licensing objectives.

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

28 July 2015

2

Your Premises License Application New  
Our Licensing/NI  
Date: 12<sup>th</sup> August 2015



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

Premises at  
Unit 1  
62 Turnmill Street  
London  
EC1M 5NP

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

Date 12<sup>th</sup> August 2015

Dear Sir/Madam

**Re: Premises License Application: Unit 1, 62 Turnmill Street, EC1M 5NP**

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

The venue is situated in the 'Clerkenwell Cumulative Impact Area', a locality where this is a traditionally high crime and disorder and there are concerns that this application will cause further policing problems in an already demanding area. Islington has almost double the national average of licensed premises per resident, and this is why the police supported the implementation of the Council's Cumulative Impact Policy. This large number of licensed premises and the issues associated with these impacts greatly on the police and all other emergency services resources. During a 6 week period from 1<sup>st</sup> June 2015 to 29<sup>th</sup> July 2015 there were 44 crimes directly linked to licenced premises within the Clerkenwell ward. As this is an application for a new premise we can't produce any crime figures specific to the proposed venue.

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

Since the original application, there has been no engagement or communication from the applicant with the police to agree or discuss any of the previously suggested conditions.

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

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

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



4. There will be no off sales of alcohol
5. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide identifiable full frontal head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised officer or a police officer (subject to the Data protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
6. Crime prevention literature will be placed in prominent positions in the premises and in all toilets used by visitors. Signs will be placed on the back of cubicle doors in the ladies and on the wall above mens urinals. The content of this literature will be agreed and reviewed in conjunction with the local Police.
7. The premises shall adopt a challenge 25 policy.
8. A minimum of one (1) SIA Door Supervisor shall be on duty at the premises whilst the bar is open for business if the maximum number allowed here are above 16 and it is not used solely for the use of patrons whilst waiting for a table.

Yours Sincerely

Nick Pamboris  
Steve Harrington  
Pete Conisbee

Islington Licensing Officer

**From:** [Redacted]  
**Sent:** 13 August 2015 10:55  
**To:** Licensing; Gallacher, Simon  
**Subject:** Re: Objection to licence application - Conran, Unit 1, 62 Turnmill St

My renewed objection

On 15 Apr 2015 20:51, [Redacted] wrote:

**Licensing representation**

15th April 2015

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

Representation made by: [Redacted]  
[Redacted]

Dear Sirs,

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

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

My main objections are:

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

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

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

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

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

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

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


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

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

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

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

Kind regards,

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

### **Recommended Conditions**

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

Licence for a bar area should be rejected

Licence for off premises sales should be rejected

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No more than **10 persons** shall be permitted to smoke outside the premises at any one time, and no more than **five persons after 21:00**. Smokers shall only be permitted to smoke in a designated area, which should be defined as the location least likely to cause noise nuisance to local residents and congestion on the public footpath. No smoking outside the premises shall be permitted after **22:00**. The licence holder shall ensure the area outside the premises are swept

and cleaned at no less than three intervals every day and at the end of each night, and that all cigarette butts are removed and disposed of in the premises.

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

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

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

Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.

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

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

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

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

CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system shall record in real time, date and time stamped and will continually operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made

available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge together with facilities for viewing should these be necessary. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.

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

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

## **Objections based on the four licensing objectives**

### **Public Nuisance**

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

The application also does not address:

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

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

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

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

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

Specific concerns also include:

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

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

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

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

### Crime and Disorder

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

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

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

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

### Protection of Children from Harm

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

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

### Public Safety

This application fails to demonstrate that the grant of the premises licence would not give rise to a negative cumulative impact on the Licensing Objective for the Protection of Public Safety. This application threatens public safety not only due to the aforementioned increase in crime, disorder,

and antisocial behaviour associated with alcohol consumption, but also due to loitering in the street after the licensed hours.

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





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

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

Licensing Act 2003 representation pro-forma

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

Your Name: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Date: 13 August 2015

I wish my identity to be kept anonymous No

Signature \_\_\_\_\_ Sent via email, please accept as signed

Send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Dear Sirs,

**CONRAN ALBION, TURNMILL STREET, EC1M 5NP**

**SECOND LICENCE APPLICATION**

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

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

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

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

By substantially ignoring Islington Licensing Policy and Guidelines, the Applicant, in common with numerous other applicants, appeared in its First Application to be cynically seeking an advantage by proposing a licence well in excess of those recommended limits. Doubtless this was done in the hope that if objections are not raised, they would be approved and, if there were objections, the excesses can, to a greater or lesser extent be "conceded" whilst still securing a new premises licence for new premises in an area the Islington Licensing Authority described 4 years ago as "saturated".

I endorse my neighbour, [REDACTED] objections as set out below.

## **1 PUBLIC NUISANCE**

The Licensing Authority has formally accepted that licensed premises in Clerkenwell have reached saturation recognising that as the density of premises in Islington increases so does both the number of ambulance callouts and the level of alcohol related crime.

A 200+ seat restaurant presents the prospect of a very significant number of customers coming and going from the restaurant during its opening hours with all the attendant noise of people who have been eating, drinking and socialising. There are two substantial residential blocks and several addition smaller residential units on Turnmill Street, likely to find a significant increase in noise and disturbance from the Applicant's patrons leaving the area via Farringdon, since there are no premises of the size and nature of the Premises at the north end of Turnmill Street.

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

### **.1.1 Licensed Hours**

Most restaurants in the immediate area of the Premises do not operate beyond 2300 although a few do operate until midnight on Friday and Saturday and none currently

operates after midnight. There seems no proper reason or justification to set a precedent or provide a commercial advantage to the Applicant by exceeding the restaurant hours recommended by Islington Licensing Policy extending the Applicant's licence beyond 2300 Sunday to Thursday (inclusive) and 2400 Friday and Saturday.

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

The Applicant claims it would be disadvantaged by hours less than premises, the Turnmill Social, in the next unit in the same building owned by Derwent which was granted longer hours in an application that received no filed objections. This is specifically not a justification or relevant consideration in Islington Licensing Policy for granting the hours sought by the Second Application. The residents were unaware on the Turnmill Social Application and had we been we would have objected very strongly if we had been aware of the application which did not appear to have been properly advertised. Peter Prescott the MD of Conran Albion has also admitted that Albion is the anchor restaurant tenant for the building and it has been pointed out to him that it is entirely possible for pressure to be brought to bear by Derwent and Conran to ensure that the Turnmill Social does not utilise the hours it was granted unopposed. It is therefore not a valid and proper justification for the Applicant to demand a "Me Too" approach and would not be likely to disadvantage the Applicant if hours were kept to the Core Hours

### **1.3 Footpath Obstruction**

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

### **1.5 Rubbish**

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

## **2 CRIME AND DISORDER**

Whatever steps the Applicant may take, the fact of the matter is that the effectiveness of any management plan ends at the doors of the Premises. Premises staff have absolutely no jurisdiction, control or authority over any person beyond the bounds of the Premises. In practical terms therefore they have no power at all and the management plan will not help protect the surrounding area, from the behaviour

of patrons off-site or the various "trades" (eg unlicensed cabs/ "lap-dancing" touts) that feed off late night patrons and venues. It is also inevitable that patrons will ignore the polite signs to respect the residents and will cause disturbance whatever the door staff say.

