



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	5 July 2016		St Peters

Delete as appropriate		Non-exempt
-----------------------	--	------------

**Subject: PREMISES LICENCE NEW APPLICATION
KOJIMA, 100 ISLINGTON HIGH STREET, LONDON, N1 8EG**

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to
 - (i) permit the sale of alcohol off the premises only from 11:00 to 21:00 on Monday to Saturday, and from 11:00 until 20:00 on Sunday.
 - (ii) the opening hours for the premises applied for are 11:00 to 21:00 on Monday to Saturday, and from 11:00 until 20:00 on Sunday.

2. Relevant Representations

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

Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 4
Other bodies	No
Planning	No

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form; response letter.

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 The applicant has seen the representations and has written a letter dated the 6 June 2016 in response. This letter is attached in Appendix 1.

3.1 The premise is located within the St Peter's Cumulative Impact Policy area, adopted by the Council on 24 January 2013.

4. Planning Implications

4.1 Planning have advised that there are no restrictions on the planning use for this property

5 Recommendations

5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.

5.2 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 27th June 2016

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

W7K/160008046



ISLINGTON

DW
OK? [Signature]
17/3/16
✓

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Kojima LTD

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description 100 Islington High Street			
Post town	London	Postcode	N1 8EG

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£23,750 BAND B.

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

RECEIPT JWIL/0000098
£190. 18/3/16.

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	8	04 2 0 1 6

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Ground floor shop in a mid-terraced building comprising approximately 400 sq feet. To the rear of the shop there is a small office room to be used for staff only. There is a basement which is ancillary accommodation and does not form part of the licensing application for off-sales, which are proposed to take place on the ground floor. The shop is situated on the East side of Islington High Street between two coffee shops, and looking out onto a side-street that accesses Upper Street.

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

N/A premises small

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

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

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name Kojima Ltd
Address Higgison House 381-383 City Road London EC1V 1NW
Registered number (where applicable) 07000445
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

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

E

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

F

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

G

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

H

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

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – <u>please tick</u> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	11:00	21:00			
Tue	11:00	21:00			
Wed	11:00	21:00			
Thur	11:00	21:00			
Fri	11:00	21:00			
Sat	11:00	21:00			
Thur	11:00	21:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	11:00	21:00	The actual intention is to open the premises only six days per week, but to maintain operational flexibility I would like to apply for the licence for all seven days so that a decision as to which day to close can be made later based on actual customer activity patterns. The closed day will most likely be Monday.		
Sat	11:00	21:00			
Sun	11:00	20:00	Similarly, it is likely that the premises will actually close at 20:00 all or most days, but to retain operational flexibility I would like to ask that the licence be granted up to 21:00 mon-sat. If this is problematic, 20:00 may be acceptable.		

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

Name Joseph Mossman
Address
Personal licence number (if known) 11943-050110
Issuing licensing authority (if known) LB Islington

I

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



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

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

The highly circumscribed nature of the alcoholic products offered, their high price and the degree of specialist knowledge required by customers in order to be attracted to these products means that it is highly unlikely that 'problem drinkers' would shop at the premises. Similarly, the fact that alcoholic beverages will constitute only one element of a range of products on sale means that the premises will not form a magnet for people intent on disorderly or irresponsible drinking.

The aim is to promote cultural awareness of traditional Japanese drinks, and also to sell specialised kitchen equipment and textbooks to people interested in learning about Japanese cuisine. Therefore it is anticipated that the customer base will consist mainly of 'foodies' who wish to buy expensive Japanese beverages to accompany dinner parties and Japanese-style home cooking. It is highly unlikely that the products offered would attract 'street drinkers' or those on a night out, due to their price point and specialised nature.

b) The prevention of crime and disorder

Prevention of crime and disorder will be promoted firstly through the strict enforcement of 'challenge 25', and staff will be trained not to sell beverages to customers who appear visibly intoxicated.

Furthermore as explained in box a), the specialised nature and high price-point of the alcoholic products offered will deter 'problem drinkers' and underage persons.

The premises will be presented and managed in such a way as to not form a point of attraction for people interested in irresponsible drinking – signage will be discreet, the interior will be exclusive and staff vigilance will be high.

