



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	4 th October 2016		Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
The Old Sessions House, 22 Clerkenwell Green, London EC1R 0NA

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, the exhibition of films, live music, recorded music, performance of dance:
 - Ground floor: 10:00 to 23:00, Sundays to Thursdays, 10:00 to 23:45, Fridays and Saturdays;
 - 4th floor (private dining room): 10:00 to 23:00, Sundays to Thursdays, (Fridays and Saturdays not specified);
 - 4th floor (Judges Room) 0:00 to 23:00, Sundays to Thursdays, 10:00 to 00:00, Fridays and Saturdays;
 - Roof terrace: 10:00 to 23:00, Sundays to Thursdays, (Fridays and Saturdays not specified).
- The provision of Late Night Refreshment, Ground Floor and 4th floor (Judges Room), 23:00 to 23:45, Fridays and Saturdays.
- The following opening hours:
 - Ground floor: 08:00 to 23:00, Sundays, 08:00 to 23:30, Mondays to Thursdays, 08:00 to 00:00, Fridays and Saturdays;

- 4th floor (private dining room): 08:00 to 23:00, Sundays, 08:00 to 23:30, Mondays to Thursdays (Fridays and Saturdays not specified);
- 4th floor (Judges Room) 08:00 to 23:00, Sundays to Thursdays, 08:00 to 00:30, Fridays and Saturdays;
- Roof terrace: 08:00 to 23:00, Sundays to Thursdays, (Fridays and Saturdays not specified).
- On New Year's Eve permitted hours will be extended until the start of licensable activities the following day.

2. Relevant Representations

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

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: LSC decision 24 May 2016;

Appendix 4: suggested conditions and map of premises location.

3.2 A premises licence was previously held in respect of these premises by the Central London Masonic Centre Limited. This licence permitted the sale of alcohol for consumption on the premises only, 10:00 to 23:00, Monday to Saturday and 12:00 to 22:30 on Sundays. Late night refreshment was permitted to 23:00, Monday to Saturday, and Recorded Music was permitted 24hours, 7 days a week. The licence contained conditions restricting the sale of alcohol:

- To members of Masonic Lodges and their guests.

- To persons attending conferences, trade exhibitions or lectures organised by the companies firms or societies, attendance at which is restricted to Directors, Principals, Employees and members of such companies, firms, societies and the organisers of and lecturers at such conferences, exhibitions or lectures and to persons attending by ticket or invitation ISSUED IN ADVANCE
- 3.3 An earlier application submitted by the current applicants for the same premises was considered by the Licensing Sub-Committee on 24 May 2016. This previous application was for longer licensed hours and included floors 1 to 3, which are not included with this current application. The application was refused for the reasons given in the decision notice shown at appendix 3.
- 3.4 The licensing authority has received representations from 43 local residents, plus three petitions containing 83 signatories.

4. Planning Implications

4.1 The site is subject to two Planning Permissions, P2014/3878/FUL and P2014/3871/FUL.

4.2 P2014/3878/FUL permits:

“Change of use from Masonic Lodge to a mixed use scheme comprising retail, restaurant/bar and office (Sui Generis use), erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool) and insertion of rooflights, installation of roof top plant, replacement of windows, erection of boundary railings to rear and flank elevations and internal alterations/restoration works (including lowering of (including excavation of sub-basement below yard). Listed building consent application also submitted, reference P2014/4039/LBC.”

4.3 P2014/3871/FUL permits:

“Change of use from Masonic Lodge to a mixed use scheme comprising retail, restaurant/bar, office and **Private Member’s Club** (Sui Generis), erection of roof extension and alterations to roof to create two roof terraces (including a roof top pool) and insertion of rooflights, installation of roof top plant, replacement of windows, erection of ground floor boundary railings to rear and flank elevations and internal alterations/restoration works (including excavation of sub-basement below yard). Listed building consent application also submitted, reference P2014/4040/LBC.”

4.4 Both permissions are subject to very similar conditions. In respect of permitted hours of operation, relevant conditions state:

Condition 10:

No further persons shall be given access to the external areas serving the property, including all external lower ground floor areas and the roof terraces hereby permitted after 2200 hours and these areas shall not be available for use after 2230 hours on any day. After this time, all entry and exit doors and windows onto the external areas shall be kept shut and any lighting to the roof terraces must be turned off on any day

REASON: In the interest of protecting neighbouring residential amenity.

Condition 18:

The cafe / restaurant (A1/A3 use class), drinking establishment (A4 use class) and *Private Members Club (sui generis use class) shall only operate during the hours of:

- 10:00 - 23:30 Monday to Saturday
- 12:00 - 23:00 Sundays

Except on Good Friday: 12:00 to 23:00
Christmas Day: 12:00 to 15:30 and 19:00 to 23:00
New Year's Eve except on a Sunday: 10:00 until the time authorised on the following day
New Year's Eve on a Sunday, 12:00 until the time authorised on the following day.
If there are no permitted hours on the following day, 00:30 on the 31st December.

(*Omitted from P2014/3878/FUL)

Note: These closure hours are inclusive of a maximum 30 minutes drinking up time.

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 4)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.

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

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

WRK/160023921

TL.
OK?
5/8/14

London Borough of Islington

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 Satila Farringdon Limited

(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			
The Old Sessions House 22 Clerkenwell Green			
Post town	London	Postcode	EC1R 0NA
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 186,000.00	

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
 - iv. other (for example a statutory corporation)

COMMERCIAL LICENSING
3 AUG 2016
PUBLIC PROTECTION DIVISION
222 UPPER ST, LONDON N1 1XR

ISLINGTON COUNCIL LICENSING			
Date	5/8/16	Fee Paid	635
Cash/Cheque Number (please circle)	001205	please complete section (B)	
Receipt Number	36296		
Received By	JW		

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- 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)					

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 Satila Farringdon Limited
✓	Address 80-83 Long Lane London EC1A 9ET
✓	Registered number (where applicable) 05179124 0
	Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
	Telephone number (if any)
	E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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)

The premises are The Old Sessions House and will provide restaurant facilities with a bar area on the ground floor and on the top floor with a roof terrace above the top bar.

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

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)

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	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed					
Thur					
			State any seasonal variations for performing plays (please read guidance note 4)		
Fri					
Sat					
Sun			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p>Please give further details here (please read guidance note 3)</p> <p><u>Ground Floor</u> Friday and Saturday 10:00 - 23:45</p> <p><u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00</p> <p>State any seasonal variations for the exhibition of films (please read guidance note 4)</p> <p>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)</p> <p>On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.</p>		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	See further details				
Sat	See further details				
Sun	10.00	23.00			

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	<p>State any seasonal variations for indoor sporting events (please read guidance note 4)</p>		
Mon					
Tue					
Wed					

Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)</u>
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
Day	Start	Finish		Both <input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)	
Wed			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Thur				
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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p>Please give further details here (please read guidance note 3)</p> <p><u>Ground Floor</u> Friday and Saturday 10:00 - 23:45</p> <p><u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00</p> <p>State any seasonal variations for the performance of live music (please read guidance note 4)</p> <p>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) On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.</p>		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	See further details				
Sat	See further details				
Sun	10:00	23:00			

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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p>Please give further details here (please read guidance note 3)</p> <p><u>Ground Floor</u> Friday and Saturday 10:00 - 23:45</p> <p><u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00</p> <p>State any seasonal variations for the playing of recorded music (please</p>		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			

			read guidance note 4)
Thur	10:00	23:00	
Fri	See further details		
Sat	See further details		
Sun	10:00	23:00	
			<p><u>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</u> (please read guidance note 5)</p> <p>On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.</p>

G

Performances of dance Standard days and timings (please read guidance note 6)			<p><u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input checked="" 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	10:00	23:00	<p><u>Ground Floor</u> Friday and Saturday 10:00 - 23:45</p> <p><u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00</p>		
Tue	10:00	23:00			
Wed	10:00	23:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur	10:00	23:00			
Fri	See further details		<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)		
Sat	See further details		On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.		
Sun	10:00	23:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	10:00	23:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	10:00	23:00	Please give further details here (please read guidance note 3)		
			<u>Ground Floor</u> Friday and Saturday 10:00 - 23:45		
Wed	10:00	23:00	<u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00		
Thur	10:00	23:00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	See further details				
Sat	See further details		Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
			On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.		
Sun	10:00	23:00			

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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p><u>Please give further details here</u> (please read guidance note 3)</p> <p><u>Ground Floor</u> Friday and Saturday 23:00 - 23:45</p> <p><u>Judges Dining Room</u> Friday and Saturday 23:00 - 00:00</p> <p><u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)</p> <p><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) On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.</p>		
Mon					
Tue					
Wed					
Thur					
Fri	See further details				
Sat	See further details				
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7) <u>Ground Floor</u> Friday and Saturday 10:00 - 23:45 <u>Judges Dining Room</u> Friday and Saturday 10:00 - 00:00	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) 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) On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	See box above				
Sat	See box above				
Sun	10:00	23:00			

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

Name Oliver Grebelius	
Address Satila Farringdon Limited, 22 Clerkenwell Green, London	
Postcode	EC1R 0NA
Personal licence number (if known) To be advised	
Issuing licensing authority (if known) To be advised	

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).
Not applicable

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	<u>Ground Floor Opening Hours</u> Friday and Saturday 08:00 - 00:00 <u>Judges Dining Room Opening Hours</u> Friday and Saturday 08:00 - 00:30 <u>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</u> (please read guidance note 5) On New Years Eve - permitted hours will be extended until the start of licensable activities the following day.
Mon	08.00	23:30	
Tue	08.00	23:30	
Wed	08.00	23:30	
Thur	08.00	23:30	
Fri	See box above		
Sat	See box above		
Sun	08.00	23:00	

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)

1. The licensee shall ensure that the premises are responsibly managed and supervised at all times to ensure that appropriate steps are taken to promote the four licensing objectives.

b) The prevention of crime and disorder

1. The sale of alcohol in those areas coloured blue will only be to customers who are seated and eating food.
2. In the area coloured brown/Pink on the ground floor ('the bar') a minimum of 50% of the public floor space will at all times be covered by tables and chairs.
3. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
4. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
5. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
6. After 9.00pm all sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises other than to the areas marked 'outside area' and shaded white.
7. Any tables and chairs outside the ground floor and roof terrace of the premises shall be rendered unusable by 22:30 each day when licensable activities are taking place.
8. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.
9. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
10. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
11. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.
13. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:-
 - (a) All crimes reported to the venue
 - (b) All ejections of patrons
 - (c) Any complaints received concerning crime and disorder

- (d) Any incidents of disorder
 - (e) All seizures of drugs or offensive weapons
 - (f) Any faults in the ECRV system or searching equipment or scanning equipment
 - (g) Any refusal of the sale of alcohol
 - (h) Any visit by a relevant authority or emergency service.
14. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
 15. As soon as possible, and in any event within 1 month from the grant of the licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.
 16. The consumption of alcohol shall be restricted to those parts of the premises identified on the plan attached to the premises licence and coloured blue, pink or white.
 17. The licensee shall participate in any current Best Practice scheme in relation to licensed premises in operation in the Borough.

c) Public safety

1. The number of persons permitted in the premises at anyone time (including staff) shall be confirmed prior to the premises opening to the public. (Current estimates attached)
2. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
3. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
4. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
5. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
6. All staff shall be trained as appropriate in respect of relevant Licensing Law, the implementation of licence conditions, Health and Safety, First Aid, alcohol and drug awareness and conflict management.
7. A fire detection and warning system shall be in place along with fire extinguishers.
8. An emergency lighting system shall be in place.
9. Safety signs and notices shall be maintained in place.
10. Floor staff shall conduct regular checks to remove hazardous objects/waste.
11. An adequate supply of first aid equipment and materials shall be available at the premises at all times.

d) The prevention of public nuisance

1. The licensee 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, which may include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music and amplified or raised voices coming from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for music and dancing. Where a noise limiting device is installed, the system must be set by the appointed noise consultant to maximum music noise levels approved by, and in conjunction with, the Council's Pollution Team. The controls for the entertainment noise limiting system shall be located in a secure, lockable cupboard or similar location. The entertainment noise limiting system is to be independent of control by persons other

than the licensee. Access to the entertainment noise limiting system is to be restricted to the Licensee or a designated manager. The noise limiting device shall be checked and calibrated to the agreed sound levels by the Acoustic Consultant annually and the calibration certificate submitted to the Licensing Team.

2. The sound insulation properties of the premises shall be monitored, maintained and adapted as necessary to ensure that amplified sound played within the premises does not cause nuisance or undue disturbance to occupiers of nearby premises.
3. The licensee shall develop a Noise Management and Dispersal Policy to control noise coming from the venue, including people noise, and to control noise from customers either congregating outside or leaving the area. The Noise Management and Dispersal Policy shall be agreed with the Council's Licensing Authority and be reviewed and revised periodically or after incidences to ensure that public nuisance is prevented from recurring.
4. All windows and external doors shall be kept closed after 2200 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
5. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
6. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
7. A direct telephone number at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
8. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.
9. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
10. No waste collections, bottling out or deliveries at the premises shall take place between 21:00 hours and 08:00 Monday to Saturday or before 10:00 or after 20:00 on Sundays and Bank Holidays.
11. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
12. There shall be dedicated smoking areas for patrons with a maximum number of smokers to be calculated for that area and clearly marked or cordoned off and supervised. Smokers should not be allowed to take drinks to those areas after 22:30. The dedicated areas shall be agreed with the Licensing Officers to prevent the likelihood of public nuisance.
13. The licence holder shall ensure the areas immediately outside the premises are swept and cleaned and that all cigarette butts are removed and disposed of within the premises.
14. On the Ground floor Access and egress will be from entrances on Clerkenwell Road, Farringdon Lane and Clerkenwell Green North.
15. Access and egress to the top floor will be via the Clerkenwell Green North entrance.
16. A Terrace smoking area will be available at all times.

e) The protection of children from harm

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.

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	
Date	4 August 2016
Capacity	Woods Whur 2014 Limited - Solicitors for applicant

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)

Andrew Woods
 Woods Whur 2014 Limited
 Devonshire House
 38 York Place

Post town	Leeds	Postcode	LS1 2ED
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Telephone number (if any)	0113 234 3055
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
 andrew@woodswhur.co.uk

Old Sessions House

Calculating Estimated Occupancy:

	Estimated number of people – Seated	Estimated number of people – Standing	<u>Operation Hours</u>
Ground Floor (bar area)	87	60	<u>Monday – Thursday</u> Closed at 23:30 (alcohol served until 23:00)
Ground Floor (restaurant area)	162	65	
Private dining (ground floor)	16	n/a	Closed at 00:00 (alcohol served until 23:45) <i>Judges Dining Room</i> Closed at 00:30 (alcohol served until 00:00)
Judges Dining Room	79	45	
Private dining (third floor)	14	n/a	<u>Sunday</u> Closed at 23:00
Roof	69	40	<u>All outdoors areas closed at 22:30.</u>



woodswhur

Devonshire House
38 York Place
Leeds
LS1 2ED

33 Cavendish Square
London
W1 0PLW

Tel: 0113 234 3055

info@woodswhur.co.uk
www.woodswhur.co.uk

OK to
process
TL
5/8/16

Licensing Service
Islington Council
Public Protection Division
222 Upper Street
LONDON
N1 1XR

Our ref AW/CC/SAT001-1-6/2249

Your ref

4 August 2016

Dear Sir

**The Old Sessions House, 22 Clerkenwell Green, London, EC1R 0NA
Grant of Premises Licence**

We act on behalf of Satila Farringdon Limited and we are instructed to submit an application for the grant of a Premises Licence in respect of the above.

Accordingly, please find enclosed the following:

- 1 Notice of application
- 2 DPS Consent Form
- 3 Estimated Occupancy Schedule
- 4 Site Plan
- 5 Layout plan - Ground floor
- 6 Layout plan - Fourth floor
- 7 Layout plan - Roof Terrace
- 8 Cheque in the sum of £635.00

We confirm arrangements are being made for the public notice to be advertised in a local paper and displayed at the premises.