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

#### 4 PUBLIC SAFETY

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

#### CONCLUSION

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

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

If the Licensing Committee is willing, despite the very clear challenge of the Second Application to the CCIA, to grant the Applicant a licence, I would ask for the following conditions in particular:

1. any such licence is restricted to the Core Hours' maxima specified and recommended by Islington Council Policy for restaurants (2300 Sunday to Thursday and 2400 Friday/Saturday) and last orders for alcohol 30 minutes before those terminal Core Hours NOT in addition to the Core Hours;
2. no off-sales from the shop or the restaurant after 21.00 to make a clear break between off-sales and the night-time party economy;
3. no tables outside and no signage, queueing or other obstruction (including smokers) of the busy pavement outside and absolutely no drinking at all outside. The designated smoking area should be specified as the turning providing access;
4. no 24 or extended hours licence for New Year or at any other time;
5. no Temporary Event Notices at all since this licence is in the CCIA and TENs undermine the CCIA and the whole point of having detailed licence conditions;

6. a condition that the Applicant does not seek to increase any granted hours or any relaxation of the conditions granted for a period of 5 years. This is to prevent the Applicant applying year on year to extend its licence "having got its foot in the door". Any licence is granted after very detailed consideration and further relaxations within a specified period enables the death of a thousand cuts to the specific conditions and to overall Islington Licensing Policy and should be prevented;
- 7 a condition, since this is a premises' licence not a people licence, and these are very large premises in the CCIA, that the licence granted will be surrendered if the Applicant ceases to operate the premises, to enable the consideration of any new applicant's likely operations and their impact on the CCIA.

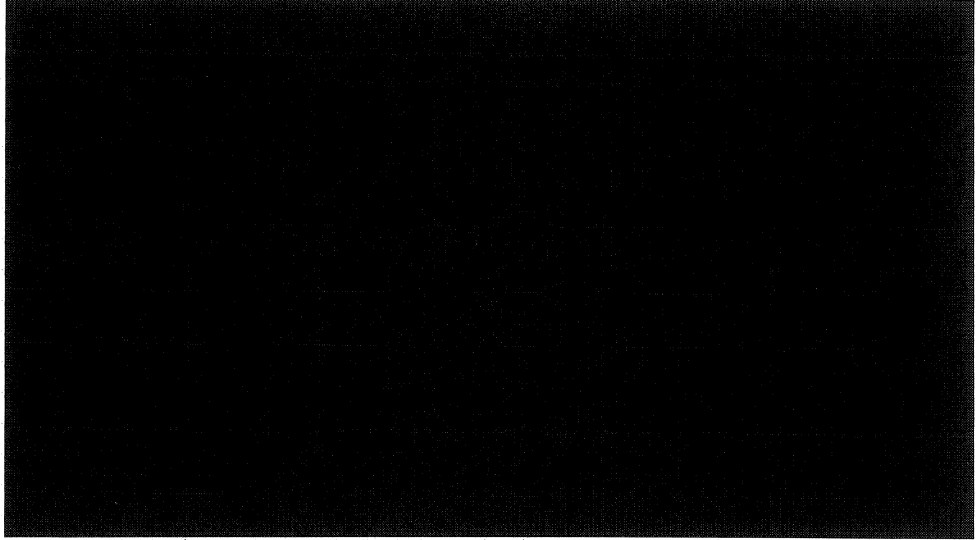
Change in Clerkenwell and Farringdon seems inevitable and more licensed premises may be granted if they are properly respectful of longstanding Islington Licensing Policy and Guidelines and the needs of local residents not to face increased disturbance, crime and nuisance. This Second Application continues to fail to do either and should be brought into line with Islington Council's carefully considered and framed Licensing Policies and Guidelines so that the CCIA is protected and those policies are not rendered meaningless. I hope the Committee will agree and take a fair but robust approach to protect Clerkenwell from the death of a thousand licensing cuts by requiring a closely controlled licence with hours kept within the Core Hours recommended by Islington Licensing Policy 5 years ago.

Yours sincerely



5

**From:** [Redacted]  
**Sent:** 13 August 2015 15:54  
**To:** Gallacher, Simon; Licensing  
**Cc:** [Redacted]



**Subject:** Re: Conran Albion Second Application Objections

Unit 1, 62 Turnmill Street, London EC1M 5NP ("the Premises")  
Conran Albion Clerkenwell Limited ("the Applicant")  
Objections to Licence Application  
Licensing Act 2003 representation pro-forma  
Premises Name and address: Unit 1, 62 Turnmill St, EC1M 5NP  
Your Name: [Redacted]  
Interest (i.e. resident, business): RESIDENT  
Your Address: [Redacted]

Date: 13th August 2015  
I wish my identity to be kept anonymous No  
Signature \_\_\_\_\_ Sent via email, please accept as signed - thank you.

Dear Simon,

I fully endorse the objections made by [Redacted] and family and would like to ask you to please request the committee to take into account my objections.

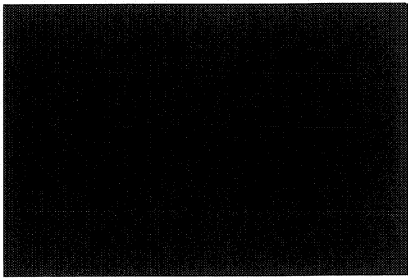
In particular, I would like to endorse [Redacted] comments about the 2nd application being made at a time when many people are away on holiday. This seems to represent a flagrant disregard of the local community when Conran were asked especially not to do this because of all the extra work it causes. I was at the meeting with Conran when this was discussed and it seemed clear even then that Conran are not at all bothered by local concerns.

In this context I am sure the committee will take into account that this area is a mixed area of residential and commercial premises. In an area as beautiful and unique as Clerkenwell, which Islington I hope will want to preserve given its history and location, there is no reason for commercial interests to override the local community, many of whom are long-standing residents. At the weekends especially, the local area is quiet - that's part of its charm and the reason why people like living here. It would be more than a terrible shame if the unique quiet Clerkenwell was lost. Once it's gone, it's gone.

[REDACTED] and family have outlined the objections more fully and completely and there's very little for me to add. However, it does seem rather puzzling that in an area where the local authority has identified the issue of cumulative impact of any additional licensing premises, that Conran should so confidently request extended hours. The area around the proposed premises is heavily used by pedestrians, cyclists and general traffic. The proximity of one of the entrances/exits to the traffic lights, where large numbers congregate on the pavement waiting to cross the road, is a cause for concern. It's often a spot where people are rushing to or from Farringdon tube so I wanted to flag this up as a potential place for accidents or altercations.

Thank you so much for all your communications and work.

Very best of wishes,



On 13 August 2015 at 13:17, [REDACTED] wrote:  
Dear Simon

I attach my objections to the Albion's Second Application which have to be filed today.

I have copied this to other objectors since many are on holiday and I know a good number only heard of the second application barely 2 weeks ago. I hope the Committee will be willing to accept objections that endorse my or other objectors' objections given Conran appear to have deliberately made the application during the summer holidays when they know many people are away and when they were specifically asked not to make a second application give the first was only adjourned.

It is not as complete as I would like but I have no more time today to go through all the points on the Application. Please can you confirm you have received these.

Kind regards



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From: [REDACTED]





CC: [simon.gallacher@islington.gov.uk](mailto:simon.gallacher@islington.gov.uk)

Subject: Conran Albion Objections TODAY 13 August 2015


Date: Thu, 13 Aug 2015 10:03:55 +0100

Dear All

As you should be aware, Conran Albion, despite having only had their first application adjourned to 5 October (as opposed to being refused) and having been asked by us at our meeting with Peter Prescott not to file a second application since it served only to inconvenience the objector base and served no other apparent real purpose for Conran, did file a second application and have withdrawn their first. Having been postponed in early May, all of this was also done by Conran deliberately in the middle of the summer holiday period no doubt to further inconvenience the objector base and reduce objections.

