



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	13 October 2016		Caledonian

Delete as appropriate		Non-exempt
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Subject: NEW PREMISES LICENCE APPLICATION
RE: SIXTH FLOOR, KINGS PLACE, 90 YORK WAY, LONDON N1P 2AP

1. Synopsis

- 1.1 This is an application for a new premises licence under the Licensing Act 2003.
- 1.2 The application is to allow:
 - i) The sale of alcohol, for consumption on or off the premises, from 07:00 until 22:00 on Monday to Sunday
 - ii) Opening hours 24 hours a day, seven days a week.

2. Relevant Representations

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

Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes - see 3.3 of this report
Other bodies	No

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: response to the representations
- Appendix 4: suggested conditions and map of premises location.

3.2 These premises are located in the Kings Cross Cumulative Impact Area therefore the Licensing Committee will need to consider Licensing Policy 2, which states that there is a presumption of refusal unless the Committee is satisfied that there will be no adverse cumulative impact on the licensing objectives.

3.3 The Licensing Authority received 21 letters of representation in opposition to this application. These representations were forwarded to the agent acting on behalf of the applicant. On receipt of the representations, the agent acting on behalf of the applicant, responded to the representors to try and allay their fears with regards to the application. As a result, and at the time of writing the report, six representors responded, three withdrawing their representation and two wishing to continue. The sixth suggested that a licence is not granted to drink outside on the balcony, only inside.

4. Planning Implications

4.1 Planning have reported that conditional planning permission was granted for this development on 27/10/2004. One of the conditions being that the '*proposed A3 uses shall not operate outside the hours 08:00 – 23:00 on any day*'. This condition was then varied '*Variation of condition 6 (hours of operation) pursuant to planning permission P032145 to allow the A3/A4 uses to operate from 08.00 to midnight on any day*' planning consent reference P081436. The hours for the provision of alcohol sought in this application do not accord with the permitted opening hours for A3/A4 uses. There is a one hour discrepancy with the provision of alcohol and the permitted hours.

4.2 There are no outstanding planning enforcement investigations in relation to this site.

5. Recommendations

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

- 5.2 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (See appendix 4);
 - ii. conditions recommended by Responsible Authorities deemed appropriate by the Committee (see appendix 4); and
 - iii. any additional 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 it considers 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 Jan Hart
Service Director – Public Protection

Date 4 October 2016

Received by Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



Islington
Application for a premises licence
Licensing Act 2003

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

* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

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

Applicant Business

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

* Registration number

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

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

* Legal status

Continued from previous page...

* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

An agent that is a business or organisation, including a sole trader

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

A private individual acting as an agent

Agent Business

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

* Is your business registered outside the UK? Yes No

* Business name

If your business is registered, use its registered name.

* VAT number

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

* Legal status

Continued from previous page...

* Your position in the business Consultant

Home country United Kingdom

The country where the headquarters of your business is located.

Agent Business Address

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

* Building number or name DSW Group

* Street Hammonds Green Farm

District Hammonds Green

* City or town Framfield

County or administrative area

* Postcode TN22 5QH

* Country United Kingdom

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name Kings Place

Street 6th Floor

District 90 York Way

City or town London

County or administrative area

Postcode N1 9AG

Country United Kingdom

Further Details

Telephone number

Non-domestic rateable value of premises (£) 470,000

Section 3 of 19**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 19**NON INDIVIDUAL APPLICANTS**

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Private limited company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

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OPERATING SCHEDULE

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

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

Provide a general description of the premises

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

These offices are inside but on the cusp of the Kings Cross cumulative impact area as described in the councils licensing policy at LP2. They are between York Way on one side, the grand union canal and basin on the other side. A premises licence is required to facilitate hospitality in three small areas on the 6th floor as shown on the deposited plans. This is not required every day and some weeks there may be no requirement at all. There will be no permanent bar or ready-access to alcohol for staff, although it may occasionally be provided at team building events or for recognition awards. The general public will not be admitted to the premises and the terminal hour sought is earlier than that shown at LP8 of the councils policy. It will be noted that an early commencement hour is sought which to to allow for the rare pre-booked champagne breakfast or similar and preparation and delivery of alcohol for requirements later that day. Normally the sale of alcohol will take place between Boots and the caterer under a revised contract whereas previously Boots provided their own alcohol. The sale of alcohol however will remain ancillary to the use of these premises as offices.