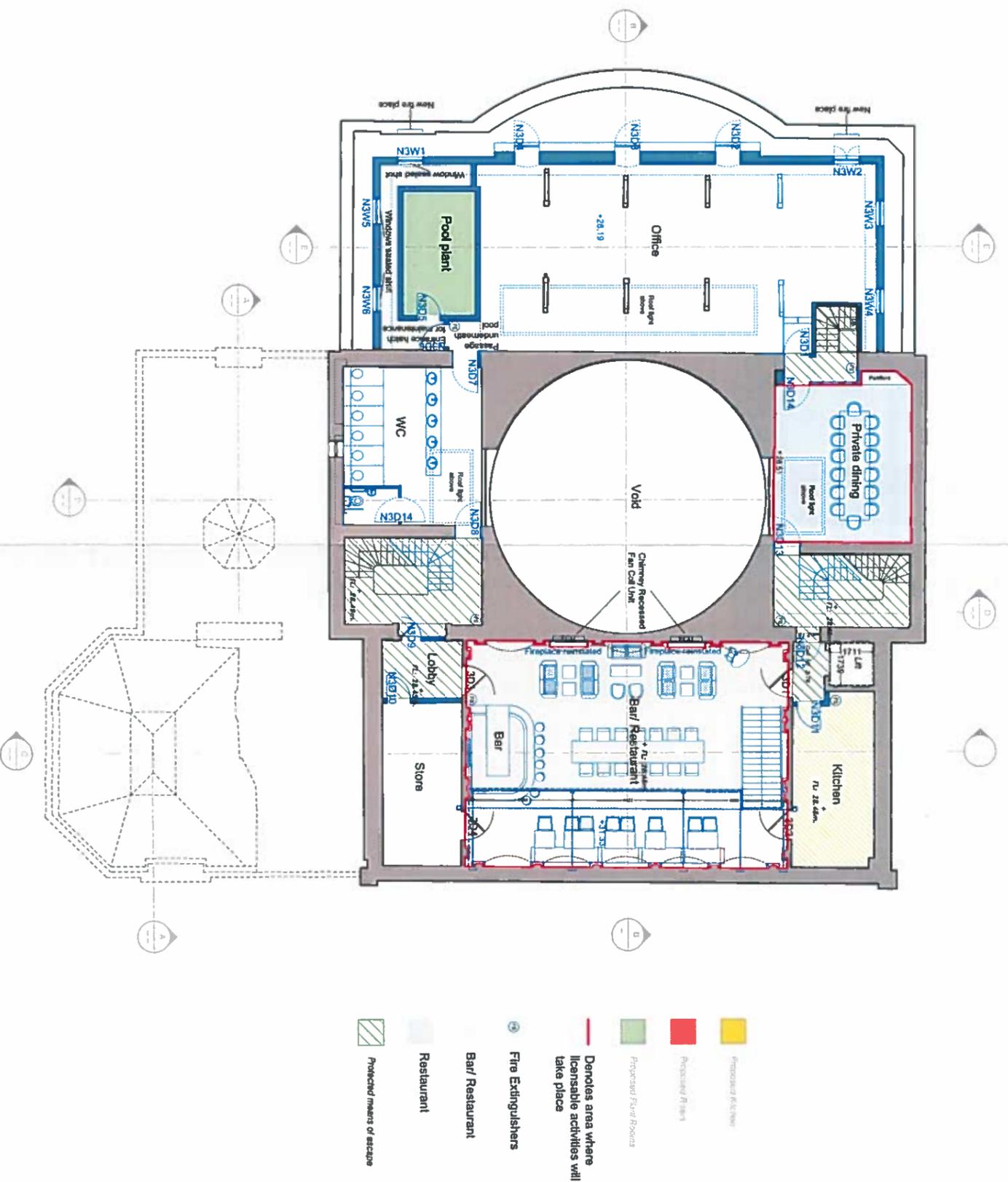
We should be obliged if you would acknowledge receipt of this letter and enclosure and if you require any further information, please contact Andrew Woods at this office.

Yours faithfully

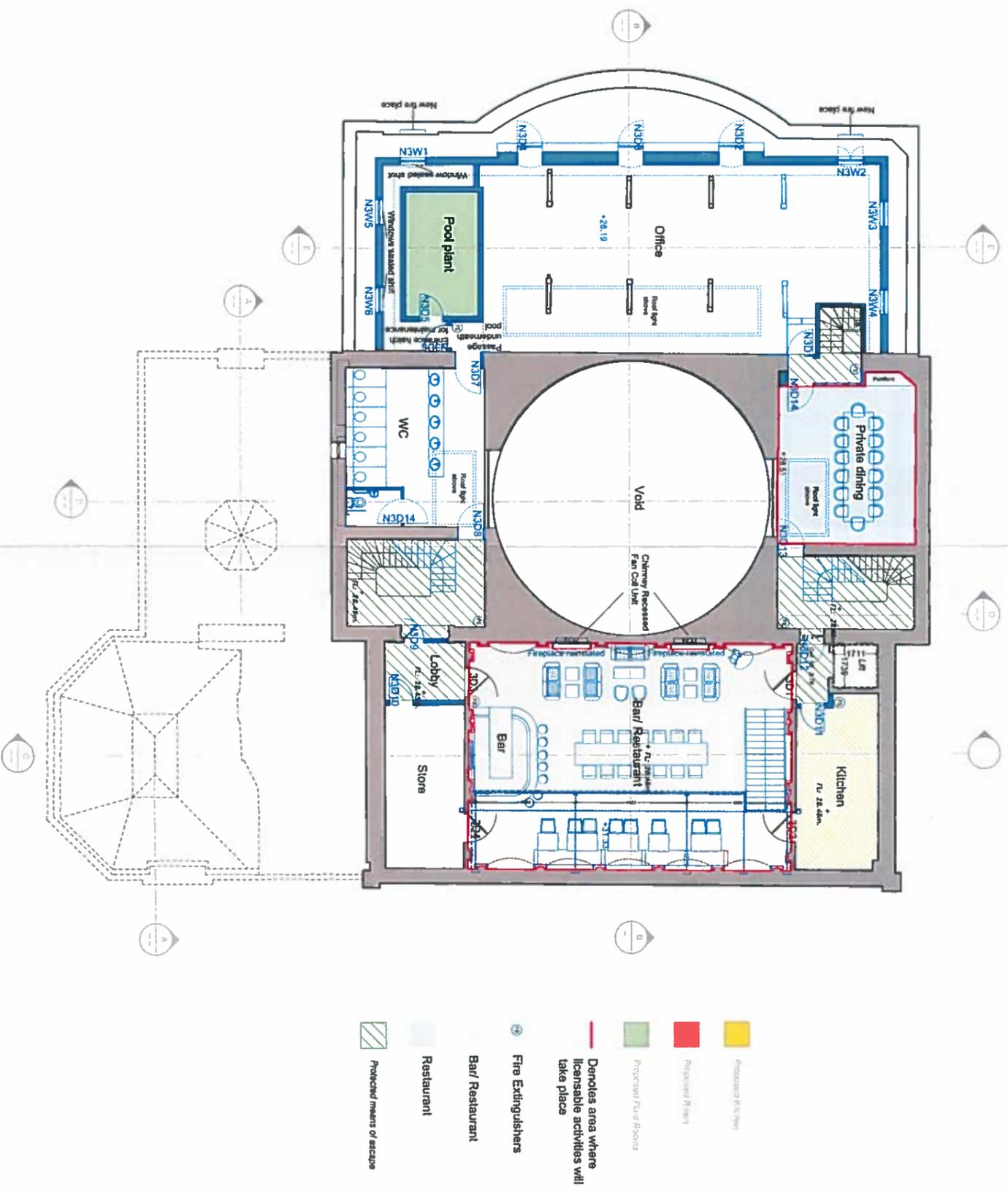
Woods Whur

Woods Whur

Enc



Fourth floor plan as proposed 1:200 @A3
 Old Sessions House
 22 Clerkenwell Green London EC1R 0NA



Fourth floor plan as proposed 1:200 @A3
 Old Sessions House
 22 Clerkenwell Green London EC1R 0NA

Licensing Act 2003- Representation from the Licensing Authority
Application: Old sessions House 22 Clerkenwell Green London EC1

I am submitting a representation on behalf of the Licensing Authority with respect to the new application for licensable activities as set out below:

Area	Licensable activity	Proposed licensed times	Opening times
Ground Floor	Films, live music, recorded music, performance of dance, sale of alcohol (on and off)	10:00 – 23:00 Sun – Thurs 10:00 – 23:45 Fri – Sat	08:00 – 23:00 Sun 08:00 – 23:30 Mon -Thurs 08:00 – 00:00 Fri – Sat
	Late night refreshment	23:00 – 23:45 Fri – Sat	
Fourth Floor Private Dining	Films, live music, recorded music, performance of dance, sale of alcohol (on and off)	10:00 – 23:00 Sun – Thurs Not specified Fri – Sat	08:00 – 23:00 Sun 08:00 – 23:30 Mon -Thurs Not specified Fri – Sat
Judges Room (fourth floor and roof terrace)	Films, live music, recorded music, performance of dance, sale of alcohol (on and off)	10:00 – 23:00 Sun – Thurs 10:00 – 23:45 Fri – Sat	08:00 – 23:00 Sun 08:00 – 23:30 Mon -Thurs 08:00 – 00:30 Fri – Sat
	Late night refreshment	23:00 – 00:00 Fri – Sat	

The grounds for the representation are:

- Public Nuisance
- Public Safety
- Crime and Disorder
- Protecting Children from Harm

Background

This is the second licence application that the current applicants have submitted in respect of these premises, the first application being refused by the Licensing Sub-Committee on 24 May 2016. The applicants have made some changes to the original application, notably the proposed private members clubs in respect of floors 1 to 3 has been removed, and the proposed hours for licensable activities have been reduced.

The original application proposed the following hours for licensable activities:

- Ground floor 8 to 12 midnight (00:30 closing) 7 days
- The top floor 8 to 00:30 (01:00 closing) 7 days.
- Floors 1 to 3, private members club, members only and up to 4 guests, 8 to 00:30 (1am closing) 7 days.

The premises operated as a masonic lodge from the 1970s to 2013. The premises held a licence until March 2015 when it was surrendered. The licence permitted the playing of Recorded Music, 24/7, the provision of Late Night Refreshment to 23:30, Mondays to

Saturdays, the sale of Alcohol (on sales only) 10:00 to 23:00, Mondays to Saturdays, 12:00 to 22:30 on Sundays. This licence restricted the sale of alcohol to:

- a) To members of Masonic Lodges and their guests.
- b) To persons attending conferences, trade exhibitions or lectures organised by the companies firms or societies, attendance at which is restricted to Directors, Principals, Employees and members of such companies, firms, societies and the organisers of and lecturers at such conferences, exhibitions or lectures and to persons attending by ticket or invitation ISSUED IN ADVANCE

Notwithstanding, a) and b), alcohol was not to be sold or supplied in the basement otherwise than to persons taking table meals there and for consumption by such persons as an ancillary to their meal.

Licensing Policy Considerations

<i>Licensing Policy 1 and 2</i>	<i>Cumulative Impact Areas</i>
<i>Licensing Policy 4 and 5</i>	<i>Shops selling alcohol</i>
<i>Licensing Policy 7 and 8</i>	<i>Licensing Hours</i>
<i>Licensing Policy 9, 10 and 11</i>	<i>Standards of Management – Operating Schedule</i>
<i>Licensing Policy 17</i>	<i>Drugs policy – Nitrous Oxide</i>
<i>Licensing Policy 18</i>	<i>Noise – outside exemption</i>
<i>Licensing Policy 20</i>	<i>Smoking, Drinking and Eating outside</i>
<i>Licensing Policy 21</i>	<i>Dispersal Policy</i>
<i>Licensing Policy 22</i>	<i>Safer Travel at Night</i>

The premises is located in the Clerkenwell Cumulative Impact Policy area. The immediate area is a mix of residential and commercial dwellings. The area has a high concentration of licensed premises which attracts many visitors and incidents of associated nuisance, criminal and disorderly behaviour are often reported to the Licensing Service by local residents. The current application shows an estimated occupancy of 637, with a final figure to be confirmed prior to opening. While less than the potential numbers associated with the original application, the Licensing Authority is still concerned about the potential impact that such a large volume of additional people arriving in the area will have. The applicants have as yet not provided copies of noise management and dispersal policies for the Licensing Authority to consider. This particular concern was raised by the licensing sub-committee when refusing the original application.

Existing venues in the area already experience nuisance issues associated with patrons pre-loading in the vicinity and departing with drinks in opening vessels. The application does not adequately address how alcohol consumption outside the premises will be managed and supervised.

The application does not adequately explain how the supply and consumption of alcohol on the premises will be managed to ensure the responsible retail of alcohol. The application if granted as sought provides opportunity for large parts of the premises to be used for the consumption of alcohol, without the requirement of a substantial meal or customers to be seated. The proposed blue areas, where customers are required to be seated and eating food, accords with at most 241 of the 637 estimated occupancy. What constitutes food is not elaborated upon and could theoretically be bar snacks rather than a substantial meal.

The application makes no reference to a drugs policy. The area has seen an increase in illicit drug dealing who are targeting patrons of late licensed venues.

The Licensing Service is in receipt of regular complaints concerning disturbance from patrons of licensed premises using outside drinking and smoking areas. The current application refers to several outside drinking and smoking areas with no detailed information proffered as to how they will be adequately supervised and managed, particularly during later hours.

The application contains inadequate details concerning dispersal arrangements and safer onward travel arrangements.

Recommendations and reasons

The premises is located in the Clerkenwell Cumulative Impact area which means that the council has determined that the area is already saturated with licenced premises and any licence applications need to be carefully examined to ensure that the proposed activities, opening hours, style of operation and management arrangements contained in the operating schedule will not add to the cumulative impact to such as extent that the licensing objectives are undermined.

The Licensing Authority has considered the style and hours of operation proposed by the applicant, the management arrangements described in the operating schedule, the special considerations described in paragraphs 5, 6 and 7 of the Licensing Policy and Licensing Policies 1, 2, 4, 5, 7, 8, 9, 10, 11, 17, 18, 20, 21 and 22.

The Licensing Authority made representation in respect of the original application due to a number of concerns and unfortunately many of those concerns have still not been addressed by this current application. The Licensing Authority is still of the opinion that the application as submitted will add to the cumulative impact. The application should be refused because the applicant has failed to demonstrate in their operating schedule that the operation of the premises will not add to the cumulative impact.

Terrie Lane
Licensing Manager
Islington Council
Public Protection Division
222 Upper St
London N1 1XR

2 September 2016



**Islington Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	The Old Sessions House	
Address of the premises you are making a representation about	22 Clerkenwell Green	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	The applicant has put forward a number of suggested noise conditions for this premises licence which I understand is for the lower ground floor, the fourth floor and roof area only. I disagree with some of the conditions put forward and therefore I request Committee consider possible alternatives and additional conditions. In addition, the applicant refers to a Noise Management and Dispersal Policy. I have not seen a copy of this document.
Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	See attached sheet.	

Signed: Anne Brothers Date: 2 September 2016 _____

Please return this form along with any additional sheets to: Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

Suggested noise conditions in addition or to replace those put forward in the operating schedule for The old Sessions House, 22 Clerkenwell Green.

- The licensee 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, which shall include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for regulated entertainment. (amended from suggested condition)
- Once agreed maximum levels of sound shall be expressed on the premises licence for each area designated for entertainments as follows:

Area/Room (e.g. lower ground floor bar area)	Linear	"A"	125 Hz	63 Hz
Measurement point: XXXXXXXXXXXXXXXXXXXX	XX dB (1 min)	XX dB (1 min)	XX dB (1 min)	XX dB (1 min)

- The entertainment noise control system shall be monitored, checked and calibrated as necessary, so that the levels approved by the Council, are not exceeded.
- All other areas shall be limited to ambient background levels of sound.
- In the event of a noise complaint substantiated by an authorised officer, the licensee shall immediately take appropriate measures in order to prevent further disturbance.
- Windows shall be closed at all times when regulated entertainments are on-going and in any case by 21:00 every night. Windows (apart from windows designated as fire exits) shall be locked closed after 21:00 using key operated locks. (amended from suggested condition)
- All doors to noise generating rooms shall be kept closed apart from access and egress when entertainments are on-going.
- There shall be a dedicated smoking area for patrons with maximum numbers of smokers to be agreed with the Licensing Authority. The smoking area shall be clearly marked and cordoned off and supervised. Smokers shall not be permitted to take drinks outside to the smoking area(s) after 21:00. . (amended from suggested condition)
- Outside smoking areas shall be supervised after 22:00.
- There shall be no amplified sound in any outside areas including the roof terrace.

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:22
To: Williams, John
Subject: FW: Objection to Old Sessions House licence application
Attachments: OSH objection September 2016.pdf

From: [REDACTED]
Sent: 02 September 2016 07:56
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Objection to Old Sessions House licence application

Dear Simon,

Hope you've had a good summer.

I am writing to object to the licence application for Old Sessions House, applied for in August when most people are on holiday. Thankfully, [REDACTED] has put in a most comprehensive and eloquent objection which I attach. I am in complete agreement with this attached objection and grateful for all the hard work put into it which has saved me a lot of time. Please accept this as my objection.

I also want to keep my objection anonymous. When the applicants begin to show some respect for their neighbours I'll be happy to receive correspondence from them, but for now I have no wish to.

There is much to object to, not least of which is the audacity of applying for 365 day use in a residential area with a population of mainly older people and families.

This is still an alcohol-led proposal with 545-person capacity open 365 days a year with vast outdoor space, on and off premises alcohol sales and entertainment like films, music, live music and dance.

The applicants did reduce the hours of operation, but they're still beyond that granted by planning and far longer than other restaurants.

They reduced the number of people by applying only for the ground floor, top floor and rooftop. And they labelled parts of the building restaurants and added a condition that food must be served with alcohol there (but they're so vague it could just be some olives to meet the condition).

There is still no management plan, dispersal plan, traffic & parking plan or noise report showing it won't cause disturbance, nuisance or cumulative impact.