**New objections have to be filed today at latest** so if you have not done so already please would you file your new objections and if you have limited time please re-file your original objections to the first application for this second application since apparently our original objections have no effect on the second application.

Kind regards





Licensing representation, 13 Aug 2015, Conran Albion, 62 Turnmill St, EC1M 5NP

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21. The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

I note a similar application was filed and adjourned to October with Committee instructions to consider a long list of concerns raised by residents and other parties. Rather than present well thought out amendments as requested by the Committee, the applicant has filed yet another application – and over the summer holidays.

This limiyd resident objectors and wastes the time of the Council, residents and other interested parties. It also adds to our cumulative impact – and I therefore strongly agree with the more detailed comments on this point made by one of my neighbours.

My main objections are:

- A. The proposed location is significantly larger than the majority of licenced premises in the neighbourhood with long hours of operation
- B. It is in an area of cumulative impact that was four years ago already defined as saturated by Islington's licensing policy
- C. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby with over 225 covers plus people standing
- D. There is an insufficient noise and management programme to minimise noise and nuisance on the nearby area and residents
- E. The lack of detailed delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance – the condition currently offered is vague and has no teeth so to speak
- F. The application for a bar in an area of cumulative impact and saturation
- G. The application for off premises licence and with extensive hours of sale
- H. The request for 24 hour operation over new years eve

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact. I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

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

Islington is London's 2nd highest density of licensed premises and higher than London average for violent crimes from alcohol. Clerkenwell is an area of cumulative impact and saturation and crime. Please don't further aggravate these conditions. We ask that you please reject this if you agree it will cause a negative cumulative impact. If you do approve the application, please do so with the below restrictions.

Kind regards,

[Redacted signature block]

*Please note residents have discussed this application. If multiple objections are similar, it is due to our approach as a community. No objection should be discounted for being similar.*

**Recommended Conditions**

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

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

	<b>Opening Hours in Application</b>	<b>Restrict Hours – Opening</b>	<b>Licence Hours in Application</b>	<b>Restrict Hours – Licence</b>
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Sunday	11:00 – 19:00	11:00 – 17:00	11:00 – 18:30	11:00 – 16:30

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

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

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

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. The premises should not be eligible for any Temporary Events Notice throughout the operation of this licence.
8. If granted, the licence should terminate if management changes hands.
9. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
10. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
11. The premises shall operate only as a restaurant, café, bakery and food and wine shop.

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

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

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

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

### **Objections based on the four licensing objectives**

#### **Public Nuisance**

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

The application also does not address:

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

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

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

Specific concerns also include:

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

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

#### Crime and Disorder

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

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

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

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

#### Protection of Children from Harm

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

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

#### Public Safety

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

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

7

Licensing representation, 13 Aug 2015, Conran Albion, 62 Turnmill St, EC1M 5NP

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21. The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

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**Recommended Conditions**

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

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

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

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

### **Objections based on the four licensing objectives**

#### **Public Nuisance**

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

The application also does not address:

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

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

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

Specific concerns also include:

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

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

#### Crime and Disorder

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

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

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

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

#### Protection of Children from Harm

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

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

#### Public Safety

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

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

Licensing representation, 13 Aug 2015, Conran Albion, 62 Turnmill St, EC1M 5NP

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21. The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

I note a similar application was filed and adjourned to October with Committee instructions to consider a long list of concerns raised by residents and other parties. Rather than present well thought out amendments as requested by the Committee, the applicant has filed yet another application – and over the summer holidays.

This limiyd resident objectors and wastes the time of the Council, residents and other interested parties. It also adds to our cumulative impact – and I therefore strongly agree with the more detailed comments on this point made by one of my neighbours.

My main objections are:

- A. The proposed location is significantly larger than the majority of licenced premises in the neighbourhood with long hours of operation
- B. It is in an area of cumulative impact that was four years ago already defined as saturated by Islington's licensing policy
- C. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby with over 225 covers plus people standing
- D. There is an insufficient noise and management programme to minimise noise and nuisance on the nearby area and residents
- E. The lack of detailed delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance – the condition currently offered is vague and has no teeth so to speak
- F. The application for a bar in an area of cumulative impact and saturation
- G. The application for off premises licence and with extensive hours of sale
- H. The request for 24 hour operation over new years eve

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact. I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

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

Islington is London's 2nd highest density of licensed premises and higher than London average for violent crimes from alcohol. Clerkenwell is an area of cumulative impact and saturation and crime. Please don't further aggravate these conditions. We ask that you please reject this if you agree it will cause a negative cumulative impact. If you do approve the application, please do so with the below restrictions.

Kind regards,

[Redacted signature block]

*Please note residents have discussed this application. If multiple objections are similar, it is due to our approach as a community. No objection should be discounted for being similar.*

**Recommended Conditions**

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

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

	<b>Opening Hours in Application</b>	<b>Restrict Hours – Opening</b>	<b>Licence Hours in Application</b>	<b>Restrict Hours – Licence</b>
Monday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Tuesday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Wednesday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Thursday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Friday	11:00 – 00:30	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Saturday	11:00 – 00:30	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Sunday	11:00 – 19:00	11:00 – 17:00	11:00 – 18:30	11:00 – 16:30

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

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

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

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. The premises should not be eligible for any Temporary Events Notice throughout the operation of this licence.
8. If granted, the licence should terminate if management changes hands.
9. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
10. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
11. The premises shall operate only as a restaurant, café, bakery and food and wine shop.

12. The restaurant and café areas shall be ones in which (i) customers are shown to their table, (ii) food is provided in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iii) no take away service of food or drink for immediate consumption is provided, and (iv) intoxicating liquor shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of intoxicating liquor by such persons is ancillary to taking such meals. A table meal shall not be constituted by bar snacks or a single side order of food.
13. The maximum number of persons accommodated at any one time shall not exceed **90 covers** in the restaurant area and **40 covers** in the café area. There shall be no seated area in the bakery or food and wine shop areas.
14. No deliveries shall be made on Sundays or Bank Holidays or between the hours of 18:30 and 08:00 daily. On Saturdays, deliveries for fresh produce, flowers and bread may be made by van but only between 09:00 to 17:00 hours. Deliveries shall only take place so as to minimise noise and traffic disturbance.
15. The licence holder shall ensure that rubbish shall not at any time obstruct any pavements or roadways adjacent to the premises. No noxious smells shall be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated. No rubbish shall be moved, removed or placed outside the premises other than on collection weekdays between the hours of 08:00 and 18:00, on Saturdays between the hours of 09:00 and 17:00 but never on Sundays or Bank Holidays.
16. The premises shall be particularly aware of its neighbours to ensure it does not cause noise nuisance, that rubbish collections are properly managed and plant kept in good order. The premises shall have internal storage for refuse which prevents items being left on the streets, or the noisy dispersal of bottles. Any forecourts and paving areas shall be immediately washed down and kept clean.
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26. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority. It shall be maintained to record all crimes reported to the venue, ejections of patrons, complaints received, incidents of disorder, faults in the CCTV system, and any other relevant incidents for the Police or other statutory authority.
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noise from equipment on the premises. A certified true copy of that scheme shall be delivered to the Clerkenwell Green Preservation Society not less than fourteen (14) days prior to the opening of the premises for trade and to any resident of EC1 requesting an electronic copy of the same within 7 days of any such request.