Continued from previous page...

Provision for the sale of alcohol for consumption 'off' the premises is to facilitate client gifts and employee recognition awards.

Boots, as part of a major healthcare and pharmaceutical company are committed to responsible drinking and do not allow drunkenness in the workplace. The grant of this licence would create additional safeguards and controls as it brings the premises under the requirements of the Licensing Act.

Taking into account the nature and style of the premises their will be no undermining of licensing objectives and no impact on the stress area.

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

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PROVISION OF PLAYS

Will you be providing plays?

Yes No

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PROVISION OF FILMS

Will you be providing films?

Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

Yes No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Yes No

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes No

Continued from previous page...

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

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

Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

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

None

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

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

None

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

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Continued from previous page...

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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ADULT ENTERTAINMENT

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

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

None - children will not be admitted to licensable activities.

An appropriate 'Challenge' policy for these premises is 'Challenge 18' due to the nature of the premises and intended use. A policy prescribing a later age may disadvantage employees or others known to be over the age of 18 who are not in possession of suitable ID at the material time.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start 00:00

End 24:00

Start

End

FRIDAY

Start 00:00

End 24:00

Start

End

SATURDAY

Start 00:00

End 24:00

Start

End

SUNDAY

Start 00:00

End 24:00

Start

End

State any seasonal variations

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

None

Access to the premises is required at all times due to the nature of the business, maintenance and security.

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

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

None

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LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The premises are already required to comply with existing and future legislation including, but not limited to, fire regulations, health, safety and environmental matters, planning, building regulations, trading standards, weights and measures, crime and disorder, disability, discrimination, security industry legislation and all provisions of the Licensing Act 2003. In accordance with Home Office Guidance, other legislation, statutory requirements or other duties or responsibilities should not be duplicated in conditions.

1. The general public shall not be admitted to the premises.

2. Licensable activities will be provided for employees of the premises licence holder, subsidiary companies, agents,

Continued from previous page...

servants and invited guests.

3. The sale or supply of alcohol will remain ancillary to the use of these premises as offices.

b) The prevention of crime and disorder

4. Security staff shall be on duty 24 hours each day to prevent unauthorised access to the premises and assist in the safety of those present.

5. An incident log shall be kept at the premises and will record the following: (a) all crimes reported to the venue (b) any complaints received concerning crime and disorder (c) any incidents of disorder (d) any refusal of the sale of alcohol (e) any visit by a relevant authority or emergency service. The incident book shall be made available to a police officer within 24 hours on receipt of a proper request in compliance with the Data Protection Act.

c) Public safety

6. Licensed areas will be checked each day to ensure the absence of hazards and integrity of fire detection equipment, taking remedial action where necessary.

7. Regular risk assessments shall be undertaken and whenever a risk changes or is perceived to change.

d) The prevention of public nuisance

8. Open vessels containing alcohol shall not be removed from the premises.

9. Alcohol sold for consumption 'off' the premises shall be sold in sealed containers.

e) The protection of children from harm

10. Any person who attempts to purchase, or be supplied with alcoholic beverages and appears to be under the age of 18 will be challenged and only served alcohol on production of a proof of age card accredited by the "Proof of Age Standards Scheme", driving licence photo card, passport or other such document which may be notified as acceptable in the future.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

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

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

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

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The

Continued from previous page...

costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

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

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

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

* Fee amount (£)