They seem to have completely ignored most of the concerns that caused the committee to throw out their first application just 3 months ago.

In addition to this objection I have added my name to the petition which Leora will be forwarding to you today.

Thank you Simon, best wishes,

[REDACTED]

Gallacher, Simon

From: Williams, John
Sent: 14 September 2016 15:36
To: Gallacher, Simon
Subject: RE: objection to OSH license application

From: Gallacher, Simon
Sent: 02 September 2016 11:16
To: Williams, John
Subject: FW: objection to OSH license application

From: [REDACTED]
Sent: 01 September 2016 21:35
To: Gallacher, Simon
Cc: [REDACTED]
Subject: objection to OSH license application

Dear Mr Gallacher,

I am writing to object the licensing application at Old Sessions House, 22 Clerkenwell Green. The reasons are as attached document.

It looks pretty similar to many other residents as we have discussions among ourselves, and that the attached document gives a good summaries of the most sounding arguments. Our similarities should not make my objection discounted.

Please note that I request to be kept anonymous in this objection. My last objection resulted direct approach from the applicants and their representatives.

Thank you

Best regards,

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:24
To: Williams, John
Subject: FW: Old Sessions House License Application

From: [REDACTED]
Sent: 02 September 2016 10:53
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Old Sessions House License Application

I wish to object to the subject license application.

In May,2016, the Licensing Sub-Committee rejected OSH's license application citing very serious concerns with it.

The current application ignores these concerns, as discussed below. This demonstrates the applicants lack of respect for the licensing process, for the Councillors who decisively rejected the May application, and for the 200 residents that objected to the application.

Concern 1) In May, the Sub-Committee noted the requested licensing hours exceeded the hours in the approved planning application.

The new application exceeds approved licensing hours on friday,saturday and sunday. As with the prior application, no justification is provided as to why such a massive venue should be granted extra drinking hours in a Cumulative Impact Area.

Concern 2) The Sub-Committee noted the applicant had not identified tenants for the different parts of the premises.

The new application suffers from the same problem. The operators of the multiple(up to 10) bars and restaurants are unknown.

Concern 3) The Sub-Committee noted that updated management and dispersal plans had not been provided.

The new application suffers from the same problem that the Sub-Committee noted in May. The applicant still has not provided updated, comprehensive management or dispersal plans.

Concern 4) The Sub-Committee was concerned that the huge number of potential drinking customers would add to the area's Cumulative Impact.

The current application confirms the Sub-Committee was right to be concerned. The floors covered by this application will have capacity for 500-600 drinkers.

In summary, this application ignores several serious concerns raised by the Sub-Committee in May. And it wastes the time of everyone involved--the Sub-Committee Councillors, the Licensing activity, and local residents.

This application should be rejected and the applicant should be directed to NOT APPLY for any licenses until:

- Operators of the different premises are identified ,
- Detailed management and dispersal plans are developed, and
- Capacity is reduced to minimise the Cumulative Impact

Regards,

[Redacted signature block]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:23
To: Williams, John
Subject: FW: ■

From: [REDACTED]
Sent: 02 September 2016 10:26
To: Gallacher, Simon
Subject:

Simon, [REDACTED] and I vehemently object to the recent application made by the owners of The Old Sessions House and would like our names added to the list of other Clerkenwell residents who are protesting similarly.

I am in the [REDACTED] with limited access to wifi so hope my short message will suffice.

[REDACTED]

Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA
 Your Name: [REDACTED]
 Interest: Resident
 Your Address: [REDACTED]
 Email: [REDACTED]

Dear Licensing and Councillors,

*I wish my identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to myself, my family and other residents who had objected to that application.*

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

Laughable. They offered zero information to back their bold assurance that they could "manage the situation".

To put this application in context:

This OSH application asks for 936 hours per year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity Conran Albion which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted that the restricted hours and stringent conditions which had been agreed with residents, plus further conditions added by the Committee, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest."

Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any relevant experience, we ask the Committee to reject this application for failure to promote the licensing objectives as well as for the potential impact that such a large volume of additional people arriving in the area will have on vulnerable residents living in such close proximity.

(Continued as per Rep 17)

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:23
To: Williams, John
Subject: FW: Representation against premises licence for 22 Clerkenwell Green

From: [REDACTED]
Sent: 02 September 2016 10:36
To: Gallacher, Simon
Subject: Representation against premises licence for 22 Clerkenwell Green

Dear Simon,

I submit the below representation requesting that the Old Sessions House application be refused.

Kind regards,

[REDACTED]

Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

[REDACTED]

Resident

[REDACTED]

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licensed premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licensed premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity

May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c) Still proposes an enormous capacity out of scale for the neighbourhood

The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. **The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.**

d) Still an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e) Still requests a vast competitive advantage for no reason

This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.
- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.
- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:24
To: Williams, John
Subject: FW: Objection to OSH

From: [REDACTED]
Sent: 02 September 2016 11:21
To: Gallacher, Simon; [REDACTED]
Subject: Objection to OSH

Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licensed premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a. Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b. Ignores Planning & Licensing Committee's concerns about protecting residential amenity

May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c. Still proposes an enormous capacity out of scale for the neighbourhood

The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. **The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.**

d. Still an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e. Still requests a vast competitive advantage for no reason

This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.
- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.
- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f. Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g. Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the

premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

From [REDACTED]
[REDACTED]
[REDACTED] *) Full time residence.*
[REDACTED])

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:44
To: Williams, John
Subject: FW: Objection to licensing application

From: [REDACTED]
Sent: 31 August 2016 22:16
To: Gallacher, Simon
Subject: Objection to licensing application

Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Interest: Resident

Dear Licensing and Councillors,

*I wish my identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to myself, my family and other residents who had objected to that application.*

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

Laughable. They offered zero information to back their bold assurance that they could "manage the situation".

To put this application in context:

(Continued as per Rep 17)

- Dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy
- No policy suggested by the applicant to actively manage or limit 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 premises

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.

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 the character of the area must also be considered. The 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.

Yours faithfully

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address THE OLD SESSIONS HOUSE
22 CLERKENWELL GREEN LONDON

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance IF THESE LICENCES ARE GRANTED THERE WILL BE POTENTIALLY THOUSANDS MORE PEOPLE DAILY COMING INTO AN AREA ALREADY A CUMULATIVE IMPACT AREA. THE O.S.H. IS WITHIN 20 METRES OF THE CLERKENWELL GREEN ESTATE AND I FEAR THE GROUNDS OF THE ESTATE AND SURROUNDING AREAS WILL BECOME AN OUTSIDE TOILET FOR SOME OF THE CLIENTS OF THE O.S.H. TO GRANT THESE LICENCES WOULD BE THE FIRST STAGE OF CREATING ANOTHER "TURNHILLS" NOW THANKFULLY DEFUNCT OR A "FABRIC" WHICH IS THE SUBJECT OF A LICENSING REVIEW.

Crime and Disorder

COMMERCIAL LICENSING

0 : SEP 2016

PUBLIC PROTECTION DIVISION
222 UPPER ST, LONDON N1 1XR

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous Yes/~~No~~ -

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

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

Signature

Date 31st August 2016

Please ensure name and address details completed above

Return to:

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

or send by email to:

licensing@islington.gov.uk

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:04
To: Williams, John
Subject: FW: Old Sessions House
Attachments: objection template.docx; ATT00001.txt

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

From: [REDACTED]
Sent: 02 September 2016 19:27
To: Gallacher, Simon
Subject: Old Sessions House

Dear Simon,

Please find attached my objection for planning and licensing for Old Sessions House.

Kind regards,

[REDACTED]

Gallacher, Simon

From: [REDACTED] >
Sent: 02 September 2016 09:58
To: Gallacher, Simon; Williams, John
Cc: [REDACTED]
Subject: Objection Old Sessions House
Attachments: objection template.docx

Dear Simon,

Please find attached my objection to the recent licence application of Old Sessions House. As part of a residents group, we have discussed our objections so mine might be similar to others you have/ will receive.

Regards,

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:49
To: Williams, John
Subject: FW: Objection

From: [REDACTED]
Sent: 01 September 2016 13:42
To: Gallacher, Simon
Subject: Objection

Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Interest: Resident

Dear Licensing and Councillors,

*I wish my identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to myself, my family and other residents who had objected to that application.*

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

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1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

Laughable. They offered zero information to back their bold assurance that they could "manage the situation".

To put this application in context:

This OSH application asks for 936 hours per year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted that the restricted hours and stringent conditions which had been agreed with residents, plus further conditions added by the Committee, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest."

Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any relevant experience, we ask the Committee to reject this application for failure to promote the licensing objectives – as well as for the potential impact that such a large volume of additional people arriving in the area will have on vulnerable residents living in such close proximity.



Gallacher, Simon

From: Williams, John
Sent: 14 September 2016 15:36
To: Gallacher, Simon
Subject: RE: Old Sessions House latest application

From: Gallacher, Simon
Sent: 01 September 2016 20:50
To: Williams, John
Subject: FW: Old Sessions House latest application

From: [REDACTED]
Sent: 01 September 2016 15:22
To: Gallacher, Simon
Subject: Old Sessions House latest application

Attn Simon Gallacher

I would like to object to the latest application relating to the Old Sessions House.
Rep 17

Please see [REDACTED]'s objection. I agree with all [REDACTED] points and [REDACTED] expresses my opinions very succinctly.

Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Sep 1, 2016

Application details: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Representation made by : [REDACTED], London [REDACTED]
[REDACTED]

Dear Licensing and Councillors,

*I wish my identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to myself, my family and other residents who had objected to that application.*

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

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Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Your Name: [REDACTED]

Interest: [REDACTED]

Your Address: [REDACTED]

Email: [REDACTED]

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The Committee's Sep 2015 decision to grant the Conran licence noted that the restricted hours and stringent conditions which had been agreed with residents, plus further conditions added by the Committee, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest."

Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any relevant experience, we ask the Committee to reject this application for failure to promote the licensing objectives as well as for the potential impact that such a large volume of additional people arriving in the area will have on vulnerable residents living in such close proximity.

2. This is an attempt to circumvent the May 2016 licensing decision without redressing many of the reasons why that application was rejected.

Many significant concerns were raised during the May 2016 Licensing Committee's meeting by the Licensing Committee, Licensing Authority and 201 residents.

The filing of this application on Friday 5th August is a clear attempt to circumvent the licensing process by limiting residents' ability to make representations. This is a cheap tactic used by many applicants to limit objections by filing in August or December. Such applicants then falsely assert the second application is better received by residents. We trust the Licensing Committee is wise to this tactic.

Yet even the August timing cannot disguise the fact that this proposal still materially fails to meet the concerns which led to the first licence being rejected in May.

3. This application fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces items prohibited by recently licensed premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

There are numerous ways in which this application ignores or fails to redress the reasons why the Sub-Committee rejected its earlier April licensing application:

- a) Exceeds the hours granted in the planning approval ... 936 hours per year more than the planning department approved

And in doing so, the applicant ignores the decisions and advice made by both Planning and Licensing Committees. This shows a disregard for the planning and licensing processes, and a lack of respect for the time such applications require by Committee members, the licensing department and residents.

Here's how:

The applicant disregarded the hours granted by Planners and their reasons for doing so.

- "[limited hours] In the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..." June 2015 Planning Decision

Instead they filed an April 2016 premises licence application for hours outside of the planning approval and more in-line with guideline licensing hours for a Nightclub. This formed part of the bases for the Licensing Sub-Committee's May rejection.

- "The Licensing Authority expects applicants to ensure that they have planning consent for the intended hours of operation before making application for a premises licence. The licensing authority will only grant licences for premises without planning consent in

exceptional circumstances which were not established in this case." May 2016 Licensing Decision

And rather than heed this expectation which is clearly set out in Licensing Policy, or follow through with the acknowledgement that they made during the May Licensing hearing...

- "The proposed hours in the application are more extensive than permitted under the planning consent and the applicants recognised that they needed to amend their planning consent to operate the licence as proposed." May 2016 Licensing Decision

... the applicant instead filed this August 2016 premises licence application, once again asking for hours beyond the planning approved hours of operation. They attempt to get around earlier problems by applying only for the ground floor, fourth floor and rooftop terrace thus delaying a licence application for the Private Members Club (floors 1-3).

Why, one might ask, would the applicant proceed in this manner?

First, because the Planning department had already advised them in their June 2015 decision that in order to amend the planning hours they would need operators on board, procedures proposed by operators and the applicant to mitigate cumulative impact and likely separate applications and hours for each unit

- "The applicant may wish to seek to vary the imposed hours of operation condition once known operators are on board for the scheme for all of the uses that require licensing for alcohol including the consented café / restaurant / drinking establishment and Private Members Club. Such an application would be considered on its merits at that time, based on the cumulative impacts in the surrounding area and based on any mitigation and management procedures proposed by the operator / applicant. The council anticipates that separate applications (or different hours of operation) for the different licensable uses may need to be made as they may warrant different permitted hours." June 2015 Planning Decision

Second, because the applicant felt it needed the alcohol licence in order to sign operators before applying for amended planning hours. And they said exactly as much in a meeting the hosted with residents on 4th November 2015.

- "They [the applicant] will be filling 1 licence application for all 3 parts of the building. The licence they say will make clear for each of the 3 parts what hours they are requesting for each day for what activities. They will be applying for hours longer than their operating hours received from planning. They said 2am last sale (2:30am close) for top floor restaurant/bar and the PMC (parts 1 and 2 of the building). Earlier close of midnight for the ground floor public space. Need the licence so they can get operators to sign a lease. Then with exact operators they can submit a more detailed management plan to apply for planning to extend their operating hours. Their business plan is based on them getting 2am hours." quoted from my personal notes taken during the 4 Nov 2015 meeting and emailed by me to other interested residents on 5 November

This candid discussion with residents highlights the applicant's admission that it requires operators on board in order to submit a more detailed management plan. The lack of which the Licensing Sub-Committee noted as a reason to reject the earlier licence application.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity

May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well."

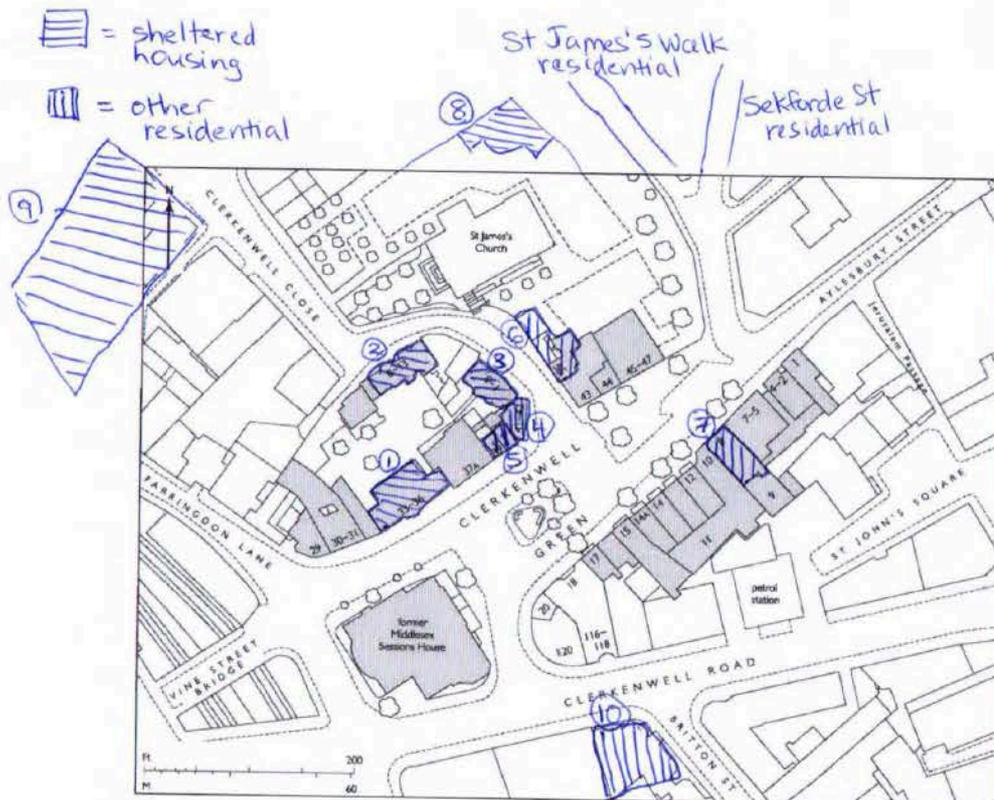
The applicant knows that some of the key factors that the Licensing Committee considered in terms of protecting residential amenity included the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

The current application continues to create significant risk from these same key factors. Whilst this application does not suggest a maximum occupancy, a detailed analysis of the floor plans and vertical drinking capacity illustrates this proposal will conservatively see between 750-980 customers using the building on any given day. (And that excludes any future uses of floors 1-3).

The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers who will enter and exit the 4th floor and rooftop units exclusively via doors opposite their homes just 19m away.

These residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

The applicant claimed during the May licensing hearing "that this was a good location for this operation, it was an island site close to Farringdon Station" (quoted from the minutes to that hearing). This is patently not true given the proximity of several sheltered housing estates and private residents, all of whom would feel the cumulative impact of noise, additional people passing through, deliveries, traffic etc. resulting from this application.