Full CCTV coverage of the retail premises and area in front of them will be installed as a deterrent of crime and to aid police.

c) Public safety

As in box a) and b), the nature of the products offered will not attract problem drinkers or underage drinkers. Furthermore:

Emergency lighting, emergency exit signs and fire alarm system will be installed covering the entire retail premises and the protected escape route. There are two possible means of egress in the event of fire: the main front door, and an emergency exit via the hallway of the residential upper parts which are owned under the same lease as the commercial premises. This escape route will be clearly signed and accessed via a door with a push-bar emergency opening mechanism. There is also the possibility of exiting the building to the garden at the rear if a fire were to block the whole street frontage.

Full CCTV coverage of the retail premises and area in front of them will be installed as a deterrent of crime and to aid police.

Staff will be fully trained regarding emergency egress, and fire drills will be performed. The premises will be maintained to a high standard to ensure the physical safety of customers at all times.

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

N/A – there will be no adult entertainment or other activities which could give rise to concern in respect of child protection. Only the sale of alcohol is proposed, in line with the ‘challenge 25’ scheme.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	11:00	21:00	
Tue	11:00	21:00	
Wed	11:00	21:00	
Thur	11:00	21:00	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)
Fri	11:00	21:00	The actual intention is to open the premises only six days per week, but to maintain operational flexibility I would like to apply for the licence for all seven days so that a decision as to which day to close can be made later based on actual customer activity patterns. The closed day will most likely be Monday.
Sat	11:00	21:00	
Sun	11:00	20:00	Similarly, it is likely that the premises will actually close at 20:00 all or most days, but to retain operational flexibility I would like to ask that the licence be granted up to 21:00 mon-sat. If this is problematic, 20:00 may be acceptable.

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

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Signature	Joseph Mossman – please note, I'm also scanning a hand-signed copy
Date	17 March 2016
Capacity	Director, Kojima Ltd

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) kojimaltd@gmail.com			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.

d) The prevention of public nuisance

As in box a) b) and c) the nature of the products offered will not attract problem drinkers or underage drinkers. Furthermore:

The opening hours of 11:00 to 20:00 or 21:00 mean that the business will not form part of the 'late night' economy or drinking scene. Therefore the sale of alcohol will not be available at times when the area is populated by a high level of inebriated people on nights out. The owner, who lives in the area, has no wish to engage with the rowdier elements of the local drinking scene.

The hours have been chosen carefully to ensure that the premises form a discreet and sympathetic addition to the local area, which consists primarily of antique shops, boutiques, small restaurants and coffee shops.

The premises will be styled and signed so as to emphasise their nature as a hub of Japanese culinary tradition and quality beverages, and will not resemble a general off-licence.

Only Japanese beverage products will be sold (in addition to kitchen equipment, tableware and books) consisting of the following:

- Sake
- Shochu
- Japanese malt whisky (always an expensive premium product)
- Japanese wine
- Bottled or canned Japanese craft beers
- Bottled or canned Japanese soft drinks

There will be no draft beer, and no European or non-Japanese beverages. There will be no cheap, heavily discounted or low-quality beverages or any sort.

The total area used for the sale of alcohol will be less than 50% of the available floor space, the rest being used for books and kitchenware / tableware.

e) The protection of children from harm

As above, plus the strict enforcement by all staff of the 'challenge 25' rule.

No activities which would jeopardise child safety are to be carried out or applied for. No entertainment licence is being sought therefore no entertainment which could pose a threat to child safety or welfare will be taking place.






Checklist:

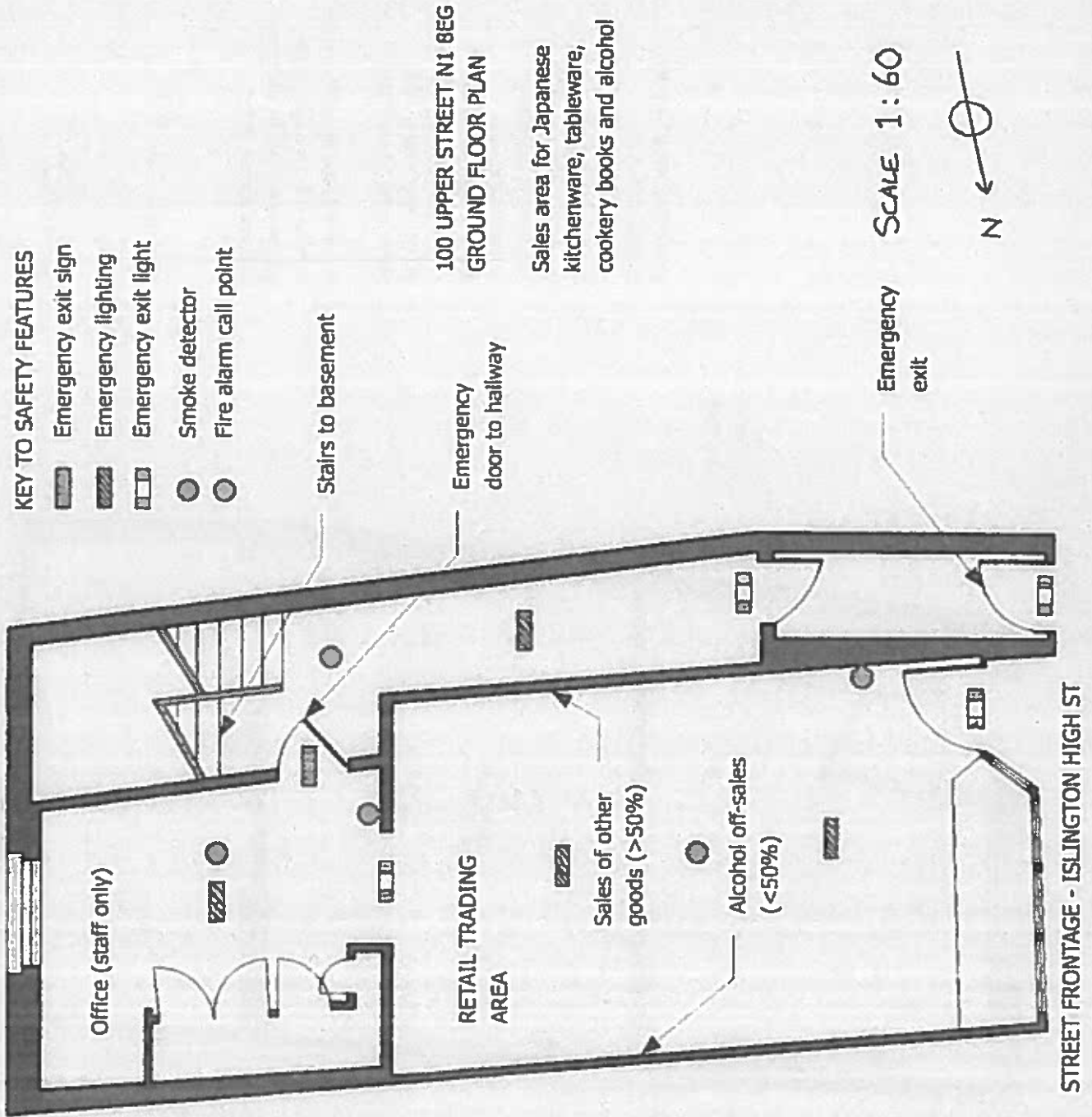
Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

KEY TO SAFETY FEATURES

-  Emergency exit sign
-  Emergency lighting
-  Emergency exit light
-  Smoke detector
-  Fire alarm call point