635.00

DECLARATION

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

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

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

* Full name

David Whithead

* Capacity

Consultant to Boots International Ltd

* Date

10 / 08 / 2016
dd mm yyyy

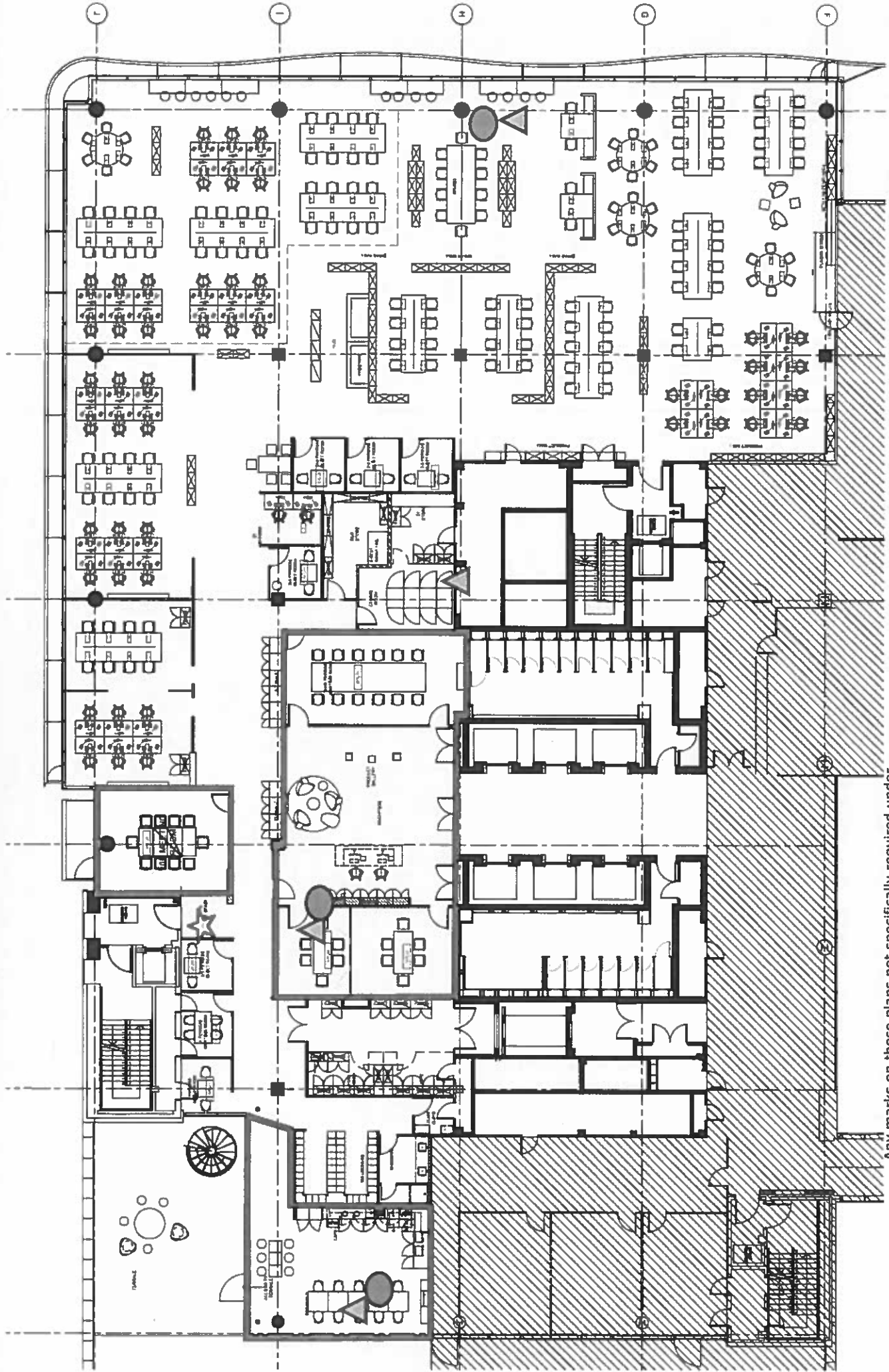
Add another signatory

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

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

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

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



Any marks on these plans not specifically required under
 The Licensing Act 2003 (Premises licenses and Club
 Premises Certificates) Regulations 2005 are for
 information only and subject to change at any time.
 The consumption of alcohol shall be permitted in any
 area within the demise of the premises licence holder.