1, 2 & 3 Clerkenwell Green & Clerkenwell Close Estates. 4, 5, 6 & 7 residences. 8 Priory House Estate for the elderly. 9. Peabody Estate. 10. large block of residential flats.

c) Still proposes an enormous capacity out of scale for the neighbourhood

The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have".

This decision was based on a 921 seated capacity shown in the April application.

The August application now proposes a 463 seated capacity. They achieved this reduction by removing 3 floors of the building from the licence, and then adding 36 net new seats on the ground floor. This is an enormous capacity for the vicinity, and for a cumulative impact area.

Furthermore, the realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff (see calculations below next section).

d) Continues to be an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led.

"Licensing Policy 2 provides examples of applications that the licensing authority may consider as exceptional including small premises with a capacity of fifty persons or less, small premises operating within core hours as set out in licensing policy 8 or premises which are not alcohol led. The characteristics of these premises are very different to the exceptions envisaged by the policy..." May 2016 Licensing Decision

We demonstrate the above is true of the current August application using the below tables setting out capacity figures and percentage of the proposed operations that are alcohol led. This application should be rejected on the same grounds as stated in the above quote.

In May "The Chair raised a concern that there was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." Minutes from the May 2016 Licensing hearing

The current application presents 10 units that are alcohol led, with no conditions preventing 10 different bars in this location and no guarantee that there had to be food with alcohol in those units. Therefore, the Chair's concern regarding the first application is still materially the same. And I don't see how the applicant can claim this was not the intention.

Furthermore, the applicant's proposed Condition 2 is so vague as to enable operators to serve alcohol to a customer with merely a bowl of olives, nuts, etc. Therefore, as filed, the August application actually remains 100% alcohol-led in practice.

Total capacity figures, number of units, % alcohol led, patrons/day

	Total	Ground Floor	Fourth Floor	Roof Terrace
Seated capacity in restaurant units	191	177	14	0
Seated capacity in bar units	181	88	49	44
Seated capacity in outdoor areas (off licence available)	91	52	0	39
Vertical drinking capacity *	82	42	15	25
Total capacity at any point	545	359	78	108
Total capacity of alcohol-led areas	354	182	64	108
% capacity that is alcohol-led	65%	51%	82%	100%
Patrons/day **	980	646	140	194
Patrons/day of alcohol-led areas	636	328	115	194
Number of restaurant units	12	11	1	0
Number of alcohol-led units	10	5	1	4
Total number of units	22	16	2	4
% of units that are alcohol led	45%	31%	50%	100%
* conservatively estimate standing capacity = 30% of seated capacity in bar units and outdoor areas				
** conservatively estimate units are 60% full with 3 covers/day				

I recognise the applicant will likely try to discredit the above figures and percentages. Because the applicant refuses to submit figures, we are forced to count seats on the plans, interpret alcohol-led areas based on the conditions and estimates of vertical drinking.

The above table does so in a conservative matter.

Furthermore, even if the applicant claims the assumptions are incorrect and you remove them, you are still left with 55% of seated capacity being alcohol-led. There is no way the applicant can claim this is confused or misleading since it is based on the seats shown by them in their submitted plans.

Even if you remove estimates of vertical drinking capacity as 30% of seated capacity in bar units or outdoor off licence areas on top of the total seated capacity...

	Total	Ground Floor	Fourth Floor	Roof Terrace
Seated capacity in restaurant units	191	177	14	0
Seated capacity in bar units	181	88	49	44
Seated capacity in outdoor areas (off licence available)	91	52	0	39
Total capacity at any point	463	317	63	83
<i>Total capacity of alcohol-led areas</i>	<i>272</i>	<i>140</i>	<i>49</i>	<i>83</i>
% capacity that is alcohol-led	59%	44%	78%	100%
Patrons/day **	833	571	113	149
Patrons/day of alcohol-led areas	490	252	88	149

And even if you also remove capacity in outdoor areas that are not specifically designated as outdoor off licence areas by the plans and conditions...

	Total	Ground Floor	Fourth Floor	Roof Terrace
Seated capacity in restaurant units	191	177	14	0
Seated capacity in bar units	181	88	49	44
Seated capacity in outdoor areas (off licence available)	52	52	0	0
Total capacity at any point	424	317	63	44
<i>Total capacity of alcohol-led areas</i>	<i>233</i>	<i>140</i>	<i>49</i>	<i>44</i>
% capacity that is alcohol-led	55%	44%	78%	100%
Patrons/day **	763	571	113	79
Patrons/day of alcohol-led areas	419	252	88	79

- e) Continues to request a vast competitive advantage over recently licensed premises in the immediate vicinity both in terms of hours of operation but also in terms of use of outdoor space and rooftop terraces

This application requests 936 hours per year more than the Granger & Co licence (90 person maximum capacity), and 572 hours per year more than the Conran Albion licence (225 person maximum capacity). Both of these are operated by very experienced restaurateurs with many years of experience and other locations.

The applicant provides zero explanation as to why it should be granted such competitive advantage. And no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

Comparison of Operating hours to two recently granted licences close to OSH:

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres).

Granger was eventually licenced in Nov 2013 after earlier having been rejected. The final licence was granted because of shorter hours and stringent conditions being offered.

The licence specifies a maximum capacity of 90 people which 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.

- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres).

Conran Albion was eventually licenced in September 2015 after earlier having been rejected. The final licence was granted because of shorter hours and stringent conditions offered.

The licence specifies a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.

- By comparison, OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

Discussion of outside space proposed in this proposal

The applicant completely fails to redress the Licensing Authority's earlier concerns regarding the lack of any information regarding management of the outside space . All of the reasons for these concerns still exist with this current application.

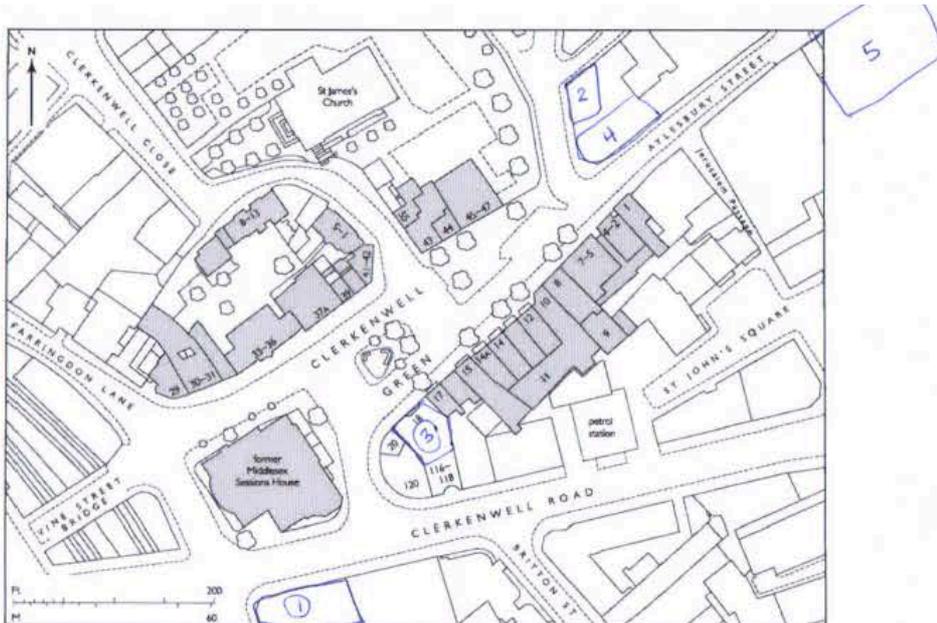
"The Licensing Service is in receipt of regular complaints concerning disturbance from patrons of licensed premises using outside drinking and smoking areas. The current application refers to several outside drinking and smoking areas with no information proffered as to how they will be adequately supervised and managed, particularly during later hours." Licensing Hearing Minutes, May 2016

The only roof terraces in the vicinity of OSH:

- Turnmill building's office occupants have no licensable activities for their terrace
- Wallacespace licence prohibits any use of the terraces when licensable activities occur
- Hill & Knowlton licence prohibits alcohol consumption on the terrace at any time, no smoking permitted on the terrace and terrace closes at 8pm with doors locked
- 1 Aylesbury St planning prohibits any use of the terraces on Saturdays, Sundays and before 8am or after 8pm Mondays to Fridays

Licensing restrictions on other outdoor space for recently granted licences:

- Conran Albion no open drinks can be removed outside, no queuing permitted, a maximum of 5 smokers at a time, smokers must leave drinks inside,
- Granger & Co no drinks can be removed or consumed outside, no queuing permitted, no chairs or tables or signage or display boards permitted on the pavement outside, a maximum of 10 smokers at a time, and no smoking permitted outside after 10pm
- Unilever prohibits smokers taking alcoholic drinks outside
- Turnmill Social prohibits alcohol to be consumed outside and prohibits smokers taking alcoholic drinks outside



1 Turnmills with offices, Conran Albion, Turnmill Social. 2. Granger & Co. 3. Wallacespace. 4. Buckley Building with Hill & Knowlton and Unilever. 5. 1 Aylesbury St

f) Failed to submit updated management and dispersal plans or identify tenants

This application ignores the fact that in rejecting the first application "The Sub-Committee noted that the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." May 2016 Licence Decision

The applicants provide absolutely no attempt to explain why the Sub-Committee should now consider granting the proposed licence without any tenants identified and without an updated management plan. The conditions offered with this application are not adequate enough to redress the concerns or constitute a management and dispersal plan.

For the May 2016 licensing hearing, the applicants submitted their January 2015 draft management plan. It was noted that this was out of date, having not been updated to reflect specifics in the April licensing application. The applicants replied that "they had not updated the management plan as they were waiting to see what would happen with the licensing application." (quoted from the May 2016 Minutes).

The applicants saw what happened the licence was rejected. And yet they decided to file yet another licence application without a relevant management and dispersal plan.

This application doesn't have a coherent plan even for drinking up time. The 16 ground floor units have a standard 30 minute drinking up time Mondays to Thursdays. But on Fridays and Saturdays only 15 minutes. And all units on all floors have 0 minutes drinking up on Sundays.

There is no explanation how the applicant proposes to ensure persons do not remain in the units after the terminal hour. And this is especially unrealistic on Sundays. Demonstrating the applicant's lack of any relevant experience.

The applicant also completely fails to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. All of the reasons for this concern still exist with this current application.

"The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues." Licensing Hearing Minutes, May 2016

g) Failed to provide any noise analysis

The applicant continues to fail to demonstrate how it can ensure no cumulative impact posed by the noise of patrons on the rooftop terrace, on the ground floor outside space on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at recently licensed premises like Granger & Co, Conran Albion, Turnmill Social, Wallacespace, Hill & Knowlton and Unilever all of which do not pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

The proposed conditions also make no effort to explain how noise from patrons on the roof terrace, outside ground floor areas and smoking areas will not cause cumulative impact.

In Summary

I object because this is still an alcohol-led proposal far outside planning permitted hours and the restricted hours required of other nearby licensees due to proximity to residents in a cumulative impact area.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off premises sales, films, live music, recorded music, dance and similar (albeit now with shorter than usual hours for a Nightclub).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because the application does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object because it will have a negative and significant cumulative impact on local residents and the area.

I object because of the size and extent of the operation which will significantly increase foot and road traffic. Smokers alone are likely to block the highway, as well as queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning approval. I object to the extensive hours 7 days a week including Sundays and Bank Holidays creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced nearby premises. Wallacespace, Unilever, H&K, Granger & Albion are 40-120m away with a fraction the capacity, shorter hours and more conditions. And none of those are alcohol led like this.

I write as a local resident, a founding member of the Friends of Clerkenwell Green association and as a member of the Clerkenwell Green Preservation Society. I also write as a resident who has invested many hours in meetings with OSH developers and their licensing lawyer. We advised numerous changes that have been ignored.

This application shows a woeful disregard for Islington Council's licensing policies and goals, the Cumulative Impact Area, local residents, existing traffic problems to name just a few concerns. It is not an exception to the Licensing Policy, and as such should be rejected.

The applicants also demonstrate a lack of regard for the Council's licensing policies and goals. They have openly stated to residents on a number of occasions that they plan to: 1) apply for this licence, then 2) apply to extend planning hours and then 3) apply to further extend the hours of the alcohol licence. They state this regardless of the Cumulative Impact Policy, the many surrounding residential buildings and the list of resident concerns.

Please reject this application. It undermines the Licensing Objectives.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs.

This application does not. It will add to cumulative impact in an area defined as saturated by Islington's licensing policy. It is contrary to the character of the Conservation Area and would disrupt the residential/commercial balance in the borough.

Astonishingly, the application does not even state maximum capacity despite residents' requests and the fact this premises dwarfs other licensed premises in the immediate area. We counted the seats shown on the plans and calculate 424 person seated capacity. This volume will create a very significant cumulative and detrimental impact.

The proposed conditions are not in line with other recently granted licences for smaller premises with fewer hours located further from residential premises. It provides less detail to adequately manage egress, noise, acoustics, capacity, smokers, rubbish, deliveries, traffic, etc. than recently licensed 90-person and 200-person food-led restaurant premises in the immediate vicinity and this is a 500-person alcohol-led premises.

Other recent applications in the borough have been rejected for far less. This application must also be rejected. It is unacceptable on its face and it would create a very dangerous example for other existing and potential licence operators.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime.

Please don't further aggravate these conditions with an additional (and large, extensive) licence. We ask that you please reject this application outright.

Many thanks for your time and consideration.

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.

Objections based on the specific Licensing Policies

Part One Location, Cumulative Impact and Saturation

LP1 fails given the premises is located in a Cumulative Impact area & a Conservation Area with many surrounding residents, the PMC and other bars/restaurants are alcohol led, the proposed hours are far outside the local norm and Islington recommendations (they are closer to recommended hours for a nightclub than for restaurants & cafes), the vast numbers of customers likely to attend the premises (921 estimate seated capacity * 5 covers minimum per day), and the physical suitability of this Grade II listed building for licensable activities especially noise control.

LP2 fails on the basis that the application singularly fails to rebut the presumption that applications for new premises or club licences are likely to add to the existing cumulative impact and will therefore normally be refused. The application also fails to meet examples of an exception based on size, capacity and alcohol-led proposals. And any claims by the application (i.e. the premises will be well managed and run, constructed to a high standard, operated as similar to other premises or similar to other local premises) are not aspects the Licensing Authority may consider as exceptions under LP2.

Furthermore, LP2 notes Clerkenwell already has one of the highest concentrations of late licensed premises in the borough, with 10% of Islington's "on licensed" venues located within this small geographical area. As a consequence, the area sees an influx of many thousands of people in the evening and at weekends. Adding a new 1,000+ capacity licence covering multiple operators will greatly exacerbate the problems that led the Licensing Authority to define Clerkenwell as saturated with licensed premises and to extend the cumulative impact area to cover the entire ward.

LP4 fails on the basis that this application would add an enormous off licence premises with very extensive hours to an already saturated area that experiences high crime rates as a result of off sales. LP4 notes these off-sales have a detrimental impact on local communities in terms of noise, disturbance and antisocial behaviour.

LP5 fails on the basis that the application is incomplete since the application did not include a management plan to prevent obstructions and potential risk to pedestrians with the creation of a new 1,000+ capacity licensed premises with multiple operators.

LP6 fails on the basis that this application is requesting licenced hours outside of the approved hours granted in the planning consent for OSH. Planning awarded operating hours of 10:00-23:00 Mondays to Saturdays and 12:00-23:00 Sundays. This application requests 08:00 to 01:00 7 days a week including Bank Holidays.

Part Two Licensing Hours

LP7 fails since representations were received thus activating the rebuttable presumption of cumulative impact. Also this application will further exacerbate the saturation of late night premises selling alcohol and the cumulative impact that the proliferation of late night venues and retailers in the borough is having on the promotion of the licensing objectives.

LP8 fails on the basis that this application does not seek to align with the recommended hours upon which the Licensing Authority will give more favourable consideration. The closing times applied for of 1am is the the recommended closing time for Nightclubs rather than for restaurants, cafes and public houses/bars. And even if the applicant reduces the requested hours to within those recommended for Restaurants and Cafes, LP8 specifies that there is no presumption the application will be automatically granted in cases where relevant representations are made.

Part Three Standards of Management

LP9 fails since this application is woefully inadequate in demonstrating how the highest standards of management will be achieved in relation to promoting the licensing objectives.

LP11 fails on the basis that substantial meals are not required with the sale of alcohol.

LP18 fails on the basis that this Grade II listed building cannot be sufficiently sealed to ensure residents do not suffer undue noise disturbance as a result of this application.

Double glazing, for example, is not possible on a Grade II listed building thus reducing the ability to acoustically seal OSH. The policy states that the amenity of residents in the vicinity of licensed premises must be protected.