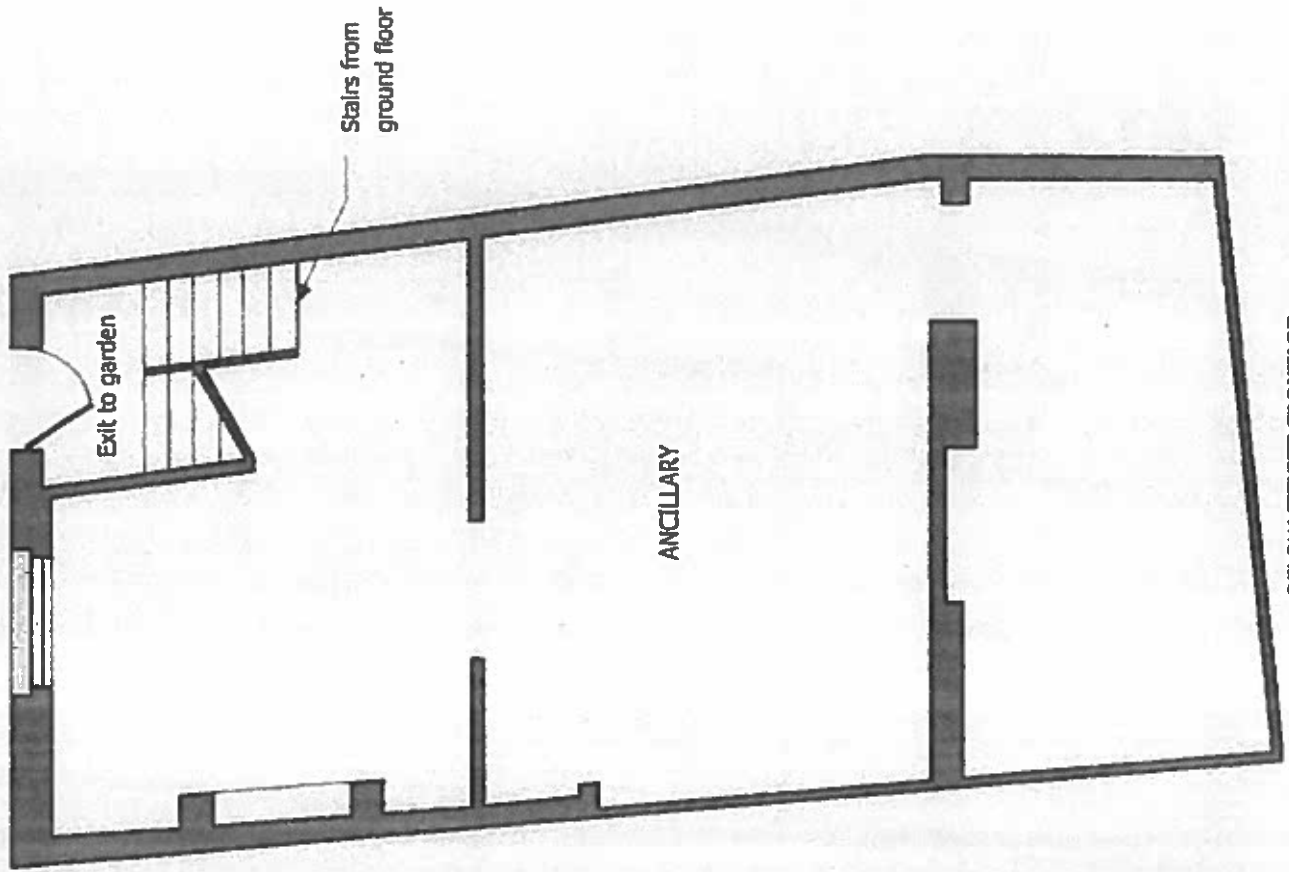


100 UPPER STREET N1 8EG
GROUND FLOOR PLAN

Sales area for Japanese
kitchenware, tableware,
cookery books and alcohol

SCALE 1:60





**100 UPPER STREET N1 8EG
BASEMENT PLAN**

The basement forms part of the commercial unit for rates purposes but is ancillary accommodation and does not form part of this application for off-sales of alcohol, which are to take place on the ground floor.

However I have included the plan because there is a door to the garden which may be useful as a second escape route.

SCALE 1:60



100 Islington High Street
London
N1 8EG

4 June 2016

To Whom It May concern,

I hope you do not mind my taking the opportunity to write to you directly (via the Licensing Team) regarding my proposal for off-sales of Japanese alcohol at 100 Islington High Street. I would like if I may to clarify the exact nature of the intended business as well as the philosophy behind it.

My aim is to create an upscale shop providing items of cultural and culinary relevance to people interested in Japan, and the Japanese community in London. The shop is not intended to be an off-licence in the conventional sense, but I do wish to include a selection of expensive and rare bottles of sake and shochu alongside the Japanese kitchenware, tableware and textbooks we will sell.

These beverages are an important part of Japanese tradition and are invested with great historical and cultural importance, being specific to certain regions and artisanal techniques in the manner of Scotch whiskies or French wines. There is growing interest in sake in particular, and I feel that my business has a contribution to make in terms of fostering a greater appreciation and understanding of this highly refined and sophisticated drink.