FOAM EXTINGUISHER



CARBON DIOXIDE EXTINGUISHER

AREA FOR THE SALE BY RETAIL OF ALCOHOL

DSW Group

Consultants to the licensed trade
 0844 7361998
 admin@dswgroup.co.uk

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 _____

Your Name: _____

Interest: Resident (Close)

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

Your Address: _____

Email: _____

Telephone _____

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

Public Nuisance My only objection would be if the drinking etc took place on a terrace or with open windows after 10pm.

~~I~~ I consider it a public nuisance not to be able to have some quiet after that time.

Visiting children already find the 10pm time at Kings Place difficult although they do keep well to this

Crime and Disorder

COMMERCIAL/ LICENSING

02 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 31.8.16

Please ensure name and address details completed above

Return to:

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

or send by email to:

licensing@islington.gov.uk

Licencing Support
Islington Council
222 Upper Street
N1 1XR

Date : 05/09/16

To whom it may concern

With regards to the notice posted on Ice Wharf Marina:

"On August 10 2016 Boots International Ltd applied to Islington Council for a new premises licence in respect of Kings Place, 6th floor, 90 York Way, N1 9AG.

The application seeks to permit the sale of alcohol by retail for consumption on and off the premises, Monday to Sunday, from 07:00 until 22:00 Monday to Sunday. This licence is only required to facilitate hospitality requirements."

I object to the Licence application due to the premises on the 6th floor of Kings Place, I believe to be the part of the building that has a balcony on the top floor overlooking the basin. Similarly, there are frequent licenced events at the Canal Museum where the terrace beside the basin is used, generating noise. I reject this application due to the how high the noise level will be from events that are held in the open air 6 floors above the level of the basin.

Yours Sincerely

[Redacted signature]

[Redacted name]

[Redacted contact information]

COMMERCIAL LICENSING
- 7 SEP 2015
PUBLIC PROTECTION DIVISION
222 UPPER ST. LONDON N1 1XR

Williams, John

From: [REDACTED]
Sent: 21 August 2016 12:48
To: Licensing
Subject: Premises Licence Application

Address: Boots International, 6th Floor, King's Place, 90 York Way, N1 9AG Prevention of Public Nuisance

Dear Ms. Jones,

I would like to register a comment concerning the application by the above premises for a 7-day, 07.00-22.00 alcohol licence.

The premises has a large terrace overlooking the Battlebridge Basin, and companies have applied to use this as a bar in the past.

The problem is one of noise - the basin is a three-sided space that carries all noise from one side to the other clearly and loudly. Many of us live and work at home on the basin (myself included) and to date noise has been well handled by King's Place. Two large spaces, a hire venue and the Rotunda bar, have proven to be good neighbours and have controlled noise well.

When King's Place opened, noise tests ordered by Neil Blake found that a roof bar was unviable because of the disturbance it caused to surrounding homes. Adding noise from this space to the others constitutes a clear public nuisance, especially now that the basin is much more heavily populated due to the increase in barge berths.

I am happy to be contacted at this email address.

Thank you.

[REDACTED]

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 05 September 2016 09:51
To: Licensing
Subject: Premises Licence application for Kings Place

Premises Licence application for Kings Place

Regrettably I was unable to find any information on your website, so am unable to quote the reference number. My comment have to be general as I have not seen the application. For example I do not know whether this is a variation or a new application or what planning approvals may be relevant

I am concerned that a number of local residents who have expressed concerns about this application will just find it too difficult and /or will object on grounds that are not relevant to the four grounds under the 2003 Licensing Act.

My objection is on behalf of The London Narrow Boat Company (LNBC) which I chair. The LNBC ny owns and operates 17 residential boat moorings at the south end of Battlebridge Basin. The company also manages the 25 Canal and River Trust moorings on the East side of the Basin

My objection is on the grounds of the prevention of public nuisance

The acoustic qualities of the Basin are such that a small amount of noise echoes around and can and does create a nuisance for residents.

If the Licensing Committee is minded to grant this Premises Application, the LNBC requests that conditions are attached which would

1. Limit the sound level of any music to a level to be determined by the Environmental Health Officers
2. Prohibit the doors onto the terrace being open except when in actual use: the intention being to control noise escape.
3. Prohibit the granting of any Licencing Hours Extensions.