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### **Objections based on the four licensing objectives**

#### Public Nuisance

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

The application also does not address:

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

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

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

Specific concerns also include:

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

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

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

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

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

#### Protection of Children from Harm

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

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

#### Public Safety

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

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol.

Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

9

[Redacted]

From: [Redacted]  
Sent: 13 August 2015 16:52  
To: [Redacted]  
Cc: [Redacted]

[Redacted]

Subject: Re: Conran Albion Second Application Objections

Simon

I am on holiday too (on my last day) and was not aware of the new application until [Redacted] alerted me earlier today. I am most concerned that a restaurant of this size has not provided any clarity as to how the operation of the requested licence will NOT have an adverse impact ( noise, rubbish, drunken people and increased taxi traffic on an already dangerous corner) on this historic area. I endorse the concerns of others.

I am sorry [Redacted] more complete due to the holiday season.

[Redacted]

On 13 Aug 2015, at 17:07, [Redacted] wrote:

Dear Simon,

I also fully endorse comments made by both [Redacted] and [Redacted]. On the last day of a summer holiday that last thing we wanted to do was update objections to a licence application that had previously been adjourned to October....

Please accept this email as 3 separate objections made on behalf of our extended family for flats [Redacted] and [Redacted] at [Redacted]. See attached

Many thanks as always,

[Redacted]

On Thu, Aug 13, 2015 at 3:53 PM, [Redacted] wrote:

Unit 1, 62 Turnmill Street, London EC1M 5NP ("the Premises")  
Conran Albion Clerkenwell Limited ("the Applicant")  
Objections to Licence Application

Licensing Act 2003 representation pro-forma

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

Your Name: [REDACTED]

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

Your Address: [REDACTED]

[REDACTED]

Date: 13th August 2015

I wish my identity to be kept anonymous No

Signature \_\_\_\_\_ Sent via email, please accept as signed - thank you.

Dear Simon,

I fully endorse the objections made by [REDACTED] and family and would like to ask you to please request the committee to take into account my objections.

In particular, I would like to endorse [REDACTED] comments about the 2nd application being made at a time when many people are away on holiday. This seems to represent a flagrant disregard of the local community when Conran were asked especially not to do this because of all the extra work it causes. I was at the meeting with Conran when this was discussed and it seemed clear even then that Conran are not at all bothered by local concerns.

In this context I am sure the committee will take into account that this area is a mixed area of residential and commercial premises. In an area as beautiful and unique as Clerkenwell, which Islington I hope will want to preserve given its history and location, there is no reason for commercial interests to override the local community, many of whom are long-standing residents. At the weekends especially, the local area is quiet - that's part of its charm and the reason why people like living here. It would be more than a terrible shame if the unique quiet Clerkenwell was lost. Once it's gone, it's gone.

[REDACTED] and family have outlined the objections more fully and completely and there's very little for me to add. However, it does seem rather puzzling that in an area where the local authority has identified the issue of cumulative impact of any additional licensing premises, that Conran should so confidently request extended hours. The area around the proposed premises is heavily used by pedestrians, cyclists and general traffic. The proximity of one of the entrances/exits to the traffic lights, where large numbers congregate on the pavement waiting to cross the road, is a cause for concern. It's often a spot where people are rushing to or from Farringdon tube so I wanted to flag this up as a potential place for accidents or altercations.

Thank you so much for all your communications and work.

Very best of wishes,

[REDACTED]

On 13 August 2015 at 13:17, [REDACTED]

[REDACTED] wrote:

Dear Simon

I attach my objections to the Albion's Second Application which have to be filed today.

I have copied this to other objectors since many are on holiday and I know a good number only heard of the second application barely 2 weeks ago. I hope the Committee will be willing to accept objections that endorse my or other objectors' objections given Conran appear to have deliberately made the application during the summer holidays when they know many people are away and when they were specifically asked not to make a second application give the first was only adjourned.

It is not as complete as I would like but I have no more time today to go through all the points on the Application. Please can you confirm you have received these.

Kind regards

[REDACTED]

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From: [REDACTED]

To: [REDACTED]

[REDACTED]

CC: [simon.gallacher@islington.gov.uk](mailto:simon.gallacher@islington.gov.uk)

Subject: Conran Albion Objections TODAY 13 August 2015

Date: Thu, 13 Aug 2015 10:03:55 +0100

Dear All

As you should be aware, Conran Albion, despite having only had their first application adjourned to 5 October (as opposed to being refused) and having been asked by us at our meeting with Peter Prescott not to file a second application since it served only to inconvenience the objector base and served no other apparent real purpose for Conran, did file a second application and have withdrawn their first. Having been postponed in early May, all of this was also done by Conran deliberately in the middle of the summer holiday period no doubt to further inconvenience the objector base and reduce objections.

**New objections have to be filed today at latest** so if you have not done so already please would you file your new objections and if you have limited time please re-file your original objections to the first application for this second application since apparently our original objections have no effect on the second application.

Kind regards

[Redacted signature]

[Redacted signature]

10

**From:** [redacted]  
**Sent:** 13 August 2015 16:58  
**To:** Gallacher, Simon  
**Cc:** Licensing; [redacted]  
**Subject:** Re: Conran Albion Second Application Objections

Dear Simon,

Also at the 11th hour whilst travelling - I fully endorse the comments made in prior correspondence by [redacted] Please accept this email as a registration of objection to the Conrad licence.

Yours [redacted]

Sent from my iPhone

On 13 Aug 2015, at 18:07, [redacted] wrote:

Dear Simon,

I also fully endorse comments made by both [redacted] and [redacted] On the last day of a summer holiday that last thing we wanted to do was update objections to a licence application that had previously been adjourned to October....

Please accept this email as 3 separate objections made on behalf of our extended family for [redacted] See attached

Many thanks as always,  
[redacted]

On Thu, Aug 13, 2015 at 3:53 PM, [redacted] wrote:

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

Conran Albion Clerkenwell Limited ("the Applicant")

Objections to Licence Application

Licensing Act 2003 representation pro-forma

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

Your Name: [redacted]

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

Your Address: [redacted]

Date: 13th August 2015

I wish my identity to be kept anonymous No

Signature \_\_\_\_\_ Sent via email, please accept as signed - thank you.

Dear Simon,

I fully endorse the objections made by [redacted] and family and would like to ask you to please request the committee to take into account my objections.

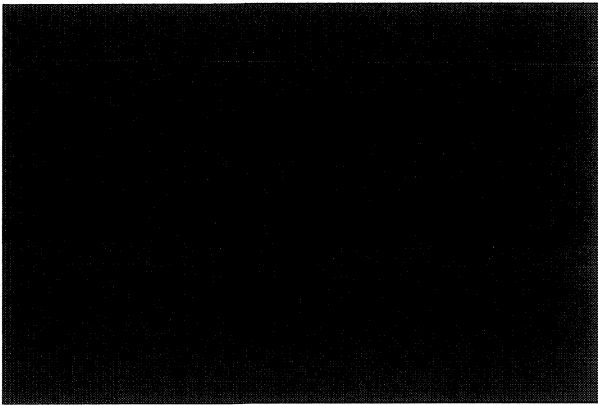
In particular, I would like to endorse [REDACTED] comments about the 2nd application being made at a time when many people are away on holiday. This seems to represent a flagrant disregard of the local community when Conran were asked especially not to do this because of all the extra work it causes. I was at the meeting with Conran when this was discussed and it seemed clear even then that Conran are not at all bothered by local concerns.