One aspect of the licence application that I feel should be clarified is the proportion of floor space I have requested for the display of alcoholic drinks. Although I wish to use 30% - 35% of the total retail area (essentially meaning the wall space) for these products, this is not intended to be a high-density display – I am not proposing rack upon rack of bottles in the manner of an off-licence. Rather, I wish to create an artistic low-density display which shows the drinks arranged in and on antique Japanese furniture. I would like to foster the image of a 'curated' collection of high quality drinks. As such the actual number of bottles on display at any one time will be considerably lower than the proportion of the retail space would suggest. I am seeking to show the products in a cultural context rather than trying to fit in the maximum number of bottles or products. A small and discreet chilled cabinet would be used for certain drinks which ought to be kept below room temperature but most of the products are suited to ambient display in the manner I have described.

I would further like to clarify that the alcoholic beverages offered will be of a high price point (typically more than £25 per bottle, and often very much more), and their specialised nature means that they do not attract 'problem' drinkers. They are simply not a cheap, easy or familiar way to get drunk. Therefore I am absolutely certain that the products I offer will not contribute to any form of nuisance behaviour, nor will they 'lower the tone' of the area or change its character for the worse. I have asked for a licensed closing time of 21:00 (20:00 on Sundays), although it may well be that 20:00 would end up being the normal closing time – I would very much like to be able to make this decision after launching. But with a latest possible opening time of 21:00, the business will not be part of the late-night economy.

The typical customers will be people who wish to cook Japanese style food in their homes, dinner party hosts, and Japanese people who want to buy products which are not easily sourced outside their homeland.

My interest in opening this retail shop is a logical extension of my main business: I am the proprietor of Tenshi Japanese restaurant at 61 Upper Street, and I would like to create an ancillary business which caters to people who want to learn more about Japanese culinary tradition, and wish to buy the equipment and materials necessary to enjoy trying to prepare Japanese food at home. I mention my primary business because I would like to point out that in six and a half years of trading as a licensed restaurant, we have never had any incidents of problematic behaviour. The restaurant is run diligently and responsibly, and our record on serving alcoholic drinks in accordance with the licensing obligations is unblemished. Although the new business will be a retail shop rather than a restaurant, you can expect the same level of care and attention from the management.

I myself was born in Islington and have lived in the Angel neighbourhood for over fifteen years. I have recently moved into the accommodation above the premises at 100 Islington High Street, so as you might imagine I am the last person who would want to see any problematic impact resulting from the sale of alcohol in my business. I care very deeply about this area, and while it is with great sadness that I have watched Camden Passage decline as a centre for antiques and transform into a street of spas, boutiques and delicatessens, I aim to do my best to bring an interesting and highly individual new business to the locality and introduce a new focus on culture and history – albeit Japanese.

A final point to make is that if I obtain consent to carry out alcohol off-sales, it will not set a precedent for this shop becoming a general off-licence in the future. This is because the lease I have been granted by the landlord specifically states that the sale of alcoholic drinks is not allowed at the premises except by my company Kojima Ltd while it remains the tenant. Therefore if I were to assign the lease to someone else, they would not have the landlord's consent to sell alcoholic drinks and would be in breach of the lease if they did so. The lease was drafted in this way because the landlord does not wish the shop to be used for alcohol sales in general in case it has an adverse impact on his property or the local area – but after detailed discussions he recognised that my business proposal was significantly more discreet and specialised in nature and therefore gave this carefully-circumscribed consent. I am grateful for that concession and hope I can convince others to take a similar view.

Having read this letter I hope you will appreciate why it is important to me to be able to include a section of traditional Japanese beverages as part of my new shop, and that I have allayed some of your concerns regarding the impact this might have on the area.

Thank you for your time.

Yours faithfully,

Joe Mossman
Kojima Ltd T/A Tenshi Restaurant

100 Islington High Street and 61 Upper Street

Rep 1

I object to this application.

This is an area where of licences have either been withdrawn(Coffee Works Project96-98 Islington High Street) or refused (Appestat 102 Islington High Street).Appestat also offered to restrict their sales area but were still refused. In this area alcohol is alcohol and the price, particularly for strong alcohol, does not deter a sizable section of the drinking community.