I would be grateful for an acknowledgement of my objection

[REDACTED]

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 05 September 2016 13:48
To: Licensing
Subject: Boots International Ltd 90 York Way

I wish to confirm the objections to this licence application now that I have seen the full application and premises plan

My objection is on behalf of The London Narrow Boat Company (LNBC) which I chair. The LNBC owns and operates 17 residential boat moorings at the south end of Battlebridge Basin. The company also manages the 25 Canal and River Trust moorings on the East side of the Basin

My objections are on the grounds of the prevention of public nuisance:

The acoustic qualities of the Basin are such that a small amount of noise echoes around and can and does create a nuisance for residents.

There appears to be a discrepancy between the application and plan. The plan shows edged in red the areas where alcohol can be sold (the three rooms in the application) with no restriction on where the alcohol can be consumed. There is a door from one of the rooms onto the balcony, overlooking the basin, which is part of the demised premises

If the Licensing Committee is minded to grant this Premises Application, the LNBC requests that conditions are attached which would

1. Limit the sound level of any music to a level to be determined by the Environmental Health Officers
2. Prohibit the doors onto the terrace being open except when in actual use: the intention being to control noise escape.
3. Prohibit the granting of any Licencing Hours Extensions.

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 12 September 2016 15:29
To: Licensing
Subject: Re: Boots International Lid, 90 York Way

Sorry I should have thought about including that.

[REDACTED]

Cheers,
[REDACTED]

On 12 September 2016 at 15:26, Licensing <Licensing@islington.gov.uk> wrote:

[REDACTED]

Please provide your full residential address if you wish me to accept your email as a representation against this application.

Regards

John Williams

Licensing Support Officer

Public Protection

222 Upper Street

London

N1 1XR

Tel: 020 7527 3803

Fax: 020 7527 3430

Email: john.williams@islington.gov.uk

Website: www.islington.gov.uk

From: [REDACTED]
Sent: 05 September 2016 11:41
To: Licensing
Subject: Boots International Ltd, 90 York Way

Hi there,

I'm a resident of the Ice Wharf Marina that sits below where the proposed licensing application has been placed. I would like to mention my concerns as there are already two venues near by that offer outside drinking that can cause a great amount of noise that reverberates around the marina. If it would be at all possible to prevent the drinking on the balcony that way containing the noise that would be amazing.

Cheers,

[REDACTED]

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

Williams, John

From: [REDACTED]
Sent: 05 September 2016 18:50
To: Licensing
Subject: Boots International Ltd, 90 York Way

We are worried about the possible noise from this and suggest that Boots International commit to not allowing alcohol consumption on the balcony.

Regards

[REDACTED]

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 12 September 2016 19:21
To: Licensing
Cc: Jones, Carol
Subject: Re: Boots International Ltd, 90 York Way

John,
My address is [REDACTED]
Best wishes
Shireen

From: Williams, John <John.Williams@islington.gov.uk> on behalf of Licensing <Licensing@islington.gov.uk>
Sent: 12 September 2016 15:39:40
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please confirm your full residential address if you wish me to accept your email as a representation against this application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 05 September 2016 20:02
To: Licensing
Subject: Boots International Ltd, 90 York Way

To whom it may concern,
I would like to suggest that Boots International commit to NOT allowing alcohol consumption on the balcony.

Best wishes
[REDACTED]

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

Williams, John

From: [REDACTED]
Sent: 12 September 2016 19:16
To: Licensing
Subject: Re: boots international ltd , 90 york way

[REDACTED]
On 12 Sep 2016, at 15:42, Licensing wrote:

[REDACTED]
> Please provide your full residential address if you wish me to accept your email as a representation against this licence application.