This application also fails to meet LP18's expectation that premises intended for the provision of noise generating licensable activities are acoustically controlled and engineered so as not to cause undue disturbance. No acoustic report has been submitted. Condition 4 in the applicant's proposed conditions simply states a noise limiter would be fitted to music amplification systems with no limit yet defined and no evidence such limit would not cause a noise disturbance. Their proposed condition 4 therefore lacks any details or evidence to rebut the presumption in LP2 that new licences will create additional cumulative impact.

LP19 fails on the basis that the proposed conditions do not introduce adequate measures to minimise the impact of deliveries and collections where appropriate. With residents living as close as just 19m away, we would expect the proposed conditions to at least not exceed those of other recently licensed, smaller premises in the immediate vicinity. But they don't.

Waste collections and deliveries are proposed between 08:00-23:00 Mondays to Saturdays and between 09:00-22:00 Sundays and Bank Holidays. This is far more extensive than other recently licensed premises opposite OSH that allow for rubbish collections and deliveries only from 08:00-18:00 Mondays to Fridays, 09:00-17:00 Saturdays and not at all on Sundays and Bank Holidays.

LP20 fails given the application does not define how the outside areas will be managed to prevent noise, smell and pavement obstructions as expected by the Licensing Authority. There is no management plan defining locations and numbers of smokers permitted (as has been the case with other recently licensed premises). LP20 also states that the applicant should first obtain a license for the proposed tables, chairs and barriers adjacent to the highway they did not. And the application fails to provide the proposed management controls for the tables, chairs and barriers adjacent to the highway showing they can minimise the risk of public nuisance as per LP20.

LP22 fails because late night applications are expected to demonstrate their ability to provide facilities to allow patrons to wait in a secure environment, arrangements to manage the impact of waiting customers on the local neighbourhood, toilet provision for patrons waiting for transport and adequate supervision of customers waiting outside the premises. This application utterly fails to do any of this.

LP23 may fail since the applicant failed to complete the application in full. They selected the option to apply for Section H "anything of a similar description to that falling within (e), (f) or (g)" where e, f and g are live music, recorded music and performances of dance. However, Section H expressly states "Please give a description of the type of entertainment you will be providing" and this is blank in the application form. Thus "similar" may refer to adult entertainment it is unclear. If this is the case, then the application fails LP23 which expects all applicants to include relevant operating details for such adult entertainment. Since the premises is near residential accommodation, schools, Priory House old age home and St James' Church then it is wholly inappropriate for such activity to take place at OSH.

LP24 fails because the application does not sufficiently protect children from this high volume alcohol-led premises with off-sales that will increase traffic, block the public footpath and add ASB pressure in the neighbourhood. The premises are within metres of St James Church and a toddler playground. It is also along the route to Farringdon tube for many residential streets and one local school where many children commute via tube.

LP24 also fails because the application includes the showing of films but there is no management plan to ensure compliance with the BBFC age restrictions. It also fails to provide a management plan showing adequate numbers of adult staff to ensure the safety and well-being of any admitted children during an emergency.

Part Four Enforcement

The application also fails Enforcement because the application and its proposed conditions fail to show the licensed premises will operate in ways consistent with community interested and fails to demonstrate that it will not undermine the licensing objectives.

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.

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 and off sales.

This premises 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 01:00 and 08:00 given that the application requests opening times of 08:00-01:00 7 days a week. But the management plan, which lacks many details also lacks clarification on this point.

Specific concerns also include:

- Dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy
- No policy suggested by the applicant to actively manage or limit 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 premises

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.

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 the character of the area must also be considered. The 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.

Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA
 Your Name: [REDACTED]
 Interest: Resident
 Your Address: [REDACTED]
 Email: [REDACTED]

Dear Licensing and Councillors,

*I wish my identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to myself, my family and other residents who had objected to that application.*

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

Laughable. They offered zero information to back their bold assurance that they could "manage the situation".

To put this application in context:

This OSH application asks for 936 hours per year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity Conran Albion which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted that the restricted hours and stringent conditions which had been agreed with residents, plus further conditions added by the Committee, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest."

Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any relevant experience, we ask the Committee to reject this application for failure to promote the licensing objectives as well as for the potential impact that such a large volume of additional people arriving in the area will have on vulnerable residents living in such close proximity.

Gallacher, Simon

From: Williams, John
Sent: 14 September 2016 15:37
To: Gallacher, Simon
Subject: RE: Old Sessions House Licence Application

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

From: Gallacher, Simon
Sent: 01 September 2016 20:45
To: Williams, John
Subject: FW: Old Sessions House Licence Application

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

From: [REDACTED]
Sent: 01 September 2016 06:46
To: Gallacher, Simon
Subject: Old Sessions House Licence Application

Dear Simon,

I note that a renewed licence application has been submitted to Islington Council in relation to the Old Sessions House, Clerkenwell Green, following the Council's rejection of an earlier licence application in respect of the same premises.

It appears clear to me that the new application fails to address many of the objections made by local residents (myself included) in relation to the earlier rejected applications. It is reasonable to assume that the Council found such objections persuasive in considering the rejected application and so it is disappointing to be confronted with a further ill-considered application quite so soon.

I have carefully read the detailed objections to the new application submitted to you by [REDACTED]. I entirely agree with [REDACTED] objections and so, for convenience, kindly record me as objecting to the new application in the like form to [REDACTED]. (Rep 17)

Thank you for your assistance with this.

Yours sincerely

[REDACTED]

[REDACTED]



Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Interest: Resident

Thursday 31 August 2016

Dear Licensing and Councillors,

*We wish our identity to be kept **anonymous** because, contrary to instructions from the Council Licensing team to the applicant and, I understand, contrary to the Data Protection Act, after the applicant's first licence application in April 2016 the applicant wrote letters directly to ourselves, attempting to counter our original objections to their application.*

We object to this new licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH) as we believe that it will detrimentally and irrevocably change the entire character of Clerkenwell Green with significant increases in cumulative impact noise, nuisance and public disorder.

Furthermore, this applicant has already demonstrated gross irresponsibility and inexperience in their management of separate local premises (10-11 Clerkenwell Green) and our complaints, objections and concerns have already been raised and documented with Islington Licensing and Councillors.

We believe that the granting of any License to this premises that might offer terms more favourable or flexible than those awarded to Granger & Co., and other local businesses, would demonstrate unacceptable and questionable favouritism.

We continue to question, and object to, the fact that Islington Councillors have already invited this Applicant to be a stake holder in the future development of Clerkenwell Green while this (highly contentious) License Application remains in process.

The specific details of our objection are set out below.

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

1. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This grand proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing when questioned by the Chair, they claimed, and I quote from the minutes, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation."

They offered zero information to back their bold assurance that they could "manage the situation".

To put this application in context:

This OSH application asks for 936 hours per year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity - Conran Albion - which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

(Continued as per Rep 17)

Gallacher, Simon

From: [REDACTED]
Sent: 02 September 2016 09:55
To: Gallacher, Simon
Cc: Williams, John; [REDACTED]
Subject: Re: Objection Old Sessions House
Attachments: objection template.docx

Dear Simon,

I hope this now works?

Best
[REDACTED]

> On 1 Sep 2016, at 20:48, Gallacher, Simon <Simon.Gallacher@islington.gov.uk> wrote:
>
> Dear [REDACTED]
>
> Are you able to please resend as I have been unable to open the attachment, please copy in my colleague John to your response.
>
> With thanks
>
> Simon
>
>
> Simon Gallacher
> Licensing Officer
> Licensing Team
> Public Protection Division
> Environment and Regeneration
> Islington Council
> 3rd Floor, 222 Upper Street, London N1 1XR
> Tel: (020) 7527 3879
> Alternative contact: Terrie Lane (020) 7527 3233
> <https://protect-eu.mimecast.com/s/R2aWBUe0v7OI4>
> The information contained in this E-Mail may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure, the confidentiality of this E-Mail and your reply cannot be guaranteed.
> The information in this message is confidential and may be legally privileged.
> It is intended solely for the addressee. Access to this message by any other person is not permitted. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

> -----Original Message-----

> From: [REDACTED]
> Sent: 01 September 2016 09:50
> To: Gallacher, Simon
> Cc: [REDACTED]
> Subject: Objection Old Sessions House

> Dear Simon,

> Please find attached my objection to the recent licence application of Old Sessions House. As part of a residents group, we have discussed our objections so mine might be similar to others you have/ will receive.

> Regards,
> [REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:07
To: Williams, John
Subject: FW: Objection to Old Sessions House

From: [REDACTED]
Sent: 02 September 2016 23:14
To: Gallacher, Simon
Subject: Objection to Old Sessions House

Hi Simon,

I wish to object to the most recent licensing application for Old Sessions House. My bedroom and that of my two infant children are within 40 metres of the building and the noise pollution from a roof terrace would be detrimental to their sleep.

Taxis would congregate outside my home and the surrounding streets which will be a further nuisance to us as residents.

In addition, I believe the hours to be outside core hours and the scale of the project not in keeping with the rest of the area such that it is inappropriate for the licensing committee to accept such an application.

Best regards,

[REDACTED]
(I do not consent to my personal details being made available.)

Gallacher, Simon

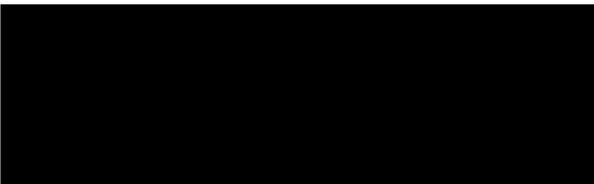
From: Gallacher, Simon
Sent: 02 September 2016 11:24
To: Williams, John
Subject: FW: Objection to Old Sessions House
Attachments: objection template.docx

From: [REDACTED]
Sent: 02 September 2016 11:12
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Objection to Old Sessions House

Hi Simon

Please find attached our objections re above.

In case of queries please do get in touch. Note we are on leave and will endeavour to respond to your queries in a speedy manner.



Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licensed premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licensed premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity
May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c) Still proposes an enormous capacity out of scale for the neighbourhood
The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. **The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.**

d) Still an alcohol-led proposal with vertical drinking
This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e) Still requests a vast competitive advantage for no reason
This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.
- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum

capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.

- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the

presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

Objections to the Old Sessions House Alcohol Licence Application, 22 Clerkenwell Green, EC1R 0NA

This is a new alcohol licence application for Old Sessions House in Clerkenwell Green. The developers' first licence application was thrown out by Islington in May after 201 residents and the Licensing Authority objected. This one must also be thrown out for many of the same reasons.

The proposal is alcohol-led. It is a 500-person bar and restaurant with vast outdoor terraces plus late night music, dance, films and other entertainment smack in the middle of a residential area. It would include up to 22 different restaurants, bars, cafes or wine bars. And it would be open 8am-11pm/midnight 7 days a week including Bank Holidays causing noise disturbance to neighbours 365 days a year.

For these and other reasons, this application fails to promote Islington's four licensing objectives that are designed to limit public nuisance, crime and disorder as well as protect public safety and protect children from harm. Clerkenwell already has regular noise complaints due to outside drinking and smoking from licensed premises, and is experiencing an increase in drug dealing targeting patrons of late licensed venues.

Please reject this application. Thank you.

Name (print clearly please)	Signature	Address	Phone	Email	Anonymous
					Yes ✓
					Yes ✓
					Yes ✓
					Yes ✓
					Yes ✓
					Yes ✓
					Yes

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:22
To: Williams, John
Subject: FW: Licensing application Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

From: [REDACTED]
Sent: 01 September 2016 23:15
To: Gallacher, Simon
Cc: Licensing
Subject: Licensing application Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Simon & Islington Licensing

I write with reference to the above license application for the OLD Sessions House EC1R 0NA

I am a local resident and attended the Council sub-committee meeting of this licence application on 24th May. I note the shortness of time from the applicants to reapply for this licence. I do not feel the applicants have taken on board the extensive reasons for the rejection of this licence.

Fundamentally the requested hours of the licence exceed Islington's core hours. I would ask the licence committee to reject any licence that requests hours outside Islington's core hours, particularly given this premises is crucially in the heart of the Clerkenwell cumulative impact area.

The applicants have failed to demonstrate a dispersal or management plan, relating to the management of the very large volume of people they are proposing to attract to this significantly large property late at night. I have no doubt this would further exacerbate the problem of anti-social behaviour and unacceptable noise levels in this area.

They are proposing to have a large area of outside space given over to food and drink consumption. The other premises on the Clerkenwell Green, the Crown Tavern, has a strict closing time of 10.30pm. No other drinking establishment in this sensitive heritage and residential area should exceed that time. This is wholly reasonable.

I am dismayed that I received a letter from the applicant written to myself and other residents, relating to their previous application, urging me to reject my opposition to it. This is completely unacceptable and contrary to the Data Protection Act.

Please reject this application as it flies in the face of Islington Council's own core licensed hours for this very special cumulative impact area in Clerkenwell. There is a groundswell of support for the residents stance on this issue. I am not anti-development but developers and new license applicants must adhere to the Council's rules and stipulations already in place for licensing and not seek to flout them for their own ends.

Yours faithfully

A large black rectangular redaction covering the signature and name of the sender.A black rectangular redaction covering contact information, likely a phone number or email address.

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:43
To: Williams, John
Subject: FW: OSH License application
Attachments: objection template.docx

From: [REDACTED]
Sent: 31 August 2016 20:48
To: Gallacher, Simon
Subject: OSH License application

Dear Simon,

As a local Clerkenwell resident I am writing to object to the latest license application for the Old Session House as attached below.

Regards

[REDACTED]

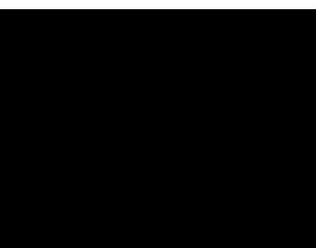
[REDACTED]

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:16
To: Williams, John
Subject: FW: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

From: [REDACTED]
Sent: 01 September 2016 21:16
To: Gallacher, Simon
Subject: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA



Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact

- remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licenced premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licenced premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This newproposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity

May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c) Still proposes an enormous capacity out of scale for the neighbourhood

The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. **The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.**

d) Still an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e) Still requests a vast competitive advantage for no reason

This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.

- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other

entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.

- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests

opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

Regards



The Old Session House, Clerkenwell Green, London EC1R 0NA (“the Premises”)

Satila Farrington Limited (“the Applicant”)

Objections to Licence Application

Licensing Act 2003 representation pro-forma

Premises Name and address: **The Old Session House, Clerkenwell Green, London EC1R 0NA**

Your Name: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Date: **1 September 2016**

I wish my identity to be kept anonymous No

Signature _____ Sent via email, please accept as signed

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

Dear Sirs,

**SATILA FARRINGTON LIMITED
OLD SESSION HOUSE, CLERKENWELL GREEN, LONDON EC1R 0NA
SECOND APPLICATION (“the Second Application”)**

Following over 200 residents’ objections, and no letters of support, the Committee unanimously and comprehensively rejected the Applicant’s first application for a new licence for the Premises (“**the First Application**”).

The Committee rejected the First Application for a large number of reasons and the key issues for rejection were as follows:

- The size of the premises, the operations outside of Islington Core Hours and the failure to tie alcohol sales to substantial food sales meant the Premises did not qualify for exceptional treatment under Licensing Policy 2.

- The premises licence for the previous occupants, the Masonic Lodge, had a Premises capacity of 686 people but the use by the Masonic Lodge was very different from that proposed being much larger at 1000+ and the impact of the Applicant's type of use was likely to be significantly greater. The Licensing Committee noted in particular the Islington Licensing Authority's concern about the potential impact that such a large volume of additional people arriving in the area would have.
- The Applicant had not provided a detailed management plan or the conditions for the operation of a Private Members' Club ("PMC") on the second and third floors of the Premises.
- The Applicant had provided no dispersal plans to evidence how the licensing objectives would be promoted and there would be a sizeable number of customers leaving through the Clerkenwell Green North exit.
- The licensing objectives would be undermined and that the proposed conditions would be an ineffective solution since they were almost entirely generic and non-specific to the issues relating to the premises
- The applicants failed to rebut the presumption that the application would add to the existing cumulative impact of the Clerkenwell Cumulative Impact Area.
- The hours sought exceeded the permitted planning hours granted for the Premises by the Planning Committee and the Licensing Committee noted specifically that "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning".

With the First Application having received such a large number of local residents' objections and having been comprehensively rejected by the Licensing Committee, it was to be expected that the Applicant would take time to consider addressing the various concerns specifically and submit an entirely different application with the detail so sadly significantly lacking from the First Application.

The Applicant has indeed taken a very different approach to the Second Application:

1. The Second Application does not relate to the entire Premises; Floors 2 and 3 which are (and to the best of our knowledge remain) intended by the Applicant for PMC use do not form part of the Second Application despite being a crucial part of the use of the Premises with significant implications for late night use until 0100- 0200.

By splitting up the licence application into separate applications, it appears the Applicant hopes to get its foot in the door with these floors and then having got a licence, attempt to push the door wider with a licence for more controversial longer and later hours for floors 2 and 3.

When [REDACTED], another local resident objector, and I met with Andrew Woods the solicitor for the Applicant and the Grebelius brothers prior to the

First Application, Mr Woods stated specifically, when asked about how they intended to deal with seeking hours outside of those permitted by Planning and Islington Council's recommended Core Hours, they might seek a licence within those hours and then push for more later; we objected to that approach at that meeting.