In this context I am sure the committee will take into account that this area is a mixed area of residential and commercial premises. In an area as beautiful and unique as Clerkenwell, which Islington I hope will want to preserve given its history and location, there is no reason for commercial interests to override the local community, many of whom are long-standing residents. At the weekends especially, the local area is quiet - that's part of its charm and the reason why people like living here. It would be more than a terrible shame if the unique quiet Clerkenwell was lost. Once it's gone, it's gone.

[REDACTED] and family have outlined the objections more fully and completely and there's very little for me to add. However, it does seem rather puzzling that in an area where the local authority has identified the issue of cumulative impact of any additional licensing premises, that Conran should so confidently request extended hours. The area around the proposed premises is heavily used by pedestrians, cyclists and general traffic. The proximity of one of the entrances/exits to the traffic lights, where large numbers congregate on the pavement waiting to cross the road, is a cause for concern. It's often a spot where people are rushing to or from Farringdon tube so I wanted to flag this up as a potential place for accidents or altercations.

Thank you so much for all your communications and work.

Very best of wishes,



On 13 August 2015 at 13:17, [REDACTED] wrote:  
Dear Simon

I attach my objections to the Albion's Second Application which have to be filed today.

I have copied this to other objectors since many are on holiday and I know a good number only heard of the second application barely 2 weeks ago. I hope the Committee will be willing to accept objections that endorse my or other objectors' objections given Conran appear to have deliberately made the application during the summer holidays when they know many people are away and when they were specifically asked not to make a second



application give the first was only adjourned.

It is not as complete as I would like but I have no more time today to go through all the points on the Application. Please can you confirm you have received these.

Kind regards

From: [REDACTED]

To: [REDACTED]

CC: [simon.gallacher@islington.gov.uk](mailto:simon.gallacher@islington.gov.uk)

Subject: Conran Albion Objections TODAY 13 August 2015

Date: Thu, 13 Aug 2015 10:03:55 +0100

Dear All

As you should be aware, Conran Albion, despite having only had their first application adjourned to 5 October (as opposed to being refused) and having been asked by us at our meeting with Peter Prescott not to file a second application since it served only to inconvenience the objector base and served no other apparent real purpose for Conran, did file a second application and have withdrawn their first. Having been postponed in early May, all of this was also done by Conran deliberately in the middle of the summer holiday period no doubt to further inconvenience the objector base and reduce objections.

**New objections have to be filed today at latest** so if you have not done so already please would you file your new objections and if you have limited time please re-file your original objections to the first application for this second application since apparently our original objections have no effect on the second application.

Kind regards



1P

Sender, Yesim

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**From:** [REDACTED]  
**Sent:** 13 August 2015 15:02  
**To:** Licensing  
**Subject:** Conran Albion Ltd. 62 Turnmill Street License Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

As a local resident(details below), I object to this application because it will create a substantial public nuisance and adversely impact public safety..

My specific concerns are:

**Rubbish Collection--**This enormous restaurant will generate huge amounts of rubbish. The applicant has failed to provide a plan to manage this. Leaving hundreds of bags of rubbish outside the restaurant for many hours will attract rodents and other pests and detract from the appearance of the area.

**Footpath Obstruction--**The location of the restaurant entrance on Clerkenwell Road will add to what is already excessive footfall congestion on the pavement.

People queuing to enter this large restaurant will force pedestrians into the heavily-trafficked Clerkenwell Road creating a serious public safety problem.

[REDACTED]

12

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

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

Licensing Act 2003 representation pro-forma

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

Your Name: [REDACTED] AND FAMILY

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

Date: 16 April 2015

I wish my identity to be kept anonymous No

Signature \_\_\_\_\_ Sent via email, please accept as signed

Send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Dear Sirs,

**CONRAN ALBION, TURNMILL STREET, EC1M 5NP**

**SECOND LICENCE APPLICATION**

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

Before making the detailed licensing objections, I wish to register my additional objections to the Committee under the Public Nuisance heading about the applicant's use of this Second Application when their First Application was not refused but merely adjourned at the hearing on May 2015, after a shambolic presentation by the Applicant. This Second Application appears to have been deliberately filed, after a two month delay, immediately prior to the commencement of the school/summer holidays in mid July when many residents were likely to be away. Indeed many of the

original objectors were not notified of the Second Application by the Council until 28 July 2015 - barely more than 2 weeks before the objection deadline.

The Applicant's managing director, Peter Prescott, was asked specifically at a meeting with residents not to file a second application since the only purpose of doing so seemed to be to inconvenience the local objector base. The Applicant has chosen to ignore that request and deliberately try to use the licensing system to gain a tactical advantage - this kind of behaviour by the Applicant adds very significantly to the cumulative impact of their applications and I would ask that the Committee has regard to this when considering the Second Application and the justification for making a second application instead of simply pursuing the adjourned First Application. This kind of deliberate use of the licensing system to obtain a tactical advantage by inconveniencing the resident objector base by using paid lawyers and advisers to run the unpaid objectors ragged should not be rewarded by the Committee who should have regard to it as a significant highly adverse Cumulative Impact of these applications and underhand tactics.

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

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

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

By substantially ignoring Islington Licensing Policy and Guidelines, the Applicant, in common with numerous other applicants, appeared in its First Application to be cynically seeking an advantage by proposing a licence well in excess of those recommended limits. Doubtless this was done in the hope that if objections are not raised, they would be approved and, if there were objections, the excesses can, to a greater or lesser extent be "conceded" whilst still securing a new premises licence for new premises in an area the Islington Licensing Authority described 4 years ago as "saturated".

This seems to be the approach adopted by the Applicant demonstrated very clearly by the Applicant's use of the Second Application. The First Application paid almost no attention to Islington Licensing Policy, used very basic licence conditions which the Applicant's solicitor admitted he had simply pulled from generic sources on the internet and was by any measure excessive and shambolically presented. Now the Applicant, in making the Second Application, is claiming it has made significant concessions on the hours sought which from the residents perspective go from very unreasonable to merely unreasonable. The point for the Committee to focus on is that the Second Application hours still exceed the hours recommended by Islington Licensing Policy for the CCIA and the Applicant has failed to provide any proper licensing justification for such excess hours beyond their customers would like them. The Second Application still shows no proper regard for the fact that residents are in close proximity to the premises and that the effect of customers leaving beyond the Core Hours is likely to

have a disproportionate effect on those residents by extending into the early hours when residents are likely to be asleep/ be disturbed.

Such cynical tactics place a heavy onus on residents to maintain even the status quo within the established CCIA by having to object to every single application that is excessive and appears to be wasting Islington Licensing time having to engage with unnecessarily protracted and deliberately greedy applications, such as this. The Applicant has not specified any proper justification in the Second Application why it has no adverse cumulative impact on the Islington Licensing Authority's licensing objectives despite being a 200+ seat licensed restaurant and shop despite facing a presumption against the grant of any licence.

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

## **1 PUBLIC NUISANCE**

The Licensing Authority has formally accepted that licensed premises in Clerkenwell have reached saturation recognising that as the density of premises in Islington increases so does both the number of ambulance callouts and the level of alcohol related crime.

A 200+ seat restaurant presents the prospect of a very significant number of customers coming and going from the restaurant during its opening hours with all the attendant noise of people who have been eating, drinking and socialising. There are two substantial residential blocks and several addition smaller residential units on Turnmill Street which seem likely to find a significant increase in noise and disturbance from the Applicant's patrons leaving the area via Farringdon, since there are no premises of the size and nature of the Premises at the north end of Turnmill Street.