>

> Reagards

>

> John Williams

> Licensing Support Officer

> Public Protection

> 222 Upper Street

> London

> N1 1XR

> Tel: 020 7527 3803

> Fax: 020 7527 3430

> Email: john.williams@islington.gov.uk

> Website: www.islington.gov.uk

>

>

>

>

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

> From: [REDACTED]

> Sent: 05 September 2016 20:39

> To: Licensing

> Subject: boots international ltd , 90 york way

>

> As a resident of albert dock opposite the venue we already suffer noise problems when the downstairs bar is open, i think its only fair that people should be limited to inside the building itself not the terrace

>

> This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

>

Williams, John

From: [REDACTED]
Sent: 12 September 2016 16:09
To: Licensing
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

Good afternoon John

[REDACTED] Please do let me know if you need anything else.

Kind regards
[REDACTED]

From: Williams, John [mailto:John.Williams@islington.gov.uk] **On Behalf Of** Licensing
Sent: 12 September 2016 15:47
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please provide the full address of [REDACTED] residential mooring if you wish me to accept your email as a representation from him against the licence application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED] [mailto:[REDACTED]]
Sent: 06 September 2016 08:59
To: Licensing
Subject: Boots International Ltd, 90 York Way

Objection sent for and on behalf of [REDACTED]

Dear Sirs

I am writing to lodge my formal objection to the application for a Premises Licence by Boots International Ltd at 90 York Way ('Kings Place'). My objection is based on all four of Islington Council's licensing objectives.

I have a residential mooring at Ice Wharf Marina, a quiet residential community immediately adjacent to the premises. Due to the nature and design of the buildings which Planning has allowed surrounding the marina, any noise reverberates against the surrounding tall buildings and is amplified to the residents below. Residents are already subject to external noise pollution emanating from the ground floor waterside Rotunda Terrace restaurant and bar at Kings Place, together with associated detritus floating in the marina basin; the noise pollution is recognised by the licensing restriction closing the Terrace by 10pm each evening. I understand the application leaves it open as to where people might be able to drink in the entirety of the 6th and 7th floors; I would object to this in the strongest terms. The effect of noise emanating from the 6th and 7th floors, in particular from the external balcony, would be significant due to the amplifying effect of the environment.

Boots International Ltd is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise. Given the nature of the business I am surprised they would be seeking to promote a drinking culture by applying for a 7-day alcohol licence for their office premises.

"All seven levels above ground floor at Kings Place are commercial office space. Each floor is designed so that companies occupying the offices can bring together as many people as they can on one level, with the aim to promoting staff interaction and in a more creative environment. Kings Place has exceptionally large floor areas, with good access to external and internal vistas and natural light." This description is taken directly from the Kings Place website and suggests there is no need to allow access to any external space for licensable activities; the internal space is more than adequate for usual office-based events. The application seeks to permit the sale of alcohol by retail for consumption on and off the premises, Monday to Sunday, from 07:00 until 22:00. This licence is stated as only being required to facilitate hospitality requirements. Again the question must be raised why an office-based health and wellbeing enterprise would be seeking an alcohol licence for evenings and weekends, unless this part of a wider creep towards future change of use? As an absolute minimum, any outdoor space should be excluded from licensing at these premises.

In summary, Islington's own Licensing Objectives are:

- The prevention of crime and disorder
- Ensuring public safety
- The prevention of nuisance
- The protection of children from harm

I feel this application fails on all of these objectives. In any situation where alcohol is a factor there is a risk of crime and disorder. In commercially-licensed city centre premises where sale of alcohol is allowed there would be a reasonable expectation that door security would be implemented in order to facilitate orderly ingress and egress of drinkers. Given the external terrace proposed for licensing is at high level above an open body of water I would suggest the temptation for alcohol-fuelled mischief and/or bravado is not to be ignored and is an obvious risk to public safety. For all the noise pollution reasons listed above and the effect on the adjacent residential area, the prevention of nuisance will be impossible. Finally, given the amplitude of noise from height and the reverberation against the surrounding buildings, children present will be subject not only to the noise levels until 10pm each night but also to the topic of alcohol-fuelled adult conversation audible from above.

For all of these reasons I object to the proposed licence application.