2. The Applicant has clearly given up on any pretence of consulting the local community or a cooperative consensual approach to obtaining a new licence. The Second Application was filed without any notice to the local residents, which they had previously given as a courtesy having been requested by local residents.

Whilst the Applicant has absolutely no legal obligation to give any such notice, it is a clear mark of the Applicant's now hostile approach and adverse attitude to the local community that there has been no attempt to consult on the Second Application or even to notify the surrounding community that a Second Application was being made.

It does have to be said that the local community having engaged actively and in good faith with the Applicant on more than half a dozen occasions prior to the First Application, it was apparent from the shoddy, vague and wholly inadequate First Application that the Applicant had heard but not listened to any of what the local community had said and had blundered on regardless with precisely what the Applicant wanted. That regrettable approach continues with the Second Application.

3. The Second Application was filed barely 2 months after the comprehensive rejection of the First Application. Instead of addressing the reasons for the rejection of the First Application in detail, it is largely a repeat of the previous non-specific vague approach but removes the PMC Floors 2 and 3 which will require much later opening in order to work and would more likely cause the rejection of the Second Application.

The Committee is therefore being asked to grant a licence but without being given a clear understanding of the Applicant's true intentions on the use of the entire building. That use is crucial to any decision about any licence for the OSH and by excluding Floors 2 and 3, the Applicant is deliberately obscuring from the Committee the true licensing intentions of the Applicant and the likely impact of the licensed operations from the Premises.

4. The timing of the Second Application on 5 August 2016 also gives the distinct impression that it is a somewhat pathetic dirty tactic we have seen used by other licensing applicants who are struggling with justifying their greedy application and overcoming the onus of proof on them against the presumption against granting a licence in the CCIA. By filing in the middle of summer holidays The Applicant appears to hope that many local residents are away and/or too busy to be able to make the necessary entirely new second set of objections.

It is a highly regrettable cynical tactic which appears designed to disadvantage local objections and suppress the level of objections. Whilst it is not illegal, it is an abusive use of the licensing process to gain an advantage for the Applicant by putting the local objectors to a significant amount of trouble when they are distracted or unavailable. In itself it is major cumulative impact on the time and resources of unpaid local residents with entirely legitimate and genuine concerns.

I only received details of the Second Application three days prior to the objection deadline but have been forced to object quickly or be treated as agreeing to Second Application. I object to both the Second Application and the Applicant's dirty tactics.

Conclusion

The Licensing Committee rejected the Applicant's First Application comprehensively barely more than 3 months ago. This Second Application deliberately obscures and excludes the more controversial late opening hours and requirements that will be needed for the intended Floors 2 and 3 PMC. This seems designed by the Applicant to prevent the Committee from getting the necessary complete understanding of the Applicant's true licensing intentions for the Premises which is essential to enable the Committee to assess the likely cumulative impact of granting any licence for the Premises. The Applicant's lawyer has previously advised of their intention to gain a licence and then come back to seek longer hours which will cause yet more cumulative impact on the residents in being obliged to object to each every such application. The Applicant should be obliged to disclose its intentions for the whole building so that the Committee can assess the likely impact of the Second Application

The Second Application should be rejected for the following specific licensing reasons:

- The hours sought, although marginally reduced from the First Application, still exceed Islington Licensing Policy's Core Hours without any proper stated justification
- The hours sought exceed the hours allowed by the Premises' Planning Permission. Islington Licensing Policy is generally to refuse any application that exceeds those allowed by Planning and is alone a reason to reject the Second Application outright
- The likely capacity is still so vague and uncertain that the Committee cannot properly assess the likely impact of any licensed activities
- There is no dispersal plan which was one of the reasons the First Application was rejected; even then a dispersal plan has limited value since the Applicant has no control of customers beyond the threshold of the Premises.
- There is no management plan for the Premises
- There is no adequate waste management plan
- There is no traffic management plan or consideration of the impact of taxis and traffic for late night collections
- The Premises capacity is still one of the largest in Clerkenwell and therefore it is likely to have a significant impact on the neighbourhood

- The sale of alcohol is not properly tied to the sale of food
- There is no explanation of how floors 2 and 3 or the PMC will be operated and by whom

Under LP2, the onus is entirely on the Applicant to prove that there will be no adverse cumulative impact on the licensing objectives. The size and likely capacity of these Premises mean that the onus on the Applicant is a significant one requiring comprehensive and detailed management proposals and effective licensing conditions and very solid justifications for any hours in excess of planning and Core Hours.

Having had the First Application rejected comprehensively and given detailed reasons for that rejection, this Second Application is a pathetic and again shoddy attempt to gain a licence without in any way properly addressing the specific reasons for rejection. It deliberately and cynically separates out Floors 2 and 3 to help enable securing a basic licence and the necessary foot in the door. It appears to show barely concealed contempt for the First Application's Committee's reasons for rejection and entirely fails to address the numerous inadequacies of the First Application. It has yet again put local residents to more trouble in having to object and this itself has a major cumulative impact on them whilst the paid lawyers and advisers of the Applicant play cynical games with the licensing process.

Please reject this Second Application in its entirety so that the Applicant finally understands that dirty tricks, ignoring residents' legitimate concerns and Islington Licensing Policy and contempt for the Licensing Committee's original decision will not be rewarded by continuing to file lazy vague and wholly inadequate applications that entirely fail to discharge the presumption against the grant of a licence in the CCIA.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:51
To: Williams, John
Subject: FW: Objection to license for old session house

From: [REDACTED]
Sent: 01 September 2016 20:13
To: Gallacher, Simon
Subject: Objection to license for old session house

I am one of the residents of Sekforde street, we would like to object to the licensing request for hundreds Of people to gather together in a residential area and drink, dance , and make a lot of noise while we try to sleep. This being every day of the week. Weekends are already full of people passing by our bedroom late at night, laughing, talking, shouting, swearing, fighting, drunk. We have only single pane Windows and are constantly disturbed through the night, another 300 or people will make this area a nightmare for residents. Sekforde street is a narrow residential street, yet cars speed down this road, it's only a matter of time before someone has a serious accident, especially after drinking.

Kind regards [REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:06
To: Williams, John
Subject: FW: Objections to Old Sessions House Alcohol Application at 22 Clerkenwell Green

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

From: [REDACTED]
Sent: 02 September 2016 20:38
To: Gallacher, Simon
Subject: Objections to Old Sessions House Alcohol Application at 22 Clerkenwell Green

I received a petition to sign on my mail box today but could not send it and signed it today as not scanner but would like to send you this email my concern to this application being a resident nearby! Thus i would like to object to this application [REDACTED]

[REDACTED]

From: [Gallacher, Simon](#)
To: [Williams, John](#)
Subject: FW: Old Sessions House
Date: 05 September 2016 09:46:39
Attachments: [IMG_2517.JPG](#)
[ATT00001.txt](#)

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

From: [REDACTED] [mailto:[REDACTED]]
Sent: 02 September 2016 12:34
To: Gallacher, Simon
Subject: Old Sessions House

Please note my objection.

Regards,

[REDACTED]

[REDACTED]

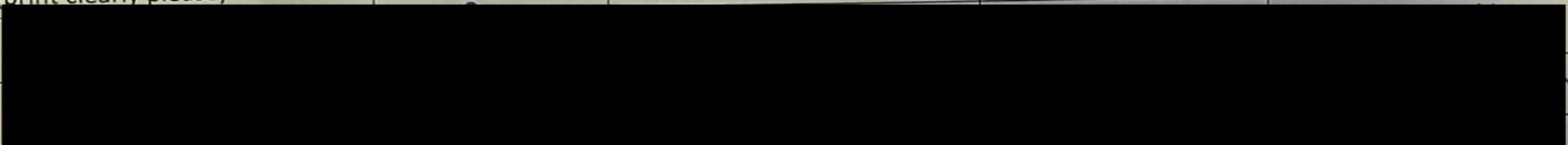
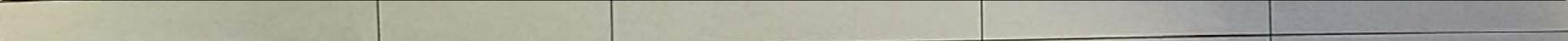
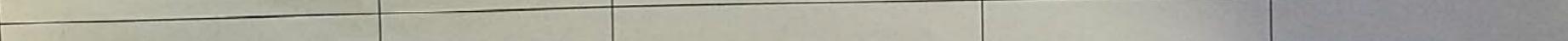
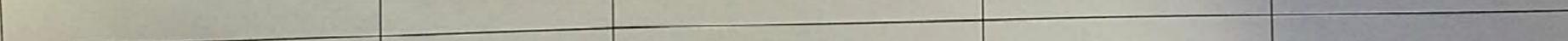
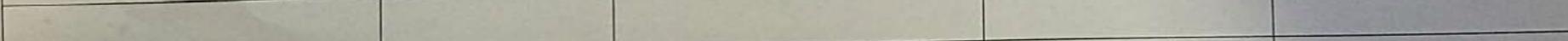
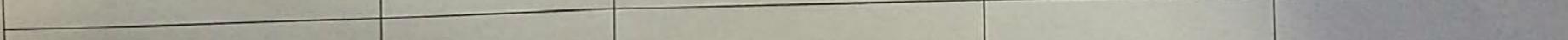
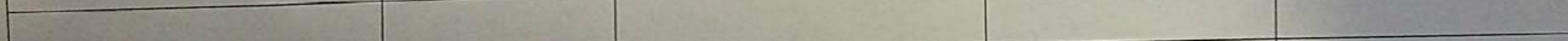
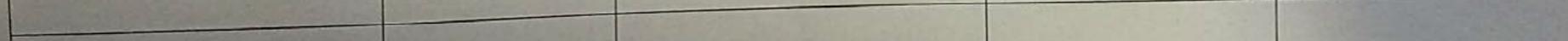
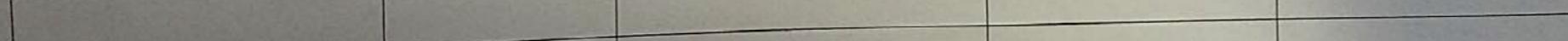
Objections to the Old Sessions House Alcohol Licence Application, 22 Clerkenwell Green, EC1R 0NA

This is a new alcohol licence application for Old Sessions House in Clerkenwell Green. The developers' first licence application was thrown out by Islington in May after 201 residents and the Licensing Authority objected. This one must also be thrown out for many of the same reasons.

The proposal is alcohol-led. It is a 500-person bar and restaurant with vast outdoor terraces plus late night music, dance, films and other entertainment smack in the middle of a residential area. It would include up to 22 different restaurants, bars, cafes or wine bars. And it would be open 8am-11pm/midnight 7 days a week including Bank Holidays causing noise disturbance to neighbours 365 days a year.

For these and other reasons, this application fails to promote Islington's four licensing objectives that are designed to limit public nuisance, crime and disorder as well as protect public safety and protect children from harm. Clerkenwell already has regular noise complaints due to outside drinking and smoking from licensed premises, and is experiencing an increase in drug dealing targeting patrons of late licensed venues.

Please reject this application. Thank you.

Name (print clearly please)	Signature	Address	Phone	Email	Anonymous
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes
					Yes

Objections to the Old Sessions House Alcohol Licence Application, 22 Clerkenwell Green, EC1R 0NA

This is a new alcohol licence application for Old Sessions House in Clerkenwell Green. The developers' first licence application was thrown out by Islington in May after 201 residents and the Licensing Authority objected. This one must also be thrown out for many of the same reasons.

The proposal is alcohol-led. It is a 500-person bar and restaurant with vast outdoor terraces plus late night music, dance, films and other entertainment smack in the middle of a residential area. It would include up to 22 different restaurants, bars, cafes or wine bars. And it would be open 8am-11pm/midnight 7 days a week including Bank Holidays causing noise disturbance to neighbours 365 days a year.

For these and other reasons, this application fails to promote Islington's four licensing objectives that are designed to limit public nuisance, crime and disorder as well as protect public safety and protect children from harm. Clerkenwell already has regular noise complaints due to outside drinking and smoking from licensed premises, and is experiencing an increase in drug dealing targeting patrons of late licensed venues.

Please reject this application. Thank you.

Name (print clearly please)	Signature	Address	Phone	Email	Anonymous	
[Redacted]					Yes	
[Redacted]		[Redacted]	[Redacted]			Yes
[Redacted]		[Redacted]				Yes
[Redacted]		[Redacted]				Yes
[Redacted]		[Redacted]				Yes
[Redacted]		[Redacted]				Yes
[Redacted]					Yes	
[Redacted]					Yes	
[Redacted]					Yes	
[Redacted]					Yes	

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:50
To: Williams, John
Subject: FW: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

From: [REDACTED]
Sent: 01 September 2016 14:58
To: Gallacher, Simon
Subject: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Re: Licensing representation

Premises: Old Sessions House, 22 Clerkenwell Green, EC1R 0NA
Interest: Resident

Dear Licensing and Councillors

I object to this new licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH).

This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016.

Please reject this application.

I object because this is still an alcohol-led proposal far outside planning permitted hours and the restricted hours required of other nearby licensees due to proximity to residents in a cumulative impact area.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off premises sales, films, live music, recorded music, dance and similar (albeit now with shorter than usual hours for a Nightclub).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m, myself in Sekforde Street and many other residential premises.

I object because the application still does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object because it will have a negative and significant cumulative impact on local residents and the area.

I object because of the size and extent of the operation which will significantly increase foot and road traffic. Smokers alone are likely to block the highway, as well as queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning approval. I object to the extensive hours 7 days a week including Sundays and Bank Holidays - creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced nearby premises. Wallacespace, Unilever, H&K, Granger & Albion are 40-120m away with a fraction the capacity, shorter hours and more conditions. And none of those are alcohol led like this.

I write as a local resident, a founding member of the Friends of Clerkenwell Green association and as a member of the Clerkenwell Green Preservation Society. I also write as a resident who has invested many hours in meetings with OSH developers and their licensing lawyer. We advised numerous changes that have been ignored.

This application shows a woeful disregard for Islington Council's licensing policies and goals, the Cumulative Impact Area, local residents, existing traffic problems - to name just a few concerns. It is not an exception to the Licensing Policy, and as such should be rejected.

The applicants also demonstrate a lack of regard for the Council's licensing policies and goals. They have openly stated to residents on a number of occasions that they plan to: 1) apply for this licence, then 2) apply to extend planning hours and then 3) apply to further extend the hours of the alcohol licence. They state this regardless of the Cumulative Impact Policy, the many surrounding residential buildings and the list of resident concerns.

Please reject this application. It undermines the Licensing Objectives.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs.

This application does not do this. It will add to cumulative impact in an area already defined as saturated by Islington's licensing policy. It is contrary to the character of the Conservation Area and would disrupt the residential/commercial balance in the borough.

Astonishingly, the application does not even state maximum capacity despite residents' requests and the fact this premises dwarfs other licensed premises in the immediate area. We counted the seats shown on the plans and calculate 424 person seated capacity. This volume will create a very significant cumulative and detrimental impact.

The proposed conditions are not in line with other recently granted licences for smaller premises with fewer hours located further from residential premises. It provides less detail to adequately manage egress, noise, acoustics, capacity, smokers, rubbish, deliveries, traffic, etc.

than recently licensed 90-person and 200-person food-led restaurant premises in the immediate vicinity - and this is a 500-person alcohol-led premises.

Other recent applications in the borough have been rejected for far less. This application must also be rejected. It is unacceptable on its face and it would create a very dangerous example for other existing and potential licence operators.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime.

Please don't further aggravate these conditions with an additional (and large, extensive) licence. We ask that you please reject this application outright.

Many thanks for your time and consideration.

Please note we as a group of 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.

[Redacted signature block]

[Redacted signature block]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:23
To: Williams, John
Subject: FW: Old Sessions House licence objection
Attachments: Objection 2nd Sept 16 old sessions house-signed.pdf

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

From: [REDACTED]
Sent: 02 September 2016 09:02
To: Gallacher, Simon
Subject: Old Sessions House licence objection

Dear Gallagher,

I am a resident local to the Old Sessions House, please find attached my objection letter to licence.

Best wishes,

[REDACTED]
[REDACTED]

Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licensed premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licensed premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity
May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c) Still proposes an enormous capacity out of scale for the neighbourhood
The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. **The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.**

d) Still an alcohol-led proposal with vertical drinking
This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e) Still requests a vast competitive advantage for no reason
This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.
- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum

capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.

- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the

presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.



Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:04
To: Williams, John
Subject: FW: Old Sessions House, Clerkenwell Green – objection to licence application
Attachments: CH petition.pdf

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

From: [REDACTED]]
Sent: 02 September 2016 17:00
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Old Sessions House, Clerkenwell Green – objection to licence application

Dear Mr Gallacher,

Please note on the attached petition my objection to the recently lodged licence application in respect of the above property.

Thank you for your attention to this matter.