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

### **.1.1 Licensed Hours**

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

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

The Applicant claims it would be disadvantaged by hours less than premises, the Turnmill Social, in the next unit in the same building owned by Derwent which was granted longer hours in an application that received no filed objections. This is specifically not a justification or relevant consideration in

Islington Licensing Policy for granting the hours sought by the Second Application. The residents were unaware on the Turnmill Social Application and had we been we would have objected very strongly if we had been aware of the application which did not appear to have been properly advertised. Peter Prescott the MD of Conran Albion has also admitted that Albion is the anchor restaurant tenant for the building and it has been pointed out to him that it is entirely possible for pressure to be brought to bear by Derwent and Conran to ensure that the Turnmill Social does not utilise the hours it was granted unopposed. It is therefore not a valid and proper justification for the Applicant to demand a "Me Too" approach and would not be likely to disadvantage the Applicant if hours were kept to the Core Hours

### **1.3 Footpath Obstruction**

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

### **1.5 Rubbish**

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

## **2 CRIME AND DISORDER**

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

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

## **4 PUBLIC SAFETY**

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

## **CONCLUSION**

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

The Second Application appears to barely recognise the existence of the CCIA and clearly stated Islington Licensing Policy and recommended Guidelines that have been in place for almost 5 years. For the Applicant's apparently arrogant approach and wilful disregard for Islington Policy and

Guidelines, the Applicant should be refused as a matter of principle having failed to discharge the onus on it to show there is no adverse cumulative impact on the licensing objectives of Islington Council and the protection of resident council taxpayers.

If the Licensing Committee is willing, despite the very clear challenge of the Second Application to the CCIA, to grant the Applicant a licence, I would ask for the following conditions in particular:

1. any such licence is restricted to the Core Hours' maxima specified and recommended by Islington Council Policy for restaurants (2300 Sunday to Thursday and 2400 Friday/Saturday) and last orders for alcohol 30 minutes before those terminal Core Hours NOT in addition to the Core Hours;
2. no off-sales from the shop or the restaurant after 21.00 to make a clear break between off-sales and the night-time party economy;
3. no tables outside and no signage, queueing or other obstruction (including smokers) of the busy pavement outside and absolutely no drinking at all outside. The designated smoking area should be specified as the turning providing access;
4. no 24 or extended hours licence for New Year or at any other time;
5. no Temporary Event Notices at all since this licence is in the CCIA and TENs undermine the CCIA and the whole point of having detailed licence conditions;
6. a condition that the Applicant does not seek to increase any granted hours or any relaxation of the conditions granted for a period of 5 years. This is to prevent the Applicant applying year on year to extend its licence "having got its foot in the door". Any licence is granted after very detailed consideration and further relaxations within a specified period enables the death of a thousand cuts to the specific conditions and to overall Islington Licensing Policy and should be prevented;
7. a condition, since this is a premises' licence not a people licence, and these are very large premises in the CCIA, that the licence granted will be surrendered if the Applicant ceases to operate the premises, to enable the consideration of any new applicant's likely operations and their impact on the CCIA.

Change in Clerkenwell and Farringdon seems inevitable and more licensed premises may be granted if they are properly respectful of longstanding Islington Licensing Policy and Guidelines and the needs of local residents not to face increased disturbance, crime and nuisance. This Second Application continues to fail to do either and should be brought into line with Islington Council's carefully considered and framed Licensing Policies and Guidelines so that the CCIA is protected and those policies are not rendered meaningless. I hope the Committee will agree and take a fair but robust approach to protect Clerkenwell from the death of a thousand licensing cuts by requiring a closely controlled licence with hours kept within the Core Hours recommended by Islington Licensing Policy 5 years ago.

Yours sincerely







13

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 11:48  
**To:** [REDACTED]  
**Subject:** FW: Conran planning application

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**From:** [REDACTED]  
**Sent:** 13 August 2015 14:57  
**To:** Gallacher, Simon  
**Subject:** Conran planning application

Dear Mr. Gallagher,

I endorse [REDACTED]'s objections to the above application.

Sent from Samsung Mobile

1.4

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 11:48  
**To:** Senler, Yesim  
**Subject:** FW: Conran Albion  
**Attachments:** Conran Albion Second Application Objections 130815.docx

**From:** [REDACTED]  
**Sent:** 13 August 2015 14:57  
**To:** Gallacher, Simon  
**Subject:** Conran Albion

Simon

Disappointed to note we, the residents are still being ignored!

Attached our objections.

Any questions please do get in touch.

Regards

Sent from Yahoo Mail for iPhone

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

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

**Licensing Act 2003 representation pro-forma**

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

Your Name: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

**Date: 16 April 2015**

I wish my identity to be kept anonymous  No

Signature \_\_\_\_\_ Sent via email, please accept as signed

*Send by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)*

Dear Sirs,

**CONRAN ALBION, TURNMILL STREET, EC1M 5NP**

**SECOND LICENCE APPLICATION**

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

Before making the detailed licensing objections, I wish to register my additional objections to the Committee under the Public Nuisance heading about the applicant's use of this Second Application when their First Application was not refused but merely adjourned at the hearing on May 2015, after a shambolic presentation by the Applicant. This Second Application appears to have been deliberately filed, after a two month delay, immediately prior to the commencement of the school/summer holidays in mid July when many residents were likely to be away. Indeed many of the

original objectors were not notified of the Second Application by the Council until 28 July 2015 - barely more than 2 weeks before the objection deadline.

The Applicant's managing director, Peter Prescott, was asked specifically at a meeting with residents not to file a second application since the only purpose of doing so seemed to be to inconvenience the local objector base. The Applicant has chosen to ignore that request and deliberately try to use the licensing system to gain a tactical advantage - this kind of behaviour by the Applicant adds very significantly to the cumulative impact of their applications and I would ask that the Committee has regard to this when considering the Second Application and the justification for making a second application instead of simply pursuing the adjourned First Application. This kind of deliberate use of the licensing system to obtain a tactical advantage by inconveniencing the resident objector base by using paid lawyers and advisers to run the unpaid objectors ragged should not be rewarded by the Committee who should have regard to it as a significant highly adverse Cumulative Impact of these applications and underhand tactics.

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

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

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

By substantially ignoring Islington Licensing Policy and Guidelines, the Applicant, in common with numerous other applicants, appeared in its First Application to be cynically seeking an advantage by proposing a licence well in excess of those recommended limits. Doubtless this was done in the hope that if objections are not raised, they would be approved and, if there were objections, the excesses can, to a greater or lesser extent be "conceded" whilst still securing a new premises licence for new premises in an area the Islington Licensing Authority described 4 years ago as "saturated".

This seems to be the approach adopted by the Applicant demonstrated very clearly by the Applicant's use of the Second Application. The First Application paid almost no attention to Islington Licensing Policy, used very basic licence conditions which the Applicant's solicitor admitted he had simply pulled from generic sources on the internet and was by any measure excessive and shambolically presented. Now the Applicant, in making the Second Application, is claiming it has made significant concessions on the hours sought which from the residents perspective go from very unreasonable to merely unreasonable. The point for the Committee to focus on is that the Second Application hours still exceed the hours recommended by Islington Licensing Policy for the CCIA and the Applicant has failed to provide any proper licensing justification for such excess hours beyond their customers would like them. The Second Application still shows no proper regard for the fact that residents are in close proximity to the premises and that the effect of customers leaving beyond the Core Hours is likely to

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

### **.1.1 Licensed Hours**

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

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### **1.3 Footpath Obstruction**

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

### **1.5 Rubbish**

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

## **2 CRIME AND DISORDER**

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

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## **4 PUBLIC SAFETY**

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

## **CONCLUSION**

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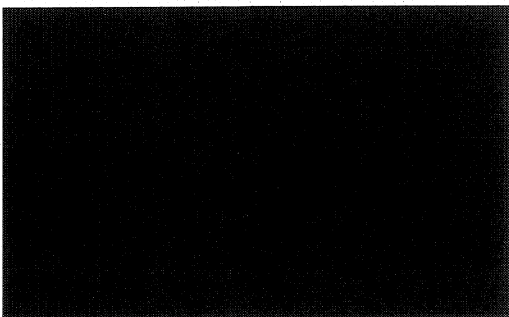
Guidelines, the Applicant should be refused as a matter of principle having failed to discharge the onus on it to show there is no adverse cumulative impact on the licensing objectives of Islington Council and the protection of resident council taxpayers.