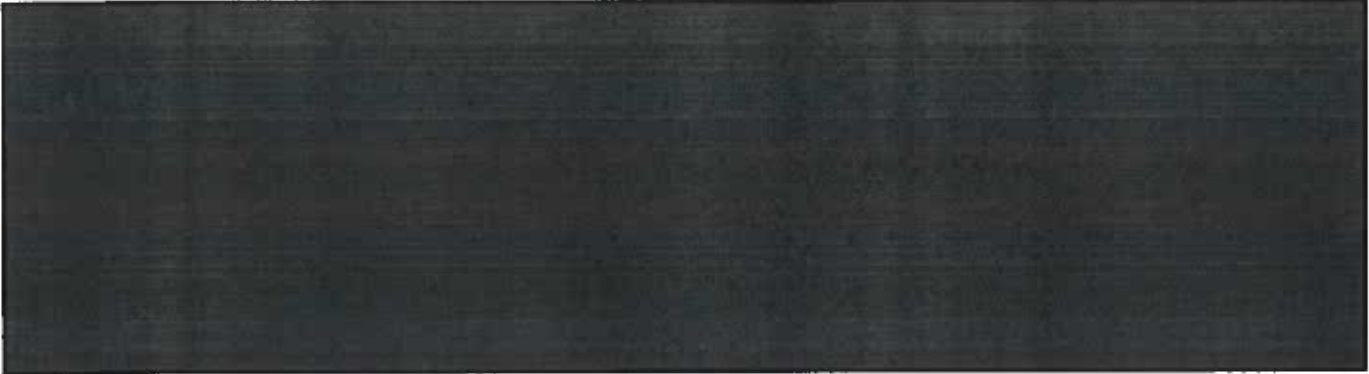
Kind regards



Williams, John

From: [REDACTED]
Sent: 12 September 2016 18:00
To: Licensing
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

Dear Mr. Williams,



From: Williams, John [mailto:John.Williams@islington.gov.uk] On Behalf Of Licensing
Sent: 12 September 2016 16:01
To: [REDACTED]
Cc: Jones, Carol <Carol.Jones@islington.gov.uk>
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please provide the full residential address of your mooring if you wish me to accept your email as a representation against this licence application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 06 September 2016 11:11
To: Licensing
Subject: Boots International Ltd, 90 York Way

Dear Sir/Madam,

Williams, John

From: [REDACTED]
Sent: 06 September 2016 11:59
To: Licensing
Subject: Boots International Ltd, 90 York Way

Dear Sir/Madam,

As a resident at Gatti's Wharf that overlooks Battlebridge Basin, I wish to object to the planning application by Boots International Ltd at 90 York Way to allow the consumption of alcohol on the balcony of their premises. Battlebridge Basin is surrounded on three sides by tall buildings, and any noise over the basin can be heard by the many residents and businesses that overlook the basin. There is already a cafe/restaurant on the ground floor at 90 York Way, and I am aware that the London Canal Museum has occasional but regulated evening events.

I strongly object to allowing the consumption of alcohol on the balcony as this would create additional noise, particularly in the evening I assume, that have a detrimental impact on the peaceful ambience of the Basin.

Yours sincerely,


[REDACTED]

I am writing to comment on the licence application that Boots International has put in for their location at 90 York Way. I have studied the application and see no limitation to where on their premises on the 6th and 7th floors people will be allowed to consume alcohol.

I own a mooring at Ice Wharf that is directly opposite Kings Place. We are already subjected to a huge amount of noise that is caused by licensed premises within the basin. There is a bar/restaurant/pub that is less than 100 feet away from our mooring, with a terrace where people congregate to drink that is only 70 feet away from the mooring. Additionally, all of the ground floor of the building facing Battlebridge Basin is licensed for special events. In addition to that, Islington gives licences for parties that are held at the Canal Museum and these parties are less than 150 feet from our mooring. So we are regularly bombarded with noise. The noise of live music and of people who are drinking and partying reverberates around the basin.

This licence requests permission for selling and consuming alcohol from 7 in the morning until 10 at night, every day of the week except Sunday. I have no objection to a licence being granted for the internal space within Boots' premises, but I strenuously object to the idea that people will be able to stand out on the balcony drinking. The balcony is located on the 7th floor and overlooks the canal basin. Could you please amend the licence application to clarify specifically that the balconies on the 7th floor are not included in the licensed premises, and that during the licensing hours the doors to the balconies must be kept closed.