Yours sincerely,

[REDACTED]

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:24
To: Williams, John
Subject: FW: Ols Sessions House Licence Application

From: [REDACTED]
Sent: 02 September 2016 11:12
To: Gallacher, Simon
Subject: Ols Sessions House Licence Application

I write as a resident of Clerkenwell Green to object to the current licensing application concerning the above premises.

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees.

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy.

Clerkenwell is already an area of cumulative impact, saturation, ASB and crime.

I trust that my views will be taken into consideration.

Thank you.

Yours sincerely

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:01
To: Williams, John
Subject: FW: Objection to application for licencint by Old Sessions HOUse

From: [REDACTED]
Sent: 02 September 2016 15:04
To: Gallacher, Simon
Cc: [REDACTED] EmilyThornberry Islington Rep; Emily Thornberry I - Thornberry; Emily Thornberry MP I - Thornberry; Emily Thornberry MP; THORNBERRY, Emily; Andrews, Raphael; Islington People's Rights
Subject: Fw: Objection to application for licencint by Old Sessions HOUse

From: [REDACTED]
Sent: 02 September 2016 14:01
To: simon.gallacher@islington.gov.uk
Cc: [REDACTED]
Subject: Objection to application for licencint by Old Sessions HOUse

Dear Mr Gallacher,

I am copying and undersigning below a petition which has been circulating among local residents in Clerkenwell regarding the application for licence by the Old Sessions House.

As I have made it clear to you previously, I think it is outrageous that such an application should even have been accepted, seen that Clerkenwell is a Preservation Area and has agreed to SEVERELY LIMIT ANY FURTHER DEVELOPMENT of business which can be DISRUPTIVE to LOCAL RESIDENTS.

The arguments AGAINST accepting the application by the Old Sessions House for full licencing which is TOTALLY INCONSIDERATE of NEIGHBOURS are clear and indisputable and show well enough that those responsible for such an application have NO OTHER INTEREST in mind other than their OWN PROFIT, LEAST OF ALL the WELL BEING, SAFETY, and RIGHTS of local residents to PEACE and QUIET in their OWN HOMES!

As a resident of 23 years, I cannot emphasise enough the IMPORTANCE of PRESERVING OUR QUALITY of LIFE which is currently and increasingly threatened by UNSCRUPULOUS COMMERCIAL INTERESTS in the area! The Council NEEDS to PRIORITISE and UPHOLD OUR RIGHTS and be very firm with MAINTAINING the HEALTHY BOUNDARIES to protect Clerkenwell from these interests which threaten to DESTROY it and turn it into another Soho or Shoreditch!

Many thanks,

[REDACTED]

Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA
Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- * adequately demonstrate the promotion of the Licensing Objectives
- * propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- * rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- * demonstrate valid reasons to be considered an exception to the CIA
- * redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- * define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- * remove outdoor queues or outdoor drinking at street level or terraces – items prohibited by recently licensed premises in the area in the past 3 years
- * remove recorded music, live music, films, dancing and other entertainment – aspects not included in other recent licences in order to mitigate cumulative impact
- * propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- * demonstrate valid reasons to be considered an exception to licensing policy 6
- * propose hours in-line with recently-licensed premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- * propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licensed premises in the vicinity – Conran Albion – which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

b) Ignores Planning & Licensing Committee's concerns about protecting residential amenity

May 2016 Licensing Decision said "the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well." In May the Licensing Committee considered the large number of new people that this proposal would attract to the vicinity, the traffic, the large capacity of the outdoor spaces at street and rooftop levels and late night dispersal of such a large number of patrons.

This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

c) Still proposes an enormous capacity out of scale for the neighbourhood

The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

The new August application proposes a 463 seated capacity. They reduced the number by removing 3 floors from the application. This is still an enormous capacity for the vicinity, and for a cumulative impact area. The realistic total capacity at any point in the building is 545 customers plus staff, or 980 people per day plus staff.

d) Still an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

e) Still requests a vast competitive advantage for no reason

This application requests 936 hours per year more than the Granger & Co licence and 572 hours per year more than the Conran Albion licence. Both are operated by very experienced restaurateurs with many years of experience and other locations. OSH would not be. The applicant provides no management plan or noise plan to adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

* Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.

* Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum

capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.

* OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants

The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence

how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened – the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity – none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details – also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

Crime and Disorder

It doesn't show the licence would not give cause negative cumulative impact on the Licensing Objective for the Prevention of Crime and Disorder. It does not rebut the presumption in Licensing Policy 2 that applications for new premises in areas such as Clerkenwell are likely to add to the existing cumulative impact and will normally be refused.

Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

Many thanks,

A large black rectangular redaction box covering the signature area of the letter.

Gallacher, Simon

From: Gallacher, Simon
Sent: 01 September 2016 20:49
To: Williams, John
Subject: FW: Old Sessions House licence resubmission

From: [REDACTED] [REDACTED]
Sent: 01 September 2016 15:10
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Old Sessions House licence resubmission

Dear Mr Gallacher,

I want to lend my support to the objections raised about the resubmitted licence application for the Old Sessions House by [REDACTED] (copied in here). The licence application continues to breach limits carefully negotiated with other businesses in the area, especially but not only with respect to requested hours of operation.

The Sessions House is a fine building, and it would be good to see it come back to life, but that does not give its owners right to any exemption from licensing restrictions agreed with other businesses in the area. If allowed in its present form, this resubmitted licence application would have a considerably detrimental effect on residents. It would also make it impossible to hold other businesses to already agreed restrictions. Those businesses still find it profitable to operate in the area. Sessions House activities need to conform properly and fully to rules already in place in an area already saturated with licensed premises, where the interests of residents need protection by the Council.

I would be grateful if you could submit my comments to the relevant licensing body that will be considering this application.

Many thanks,

[REDACTED]

From: [REDACTED]
Sent: 02 September 2016 12:21
To: Gallacher, Simon
Subject: Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Hi Simon,

I'm a resident in Clerkenwell.

After speaking to [REDACTED] I'm concerned about their proposal, specifically regarding the lack of management plan, dispersal plan, and noise report.

Please take this email as an objection to this application.

I would be grateful if you could let me know where I can view details of this proposal, updates to it and others in the area.

Kind regards,

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 02 September 2016 11:17
To: Williams, John
Subject: FW: Please object today - deadline Friday 2 Sept for Old Sessions House AGAIN
Attachments: [REDACTED]

From: [REDACTED]
Sent: 01 September 2016 21:51
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Fwd: Please object today - deadline Friday 2 Sept for Old Sessions House AGAIN

Dear Mr Gallacher,

my name is [REDACTED] and I am a resident at [REDACTED], London.
With the objection attached I oppose the latest licence application filed by the Old Session House.

Please consider my objection

Best regards

--
[REDACTED]
[REDACTED]
[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 09:47
To: Williams, John
Subject: FW: Objection to the Old sessions House Licence Application, 22 Clerkenwell green EC1R 0NA

From: [REDACTED]
Sent: 02 September 2016 13:05
To: Gallacher, Simon
Cc: [REDACTED]
Subject: Objection to the Old sessions House Licence Application, 22 Clerkenwell green EC1R 0NA

I object strongly to the proposed Licence application because;

1. The noise generated by such a club would clearly disturb ALL Clerkenwell Green residents.
2. The disturbance cause by up to 500 inebriated guests turning out onto the Green would be horrendous.

I have lived on the Green since 1996 and have witnessed "clubs" come and go, the last of which was situated directly next to my flat at [REDACTED] This club was eventually shut down after it became violent and someone was kidnapped I believe.

I witnessed clubbers taking drugs in our front porch/gate area, revellers regularly peed there too. When we asked that the noise be kept down we were intimidated.

Cabs coming and going through the evening, slamming of car doors, car sound systems etc etc!!!!

The granting of such a licence would do irreparable damage to the Green which is already way too noisy in the evenings.

[REDACTED]

[REDACTED]

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:05
To: Williams, John
Subject: FW: Objection to Sessions House Proposal

From: [REDACTED]
Sent: 02 September 2016 19:56
To: Gallacher, Simon
Cc: [REDACTED]; [REDACTED]
Subject: Objection to Sessions House Proposal

Dear Simon please accept this as an objection to the Sessions House Development.

Kind regards

Gallacher, Simon

From: Gallacher, Simon
Sent: 05 September 2016 10:02
To: Williams, John
Subject: FW: Planning Application Objection
Attachments: objection.pdf

From: [REDACTED]
Sent: 02 September 2016 16:00
To: Gallacher, Simon
Subject: Planning Application Objection

Mr Gallacher

Please find attached my objection to this application.

Thank you

[REDACTED]

Licensing representation for Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

Dear Licensing and Councillors,

I object to this licence application for the Ground Floor, Fourth Floor and new Roof Terrace of Old Sessions House (OSH). This application is an attempt to circumvent the Licensing Sub-Committee's decision of 24 May 2016. Please reject this application.

This proposal is for an alcohol-led 545-person capacity premises located just 19m from sheltered housing for the elderly with multiple units operated by multiple to-be-confirmed tenants. It proposes no detailed management plan and no noise analysis despite being surrounded by residents, located in a Cumulative Impact Area, proposing vast outdoor space and roof terraces, having Grade II* listed windows that cannot be acoustically sealed and their request for live music, recorded music, films, dance and other entertainment.

This proposal fails to:

- adequately demonstrate the promotion of the Licensing Objectives
- propose an offering that is not alcohol-led (65% of the capacity is still alcohol-led)
- rebut the presumption against new premises licences in a Cumulative Impact Area (CIA)
- demonstrate valid reasons to be considered an exception to the CIA
- redress the Licensing Sub-Committee's concerns about vertical drinking with a proposal that allows for 65% of estimated total capacity to be alcohol-led (or 55% of total seated capacity as shown on the plans to be alcohol-led)
- define a maximum capacity, which Licensing Sub-Committees have required of other recently-licensed premises in the CIA to mitigate cumulative impact
- remove outdoor queues or outdoor drinking at street level or terraces - items prohibited by recently licenced premises in the area in the past 3 years
- remove recorded music, live music, films, dancing and other entertainment - aspects not included in other recent licences in order to mitigate cumulative impact
- propose hours approved by Planning, which limited hours to protect residents and minimise anti-social behaviour & nuisance in the CIA
- demonstrate valid reasons to be considered an exception to licensing policy 6
- propose hours in-line with recently-licenced premises in the vicinity, where Licensing Sub-Committees limited hours to mitigate cumulative impact
- propose a maximum occupancy

This proposal is made by applicants who have zero restaurant/bar experience. And yet, during the May 2016 Licensing hearing they claimed, "The applicants stated that the top floor would be owned and operated by themselves. The applicants considered that they could manage the situation." But they offer zero information to back their bold assurances.

Many concerns were highlighted by the Licensing Committee, Licensing Authority and 201 residents significant during the May Licensing hearing. This new proposal still materially fails to meet the concerns which led to the decision to deny the first licence application.

a) Exceeds the hours granted in the planning approval

It asks for 936 hours/year more than the planning department approved "in the interests of protecting residential amenity and minimising anti-social behaviour and nuisance within the Farringdon cumulative impact area (for alcohol licensed premises) that this site sits within..."

This OSH application asks for 572 hours per year more than the most recently licenced premises in the vicinity - Conran Albion - which is directly across Clerkenwell Road from OSH, 4 times farther from the nearest residents, 40% the

capacity of OSH, has only 9% of capacity alcohol-led (vs. 65% for OSH) and is operated by established restaurateurs Conran and Prescott and their team.

The Committee's Sep 2015 decision to grant the Conran licence noted restricted hours and stringent conditions agreed with residents, plus further conditions, "were appropriate and proportionate to the licensing objective of public nuisance and in the public interest." Given the lack of such restricted hours and stringent conditions in this application, plus the lack of any experience, this application fails to promote the licensing objectives.

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This application still creates significant risk. It will conservatively see between 750-980 customers using the building on any given day. The sheltered housing residents of Clerkenwell Green Estate will be overwhelmed by the 190-330 customers entering/exiting the 4th floor and rooftop units via doors opposite their homes just 19m away.

They and other neighbouring residents will be further inundated with cumulative impact noise and nuisance from the 80-200 patrons per day who will be using the roof top terrace with no sound insulation from outdoor voices required by this application. Along with the noise and smoke from the ground floor smoking area shown on the plans along the north elevation and available for off licence drinking as set out in the proposed conditions.

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The Sub-Committee decided in May that the large capacity of the "premises would therefore substantially add to the cumulative impact area" and "concern about the potential impact that such a large volume of additional people arriving in the area would have". That decision was based on a 921 seated capacity shown in the April application.

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d) Still an alcohol-led proposal with vertical drinking

This proposal's vertical drinking units would bring in 420-630 customers per day with no requirement for food with alcohol. That equates to 55-65% of capacity being alcohol-led. The Licensing Committee decided in May that "The characteristics of these premises are very different to the exceptions envisaged by the [Licensing] policy..." This is true.

The Committee Chair added "There was nothing to prevent 15 different bars in this location and there was no guarantee that there had to be food with alcohol. The applicants' representative stated that this was not the intention." This is still true - 10 vs. 15 now.

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adequately explain how it will be able to operate multiple units with vast outdoor space, so many more hours and so many more customers without adding cumulative impact.

- Granger & Co restaurant is on the east side of Clerkenwell Green (120 metres away). The closest residents are 40 metres from the premises (vs. 19 metres). It has a maximum capacity of 90 people which is 1/5 the size of OSH and 15% smaller than just the Judge's Dining Room. Grangers must operate solely as a restaurant with a full table meal required for alcohol service, so 0% vertical drinking opportunity. There is no outside space and no outside tables or chairs are permitted. No new patrons are permitted to enter after 22:00. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises at any time. No more than 5 patrons or staff are permitted to smoke outside at any time. No deliveries are permitted on Sundays, and very limited deliveries by van on Saturdays.
- Conran Albion restaurant is opposite OSH on the south side of Clerkenwell Road (11 metres away). The closest residents are 70 metres from that premises (vs. 19 metres). It has a maximum capacity of 225 and is 1/2 the size of this proposed premises. Conran Albion requires a full table meal required for alcohol service for 92% of the maximum capacity, so 8% vertical drinking opportunity. There is no outside space. There is no live music, recorded music, films, dance or other entertainment. No queuing is permitted outside the premises. No more than 5 patrons or staff are permitted to smoke outside at any time, and smokers must leave all drinks glasses and open bottles inside. No more than 3 minicabs shall wait outside the premises at any time.
- OSH would be 55-65% alcohol led. Off licence alcohol is permitted in smoking areas. There is no maximum number of customers and no maximum number of patrons/staff permitted to smoke outside. And queuing is permitted and expected.

f) Failed to submit updated management and dispersal plans or identify tenants
The first licence was rejected in part because "the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted." And because "they had not updated the [Jan 2015 draft] management plan as they were waiting to see what would happen with the licensing application."

They saw what happened - the licence was rejected. They ignored the reasons why and filed another licence application without a relevant management and dispersal plan.

The applicant also failed to redress the Licensing Authority's earlier concerns regarding the lack of a drugs policy. "The area has seen an increase in illicit drug dealing, notably through sellers of nitrous oxide who are targeting patrons of late licensed venues."

g) Failed to provide any noise analysis

They don't prove no cumulative impact from the noise of patrons on the rooftop terrace, outside on ground floor on all 4 sides of the building and inside the premises.

The Grade II* listed windows of this premises cannot be acoustically sealed to keep the noise from patrons inside so as not to cause a nuisance to local residents. This differs from the modern insulated glazing at all the recently licensed premises in the vicinity - none of which pose the added nuisance risk from entertainment since their licences do not include films, dance, live music etc.

Objections based on the four licensing objectives

Public Nuisance

Fail to rebut the policy's presumption that new licences will have cumulative impact on the Licensing Objective for the Prevention of Public Nuisance. This would significantly increase noise levels as people come in and out of the premises, especially after having consumed alcohol. Plus, alcohol-related antisocial behaviour and crime and off sales.

This would increase foot and road traffic, with increased volume of people walking, talking, smoking and driving in the area. It 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.

And also increased late night public nuisance caused by cleaning of the facilities and arrival/departure of cleaning staff. Cleaning is likely to be done between 00:00 and 08:00 given that the application requests opening times of 08:00-23:00/00:00 7 days a week. But the management plan, which lacks many details - also lacks clarification on this point.

Specific concerns also include: dispersal of a greater number of people with late night alcohol, but no enforceable dispersal policy; no policy to actively manage or limit patrons smoking, queuing and/or waiting for tables outside the premises, thus creating a cumulative impact upon noise disturbance and blocking the pavement; no waiting area to avoid external queues; and no evidence that noise will not emanate from premises.

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Clerkenwell is an area the Council recognises as having a high number of licensed premises, which lead to problems related to the licensing objectives. Further licenses could provide disproportionately negative effects for local residents. An increase in crime and disorder, disorderly conduct, littering, public urination, violence, noise nuisance, thefts, damage to property and vehicles, obstruction of the public highway and other unlawful activity.

Protection of Children from Harm

It doesn't show the licence would not cause negative cumulative impact on the Licensing Objective for Protection of Children. Licensing Policy 1 considers the character of an area. The increase in crime, disorder and antisocial behaviour also further threatens children.