I appreciate that the operator has said they will only serve Japanese products but they wish to use a space that is 50% of the floor area for alcohol and that would probably be one whole wall of the shop. Alcohol will therefore be a substantial part of their business and given the number of establishments already selling alcohol in this area that is too great.

If the committee are minded to consider granting yet another licence in the cumulative impact zone then there have to be more safeguards than proposed. The licence should be restricted to the brands specified in the licence and the percentage of area which can be used for the display of alcohol should be no more than 15% of the floor area. This was the granted to Lolo 43 Upper Street

Rep 2

I object to this application for off sales of Japanese rice wine: 1) once a property gains an alcohol licence this stays with the property and with off sales licence, it would be easier to gain on sales licence later on. Japanese rice wine is 18-20 % proof which is higher than wine and most beers.

2) the floor space mentioned less than 50% is a substantial amount of floor space for this shop which purports to sell Japanese kitchenware etc. So it would seem to be an off licence not a shop.

3) this shop is in the cumulative zone and would add to the overall effect of serious high alcohol content. Customers would be able to drink alcohol on the street and in parks etc. where this is already causing a nuisance and public disorder from other pubs, off licence, restaurants, cafes etc.

4) The residential users nearby and above some of the other shops could be affected by the nuisance caused by more alcohol in the street as well as a primary school nearby in Duncan Street.

I am unable to comment online so here is my objection.

Regards,

Rep 3

Dear Sir,

I write to object to the granting of this application. Alcohol is alcohol whether European or Japanese. We have a surfeit of alcohol outlets in this vicinity already, a point taken by the Council when it refused the application by Appestat 102 Islington High Street N1 8EG in

October 2014. I fear off-sales of Sake could simply represent a Trojan Horse for the on-sales of all sorts of alcohol. Surely the Saturation Policy must be given some weight.

Yours faithfully,

Yesim Senler
Licensing Support Team
Public Protection and Development Management
222 Upper Street
London N1 1XR



Re: Off-License Application from Kojima Ltd,
100 Islington High Street N1 8EG

Dear Sir

As a long-standing resident of Camden Passage, which joins on to Islington High Street, I welcome Kojima Ltd's proposal to sell high-quality, Japanese traditional and modern items.

This will add to the variety of the Camden Passage area as a specialist shopping area containing unusual small shops.

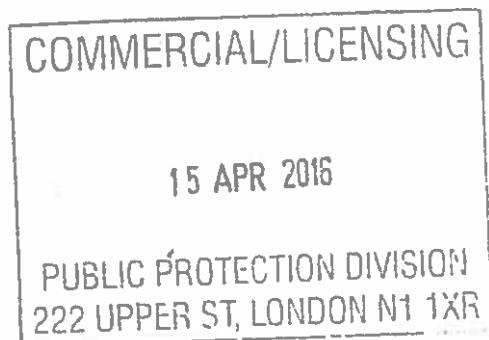
However, I wish to register my objection to Kojima's application for an off-license selling alcoholic products.

The location of 100 Upper Street is part of a cumulative impact zone and is already saturated with licensed premises selling food and alcoholic drinks.

In the short distance along the pavement from the York Public House to the Camden Head there are already 10 licensed premises. Any further licensing of premises along this stretch of pavement, which is entirely residential above the shops, is bound to add to the cumulative impact of licensed premises, to the detriment of the area.

The licensing Committee has already refused off-licenses to Apestat, next door to 100 Upper Street and Millies Mini-Market in Upper Street nearby. It is hoped that the Licensing Committee will follow this precedent in the present case.

Yours faithfully



Suggested conditions of approval consistent with the operating schedule

1. 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. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
2. All alcoholic products sold/advertised/displayed on the premises, must have originated from Japan.
3. These products shall be strictly limited to sake, shochu, Japanese wine, and bottled or canned craft beers.
4. The licence holder shall enforce the challenge 25 proof of age scheme.
5. Emergency lighting, emergency exit signs and fire alarms system will be installed covering the entire retail premises and protected escape route. The escape routes will be clearly signed and accessed via a door with a push bar emergency operating mechanism.
6. Staff will be fully trained regarding emergency egress, and fire drills will be performed on a regular basis.
7. The premises shall be maintained to the highest standard to ensure the physical safety of customers.