If the Licensing Committee is willing, despite the very clear challenge of the Second Application to the CCIA, to grant the Applicant a licence, I would ask for the following conditions in particular:

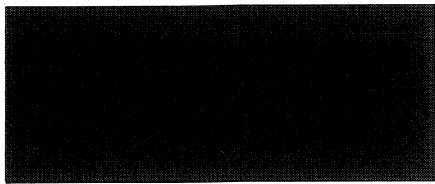
1. any such licence is restricted to the Core Hours' maxima specified and recommended by Islington Council Policy for restaurants (2300 Sunday to Thursday and 2400 Friday/Saturday) and last orders for alcohol 30 minutes before those terminal Core Hours NOT in addition to the Core Hours;
2. no off-sales from the shop or the restaurant after 21.00 to make a clear break between off-sales and the night-time party economy;
3. no tables outside and no signage, queueing or other obstruction (including smokers) of the busy pavement outside and absolutely no drinking at all outside. The designated smoking area should be specified as the turning providing access;
4. no 24 or extended hours licence for New Year or at any other time;
5. no Temporary Event Notices at all since this licence is in the CCIA and TENs undermine the CCIA and the whole point of having detailed licence conditions;
6. a condition that the Applicant does not seek to increase any granted hours or any relaxation of the conditions granted for a period of 5 years. This is to prevent the Applicant applying year on year to extend its licence "having got its foot in the door". Any licence is granted after very detailed consideration and further relaxations within a specified period enables the death of a thousand cuts to the specific conditions and to overall Islington Licensing Policy and should be prevented;
7. a condition, since this is a premises' licence not a people licence, and these are very large premises in the CCIA, that the licence granted will be surrendered if the Applicant ceases to operate the premises, to enable the consideration of any new applicant's likely operations and their impact on the CCIA.

Change in Clerkenwell and Farringdon seems inevitable and more licensed premises may be granted if they are properly respectful of longstanding Islington Licensing Policy and Guidelines and the needs of local residents not to face increased disturbance, crime and nuisance. This Second Application continues to fail to do either and should be brought into line with Islington Council's carefully considered and framed Licensing Policies and Guidelines so that the CCIA is protected and those policies are not rendered meaningless. I hope the Committee will agree and take a fair but robust approach to protect Clerkenwell from the death of a thousand licensing cuts by requiring a closely controlled licence with hours kept within the Core Hours recommended by Islington Licensing Policy 5 years ago.

Yours sincerely







15

[Redacted]

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 11:51  
**To:** Senler, Yesim  
**Subject:** FW: Objection

-----Original Message-----

**From:** [Redacted]  
**Sent:** 13 August 2015 17:08  
**To:** Gallacher, Simon  
**Subject:** Objection

Dear Simon,

We fully endorse the objections made by [Redacted] and family and would like to ask you to please request the committee to take into account our objections.

In particular, we would like to endorse [Redacted] comments about the 2nd application being made at a time when many people are away on holiday. This seems to represent a flagrant disregard of the local community when Conran were asked especially not to do this because of all the extra work it causes. I gather at the meeting with Conran when this was discussed and it seemed clear even then that Conran are not at all bothered by local concerns.

In this context we are sure the committee will take into account that this area is a mixed area of residential and commercial premises. In an area as beautiful and unique as Clerkenwell, which Islington we hope will want to preserve given its history and location, there is no reason for commercial interests to override the local community, many of whom are long-standing residents. At the weekends especially, the local area is quiet - that's part of its charm and the reason why people like living here. It would be more than a terrible shame if the unique quiet Clerkenwell was lost. Once it's gone, it's gone.

[Redacted] and family have outlined the objections more fully and completely and there's very little for us to add. However, it does seem rather puzzling that in an area where the local authority has identified the issue of cumulative impact of any additional licensing premises, that Conran should so confidently request extended hours. The area around the proposed premises is heavily used by pedestrians, cyclists and general traffic. The proximity of one of the entrances/exits to the traffic lights, where large numbers congregate on the pavement waiting to the cross the road, is a cause for concern. It's often a spot where people are rushing to or from Farringdon tube so we also wanted to flag this up as a potential place for accidents or altercations.

Thank you so much for all your communications and work.

Very best of wishes,

[Redacted]

[Redacted]

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 11:51  
**To:** Senler, Yesim  
**Subject:** FW: Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

-----Original Message-----

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**Sent:** 13 August 2015 17:08  
**To:** Gallacher, Simon  
**Subject:** Objection

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Thank you so much for all your communications and work.

Very best of wishes,

[Redacted]

17

Licensing representation, 13 Aug 2015, Conran Albion, 62 Turnmill St, EC1M 5NP

Dear Sirs,

I object to this application on the grounds of all 4 of Islington's licensing objectives and Licensing Policies 1, 2, 5, 8, 18 and 21. The impact will have a negative cumulative impact on local residents and the area. This licence does not specify capacity, but the plans show the applicant proposes a very large premises (225 covers plus food and wine shop with off licence).

I note a similar application was filed and adjourned to October with Committee instructions to consider a long list of concerns raised by residents and other parties. Rather than present well thought out amendments as requested by the Committee, the applicant has filed yet another application – and over the summer holidays.

This limiyd resident objectors and wastes the time of the Council, residents and other interested parties. It also adds to our cumulative impact – and I therefore strongly agree with the more detailed comments on this point made by one of my neighbours.

My main objections are:

- A. The proposed location is significantly larger than the majority of licenced premises in the neighbourhood with long hours of operation
- B. It is in an area of cumulative impact that was four years ago already defined as saturated by Islington's licensing policy
- C. This will significantly increase foot and road traffic in an already very busy area and with residential properties nearby with over 225 covers plus people standing
- D. There is an insufficient noise and management programme to minimise noise and nuisance on the nearby area and residents
- E. The lack of detailed delivery and rubbish restrictions (in line with other recently granted licences) that seek to minimise disturbance – the condition currently offered is vague and has no teeth so to speak
- F. The application for a bar in an area of cumulative impact and saturation
- G. The application for off premises licence and with extensive hours of sale
- H. The request for 24 hour operation over new years eve

I recommend refusing certain aspects of this application and imposing conditions on other aspects so as to effectively mitigate problems of cumulative impact. I detail these below, along with my objections based on the licensing objectives. If these conditions are not adopted, then I believe this application should be refused so as not to undermine the licensing objectives and add to existing cumulative impact.

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

Islington is London's 2nd highest density of licensed premises and higher than London average for violent crimes from alcohol. Clerkenwell is an area of cumulative impact and saturation and crime. Please don't further aggravate these conditions. We ask that you please reject this if you agree it will cause a negative cumulative impact. If you do approve the application, please do so with the below restrictions.