Public Safety

It doesn't show the licence would not cause 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.

In Summary

I object because this is still an alcohol-led proposal outside planning permitted hours and the restricted hours required of nearby licensees due to proximity to residents in a CIA.

I object because it is fundamentally a 500 person 3-floor Nightclub with outdoor space, on & off sales, films, live music, recorded music, dance (albeit shorter than usual Nightclub hours).

I object given the inappropriate location surrounded by residents. Clerkenwell Green & Clerkenwell Close Estates with elderly residents 19m away, Peabody Estate 118m, Priory House for elderly 160m and many other residential premises.

I object because it does not include a noise or management plan, a maximum capacity or other critical conditions to demonstrate the promotion of the licensing objectives.

I object because OSH cannot be acoustically sealed in a manner satisfactory to its proposed uses given it is a Grade II listed building.

I object having considered the Licensing Act 2003 & regulations, national guidance, Cumulative Impact Area & Conservation Area status and Islington Licensing Policy.

I object on the grounds of all 4 of Islington's licensing objectives as well as on the grounds of Licensing Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 22, 23, and 24.

I object due to the significant negative cumulative impact on local residents and the area due to the size and extent of the operation which will significantly increase foot and road traffic. Plus, the queues which are not prohibited in the proposed conditions.

I object because operating hours exceed planning. Extensive hours 365 days/year creating cumulative impact and anti-social behaviour pressures 365 days a year.

I object due to longer hours, greater capacity and less restrictive conditions than recently licenced premises 40-120m away that are not alcohol-led.

This application shows a woeful disregard for Islington's licensing policies, the CIA, local residents, existing traffic problems. It is not an exception to policy. Please rejected it.

A reasonable number of reasonably sized licensed premises are welcome provided they respect their domestic neighbours' reasonable needs. This application does not.

Islington is London's 2nd highest density of licensed premises and suffers from higher than London average for violent crimes attributable to alcohol. Clerkenwell is already an area of cumulative impact, saturation, ASB and crime. Please don't further aggravate this.

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address THE OLD SESSIONS HOUSE
22 CLERKENWELL GREEN EC1R 0NA

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance I object to the application applied for on the grounds of public nuisance and possibly resulting crime and disorder. I live very close to the premises and know from previous experience the problems that can result from large numbers of people leaving licensed premises at closing time. Apart from general noise it can include slamming of car doors, music blasting from private cars, hailing of taxis and mini-cabs arriving and leaving throughout the evening and into the early hours of the morning - 7 days a week.

continued, -please see attached.

Crime and Disorder

COMMERCIAL LICENSING

01 SEP 2016

PUBLIC PROTECTION DIVISION

222 UPPER...

Protection of Children from Harm

Public Safety

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

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

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

Signature _____

Date _____

Please ensure name and address details completed above

Return to:

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

or send by email to:

licensing@islington.gov.uk

Re: The Old Sessions House
22 Clerkenwell Green. EC1R 0NA

Public Nuisance

There is also the likelihood of further nuisance to local residents when it comes to deliveries being made and also refuse collections, both very noisy activities. How often and at what times will this occur? I suspect not in daylight hours.

Clerkenwell Green is already a very busy and noisy area with a high volume of through traffic. There is a bus stand for Routes 55 + 243 actually beside the Old Sessions House and another in Farringdon Lane for Route 63. I feel the well-being of the residents of Clerkenwell Green and beyond are entitled to more consideration.

Tel: [REDACTED]

ISLINGTON COUNCIL LICENSING SUB-COMMITTEE
DECISION FORM

Licensing Sub-Committee A – 24 May 2016

The Old Sessions House, 22 Clerkenwell Green, EC1R 0NA

DECISION

The Sub-Committee have decided to refuse the application for a new premises licence in respect of The Old Sessions House, 22 Clerkenwell Green, London, EC1R 0NA

The determination of the sub-committee (including the reasons for the decision) will be provided to you in writing within 5 working days.

Appendix 3

REASONS FOR DECISION

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

The Sub-Committee took into consideration Licensing Policy 2. The premises fall under the Clerkenwell cumulative impact area. Licensing policy 2 creates a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused, unless an 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.

Licensing policy 2 provides examples of applications that the licensing authority may consider as exceptional including small premises with a capacity of fifty persons or less, small premises operating within core hours as set out in licensing policy 8 or premises which are not alcohol led. The characteristics of these premises are very different to the exceptions envisaged by the policy in that the capacity would be at least 685 persons, the proposed hours of operation are outside the core hours and the restrictions regarding provision of food with the sale of alcohol were limited to the ground floor only. Furthermore the applicants' proposed condition that substantial food would be available at all times on the ground floor did not tie the sale of alcohol to the provision of a substantial meal or restrict units or percentage floor areas where alcohol would be available for sale.

The Licensing Sub-Committee noted that exact capacity numbers were to be agreed but the plans submitted by the applicant show seating provision for approximately 1000 persons. The Licensing Sub-Committee anticipated that in a day of trading there could be many more than 1000 people attending the premises. The premises would therefore substantially add to the cumulative impact area. The Sub-Committee noted the licensing authority's concern about the potential impact that such a large volume of additional people arriving in the area would have.

The Sub-Committee considered the existing licence for the premises with capacity numbers set at 686. However, the previous operation of the premises by the Masonic Centre was very different in nature. The sale of alcohol in the entire premises was restricted to members of the Masonic Lodge and their guests or for persons attending conferences by invitation. The Sub-Committee also noted the submission of the interested party that there were only a few dozen visitors a day to the premises when operated by the Masonic Lodge.

The Sub-Committee noted that the applicants had not yet identified tenants for the different parts of the premises. The applicants had not provided updated management and dispersal plans to evidence how the licensing objectives would be promoted. The licensing authority and the interested parties raised concerns about public nuisance from patrons at the premises when using outside drinking and smoking areas and dispersing from the premises. These parties also raised concern that the applicants had not provided details of how they would manage the premises to ensure the responsible retail of alcohol including measures to discourage vertical drinking. The Sub-Committee noted the applicant's proposals for 90% of customers leaving the premises late at night to be onto Farringdon Lane to reduce the impact on residents. However, the Sub-Committee noted that there would still be a sizeable number of customers leaving through the Clerkenwell Green North exit and the applicant had provided inadequate details concerning dispersal arrangements.

The applicants submitted that because the police and environmental health, as responsible authorities, had not made representations that the application was against policy, the Sub-Committee should be satisfied that the application could be granted as an exception. The Sub-Committee however noted that there was a submission from the licensing authority as a responsible authority and that the Sub-Committee should consider and give weight to these representations in relation to public nuisance.

The Sub-Committee was satisfied that the licensing objectives would be undermined and that the proposed conditions would be an ineffective solution. The applicant failed to rebut the presumption that the application would add to the existing cumulative impact of the Clerkenwell cumulative impact area.

The Sub-Committee noted that the premises currently had planning permission for limited hours of operation. The proposed hours in the application are more extensive than permitted under the planning consent and the applicants recognised that they needed to amend their planning consent to operate the licence as proposed. The Sub-Committee noted licensing policy 6 which states that the licensing authority expects applicants to ensure that they have planning consent for the intended hours of operation before making application for a premises licence. The licensing authority will only grant licences for premises without planning consent in exceptional circumstances which were not established in this case. There had been a Planning Committee hearing and the planning authority had clearly considered protecting neighbouring residential amenity in their reasoning. Therefore, the Sub-Committee were satisfied that the application should be refused on this basis as well.

1. The licensee shall ensure that the premises are responsibly managed and supervised at all times to ensure that appropriate steps are taken to promote the four licensing objectives.
2. The sale of alcohol in those areas coloured blue will only be to customers who are seated and eating food.
3. In the area coloured brown/Pink on the ground floor ('the bar') a minimum of 50% of the public floor space will at all times be covered by tables and chairs.
4. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
5. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
6. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
7. After 21.00hrs all sales of alcohol for consumption off the premises shall be in sealed containers only, with the exception of alcohol to be consumed in external areas shaded white or pink/brown on the licence plan up to 22:30hrs.
8. Any tables and chairs outside the ground floor and roof terrace of the premises shall be rendered unusable by 22:30 each day when licensable activities are taking place.
9. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.
10. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
11. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
12. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
13. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.

14. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:-
 - a. All crimes reported to the venue
 - b. All ejections of patrons
 - c. Any complaints received concerning crime and disorder
 - d. Any incidents of disorder
 - e. All seizures of drugs or offensive weapons
 - f. Any faults in the ECRV system or searching equipment or scanning equipment
 - g. Any refusal of the sale of alcohol
 - h. Any visit by a relevant authority or emergency service.
15. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
16. As soon as possible, and in any event within 1 month from the grant of the licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.
17. The consumption of alcohol shall be restricted to those parts of the premises identified on the plan attached to the premises licence and coloured blue, pink/brown or white.
18. The licensee shall participate in any current Best Practice scheme in relation to licensed premises in operation in the Borough.
19. The number of persons permitted in the premises at any one time (including staff) shall be confirmed prior to the premises opening to the public. (Current estimates below)

Estimated occupancies

	Estimated number of people - Seated	Estimated number of people – Standing
Ground Floor (bar area)	87	60
Ground Floor (restaurant area)	162	65
Private dining (Ground Floor)	16	N/A
Judges Dining Room	79	45
Private Dining (4 th Floor)	14	N/A
Roof	69	40

20. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

21. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
22. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
23. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
24. All staff shall be trained as appropriate in respect of relevant Licensing Law, the implementation of licence conditions, Health and Safety, First Aid, alcohol and drug awareness and conflict management.
25. A fire detection and warning system shall be in place along with fire extinguishers.
26. An emergency lighting system shall be in place.
27. Safety signs and notices shall be maintained in place.
28. Floor staff shall conduct regular checks to remove hazardous objects/waste.
29. An adequate supply of first aid equipment and materials shall be available at the premises at all times.
30. The licensee 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, which may include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music and amplified or raised voices coming from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for music and dancing. Where a noise limiting device is installed, the system must be set by the appointed noise consultant to maximum music noise levels approved by, and in conjunction with, the Council's Pollution Team. The controls for the entertainment noise limiting system shall be located in a secure, lockable cupboard or similar location. The entertainment noise limiting system is to be independent of control by persons other than the licensee. Access to the entertainment noise limiting system is to be restricted to the Licensee or a designated manager. The noise limiting device shall be checked and calibrated to the agreed sound levels by the Acoustic Consultant annually and the calibration certificate submitted to the Licensing Team.
31. The sound insulation properties of the premises shall be monitored, maintained and adapted as necessary to ensure that amplified sound played within the premises does not cause nuisance or undue disturbance to occupiers of nearby premises.
32. The licensee shall develop a Noise Management and Dispersal Policy to control noise coming from the venue, including people noise, and to control noise from customers either congregating outside or leaving the area. The Noise Management and Dispersal Policy shall be agreed with the Council's Licensing Authority and be reviewed and revised periodically or after incidences to ensure that public nuisance is prevented from recurring.
33. All windows and external doors shall be kept closed after 2200 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.

34. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
35. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
36. A direct telephone number at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
37. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.
38. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
39. No waste collections, bottling out or deliveries at the premises shall take place between 21 :00 hours and 08:00 Monday to Saturday or before 10:00 or after 20:00 on Sundays and Bank Holidays.
40. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
41. There shall be dedicated smoking areas for patrons with a maximum number of smokers to be calculated for that area and clearly marked or cordoned off and supervised. Drinks are not permitted in these areas after 22:30. The dedicated areas shall be agreed with the Licensing Officers to prevent the likelihood of public nuisance.
42. The licence holder shall ensure the areas immediately outside the premises are swept and cleaned and that all cigarette butts are removed and disposed of within the premises.
43. On the Ground floor Access and egress will be from entrances on Clerkenwell Road, Farringdon Lane and Clerkenwell Green North.
44. Access and egress to the top floor will be via the Clerkenwell Green North entrance.
45. A Terrace smoking area will be available at all times.

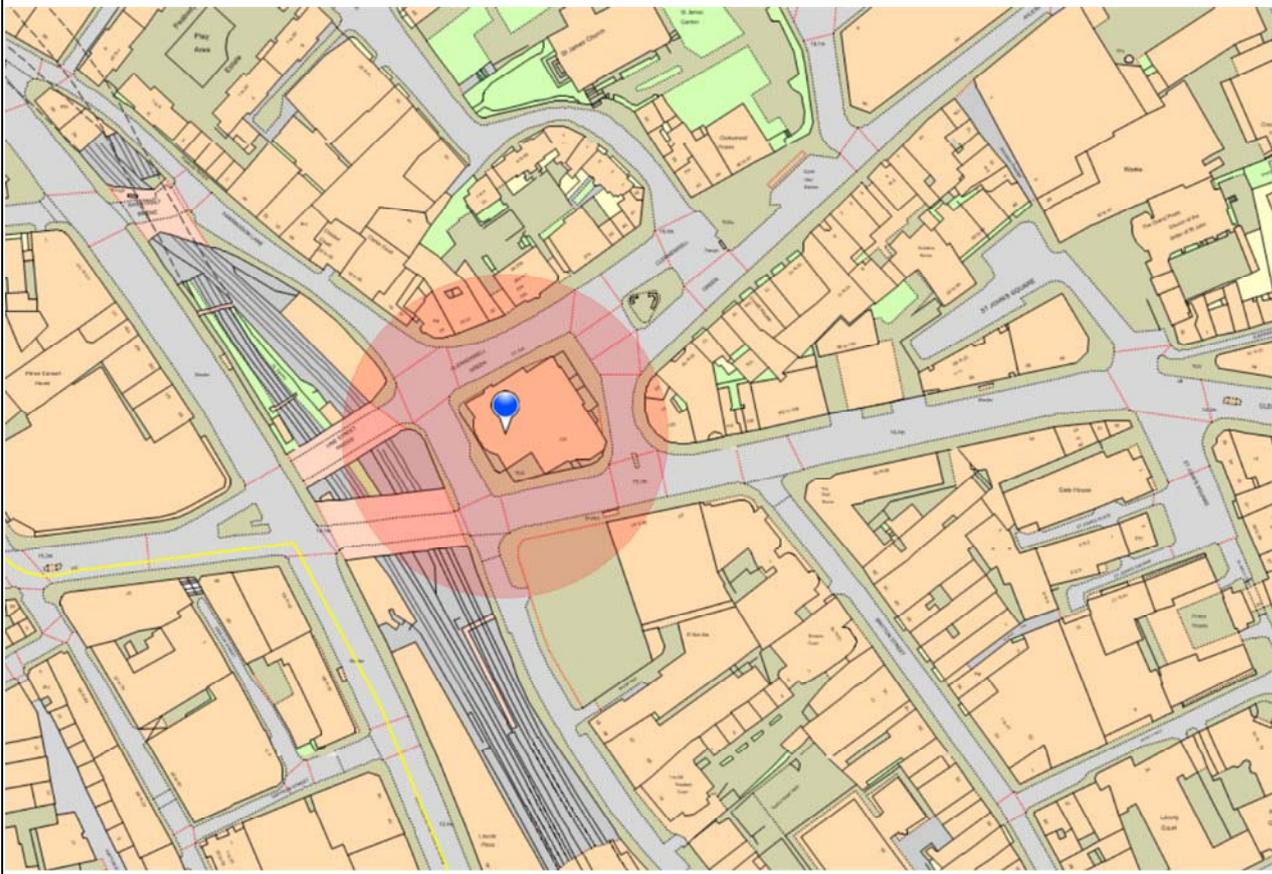
Noise Officer's suggested conditions:

46. The licensee 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, which shall include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for regulated entertainment. (amended from suggested condition)
47. Once agreed maximum levels of sound shall be expressed on the premises licence for each area designated for entertainments as follows:

Area/Room (e.g. lower ground floor bar area)	Linear	"A"	125 Hz	63 Hz
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Measurement point: xxxxxxxxxxxxxxxxxxxxx	XX dB (1 min)	XX dB (1min)	XX dB (1min)	XX dB (1min)
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48. The entertainment noise control system shall be monitored, checked and calibrated as necessary, so that the levels approved by the Council, are not exceeded.
49. All other areas shall be limited to ambient background levels of sound.
50. In the event of a noise complaint substantiated by an authorised officer, the licensee shall immediately take appropriate measures in order to prevent further disturbance.
51. Windows shall be closed at all times when regulated entertainments are on-going and in any case by 21 :00 every night. Windows (apart from windows designated as fire exits) shall be locked closed after 21 :00 using key operated locks. (amended from suggested condition).
52. All doors to noise generating rooms shall be kept closed apart from access and egress when entertainments are on-going.
53. There shall be a dedicated smoking area for patrons with maximum numbers of smokers to be agreed with the Licensing Authority. The smoking area shall be clearly marked and cordoned off and supervised. Smokers shall not be permitted to take drinks outside to the smoking area(s) after 21 :00 .. (amended from suggested condition).
54. Outside smoking areas shall be supervised after 22:00.
55. There shall be no amplified sound in any outside areas including the roof terrace.



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