Yours Faithfully,

*Please note residents have discussed this application. If multiple objections are similar, it is due to our approach as a community. No objection should be discounted for being similar.*

**Recommended Conditions**

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

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

	<b>Opening Hours in Application</b>	<b>Restrict Hours - Opening</b>	<b>Licence Hours in Application</b>	<b>Restrict Hours - Licence</b>
Monday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Tuesday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Wednesday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Thursday	11:00 – 23:30	11:00 – 23:00	11:00 – 23:00	11:00 – 22:30
Friday	11:00 – 00:30	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Saturday	11:00 – 00:30	11:00 – 23:00	11:00 – 00:00	11:00 – 22:30
Sunday	11:00 – 19:00	11:00 – 17:00	11:00 – 18:30	11:00 – 16:30

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

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

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

5. No licence for on premises sales should be granted to the bakery or the food and wine shop
6. No licence shall be granted for any exceptional days to be open all night for either on or off premises sales. The premises nor any part therein shall be permitted to operate as a bar.
7. The premises should not be eligible for any Temporary Events Notice throughout the operation of this licence.
8. If granted, the licence should terminate if management changes hands.
9. Alcoholic drinks may only be consumed within the premises restaurant and café areas during those hours permitted for the sale of alcohol and 30 minutes after the permitted terminal hour. The premises licence holder must ensure that no alcohol is consumed outside the premises at any time, and any smokers are required to leave glasses inside.
10. No new customers are permitted to enter the premises after 22:00. No customers carrying open or sealed bottles shall be admitted at any time.
11. The premises shall operate only as a restaurant, café, bakery and food and wine shop.

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

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

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

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

### **Objections based on the four licensing objectives**

#### Public Nuisance

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

The application also does not address:

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

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

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

Specific concerns also include:

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



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

#### Crime and Disorder

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

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

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

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

#### Protection of Children from Harm

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

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

#### Public Safety

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

Islington has the second highest density of licensed premises in London and suffers from well above the London average for violent crimes attributable to alcohol.

Clerkenwell is already designated as an area of cumulative impact and saturation. This situation should not be further aggravated with an additional licence.

18

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 11:52  
**To:** Senler, Yesim  
**Subject:** FW: Conran Albion Objections TODAY 13 August 2015

**From:** [REDACTED]  
**Sent:** 13 August 2015 10:43  
**To:** Gallacher, Simon  
**Subject:** Fwd: Conran Albion Objections TODAY 13 August 2015

Simon - Re the below, I have discussed this matter carefully with [REDACTED] and I have seen a copy of his note of objections to the below applications. Could you kindly add me to the list of objectors. I have the same objections as [REDACTED]. Thank you.

Kind regards

[REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Subject:** Conran Albion Objections TODAY 13 August 2015  
**Date:** 13 August 2015 10:03:55 BST  
**To:** [REDACTED]

[REDACTED]



Cc: "Gallacher, Simon" <[simon.gallacher@islington.gov.uk](mailto:simon.gallacher@islington.gov.uk)>

Dear All

As you should be aware, Conran Albion, despite having only had their first application adjourned to 5 October (as opposed to being refused) and having been asked by us at our meeting with Peter Prescott not to file a second application since it served only to inconvenience the objector base and served no other apparent real purpose for Conran, did file a second application and have withdrawn their first. Having been postponed in early May, all of this was also done by Conran deliberately in the middle of the summer holiday period no doubt to further inconvenience the objector base and reduce objections.

**New objections have to be filed today at latest** so if you have not done so already please would you file your new objections and if you have limited time please re-file your original objections to the first application for this second application since apparently our original objections have no effect on the second application.

Kind regards



19

**From:** Gallacher, Simon  
**Sent:** 17 August 2015 13:22  
**To:** Senler, Yesim  
**Subject:** FW: Conrad License application

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 13 August 2015 11:11  
**To:** Gallacher, Simon  
**Subject:** Conrad License application

Simon

I would like to object to the new application that has been made for a premises license. I am on holiday at the moment and so I don't know what has been posted locally, but looking at the website I can't see the operating plan or any strategy that the operator has for mitigating the impact of his establishment on the cumulative impact area (late night customers, rubbish logistics etc etc).

I thought applicants in this area had an obligation to explain how they were intending to sell alcohol without exacerbating anti social behaviour?

Without these details, I have to object to this application, and ask the committee to reject it pending the operator's response to this serious issue.

We have no evidence or commitments that the operator is going to be proactive in managing his impact on the local community.

kind regards

[REDACTED]

### Appendix 3

1. The terminal hour for off sales shall be 22:00 Monday to Saturday and 19:00 on Sunday.
2. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences.
3. The Designated Premises Supervisor shall ensure that all management staff are trained to use and maintain the Incident Book. The Incident Book shall be readily available for inspection by the Police or other statutory authority.
4. The licence holder shall maintain an Incident Book at the premises to record the following:
  - All crimes reported to the venue
  - All ejections of patrons
  - Any complaints received
  - Any incidents of disorder
  - Seizures of drugs or offensive weapons and their location
  - Any faults in the CCTV system
  - Any visits by a relevant authority or emergency service
5. The retail shop shall be staffed throughout the opening hours with a cashier located at the entrance and exit. Additionally a duty manager shall patrol the retail area at all times.
6. The licensee shall comply with the reasonable requirements of the Building Control Officer.
7. The licensee shall comply with the reasonable requirements of the Fire Officer.
8. The premises will be risk assessed from time to time in accordance with relevant legislation.
9. An adequate and appropriate supply of first aid equipment and materials is to be available on the premises.
10. Substantial food and suitable beverages other than intoxicating liquor shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.
11. No customers carrying open or sealed bottles shall be admitted to the premises at any time that the premises are open to the public.
12. Alcoholic and other drinks purchased from the premises may not be taken outside the premises in open containers such as glasses or opened bottles.
13. The supply of alcohol at the premises shall only be to a person seated taking a table meal there, and for the consumption by such a person as ancillary to their meal save for in the basement area as hatched on the plans.
14. Noise or vibration must not emanate from the premises so as to cause to nearby properties.
15. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.

16. Refuse, including bottles, shall be kept in an internal refuse room and only left outside the premises in nominated collection points, not on the pavement, unless instructed by Islington Council.
17. No deliveries or rubbish collection to be permitted before 07:00 and after 22:00, from Monday to Sunday.
18. Noxious smells are not to be permitted to cause a nuisance to nearby properties and the premises are to be properly ventilated.
19. A dedicated licensed taxi/mini cab service shall be available within the premises for customers.
20. The contact telephone number for the premises licence holder/designated premises supervisor/duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.
21. The premises shall have a defined dispersal policy to ensure that customers and staff leave safely and quietly and are assisted where necessary.
22. No more than 5 smokers shall be permitted outside at any time.
23. No queuing to be permitted outside the premises at any time.
24. The capacity of the bar shall not exceed 35 persons.
25. The area for the display of off sales shall at no time exceed more than 5% of the total trading area of the premises.
26. Where the sale of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under the age of 25. Such evidence may include a driving licence or passport.

**Conditions of approval suggested by the Metropolitan Police**

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

33. The premises shall adopt a challenge 25 policy.

34. A minimum of one (1) SIA Door Supervisor shall be on duty at the premises whilst the bar is open for business if the maximum number allowed here are above 16 and it is not used solely for the use of patrons whilst waiting for a table.

Title : 62 Turnmill Street

Islington Borough Boundary

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