Regards,


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Williams, John

From: [REDACTED]
Sent: 05 September 2016 20:43
To: Licensing
Subject: Boots International Ltd, 90 York Way

Dear Sir/Madam

I have seen the application for an alcohol licence for the 6th floor of King's Place, 90 York Way. As a resident of Ice Wharf located opposite this building across the water, I would object to the granting of such a licence on the basis of noise.

If alcohol was permitted to be consumed on the balcony this could well lead to noisy and rowdy behaviour and, as noise travels easily across water, would be detrimental to local residents in the vicinity. There are already plenty of opportunities to consume alcohol on the terrace and function rooms of the building and it is not necessary to grant a licence to further premises

I would therefore wish to register my objection to the licence application

Your sincerely

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 06 September 2016 13:07
To: licensing@islington.gov
Subject: Boots International Ltd, 90 York Way

I have serious concerns about the granting of a licence for the consumption of alcohol on the 6th floor balcony,

The noise from crowds and parties at the Rotunda is already a real nuisance. I have frequently been obliged to close my windows in order to be able to listen to conversations or hear the television in my flat. You cannot imagine the relief when everyone is obliged to retreat inside the bar at 10pm. Any addition to the noise level would be most unwelcome. I would imagine that families with children here would be even less enthusiastic about an increase in the decibels that an additional outdoor bar would occasion.

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 12 September 2016 17:24
To: Licensing
Cc: Jones, Carol
Subject: Re: Boots International Ltd, 90 York Way

Dear Mr Williams,

My full address is [REDACTED]

Thank you for acknowledging my representation against the use of the balcony in this license application.

Regards,

[REDACTED]

On Mon, Sep 12, 2016 at 4:18 PM, Licensing <Licensing@islington.gov.uk> wrote:

[REDACTED]

Please provide the full residential address of your moorings if you wish me to accept your email as a representation against this licence application.

Regards

John Williams

Licensing Support Officer

Public Protection

222 Upper Street

London

N1 1XR

Tel: 020 7527 3803

Fax: 020 7527 3430

Email: john.williams@islington.gov.uk

Website: www.islington.gov.uk

From: [REDACTED]
Sent: 06 September 2016 15:33
To: Licensing
Subject: Boots International Ltd, 90 York Way

Dear Sir/Madam,

I am writing about Boots International's licence application for permission to sell and consume alcohol from 7 in the morning to 10 at night (every day except Sundays) at their premises on 6th and 7th floor of King's Place, 90 York Way.

I live on a residential mooring directly opposite King's Place. Already there is the Rotunda Bar licensed every evening till 10pm, and the nextdoor Battlebridge room along the basin licensed for events. And further down towards the Battlebridge end the Canal Museum is regularly licensed by Islington Council for events (mostly weddings).

There is a balcony on the 7th floor of King's Place. My concern is about noise in the evenings - to add to the extensive licensing already granted around the canal basin. I would request that the licence application stipulates that the balconies and any outdoor space are not included in the licensed premises. And that during events the windows onto the balconies are kept closed.

Many thanks,

Best Wishes,



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Williams, John

From: [REDACTED]
Sent: 07 September 2016 15:24
To: Licensing
Subject: Boots International Ltd, 90 York Way

To Whom it May Concern,

Please do not license drinks on the balconies of King's Place (and specifically the Boots International premises). The noise level is excruciating for residents facing Battle Bridge Basin. Those on the balconies can have no idea of the way in which the water magnifies their noise, but it is a serious problem for those of us who live there.

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 07 September 2016 19:45
To: Licensing
Subject: Boots International Ltd, 90 York Way

We would like to express our objections to further development of The Rotunda at King's Place opposite Ice Wharf.

Already we experience considerable noise from the existing bar and terrace, especially on warm days when drinkers congregate outside consuming alcohol from late afternoon and generally generating a lot of noise as the day progresses and people get increasingly inebriated.

This was a residential area when we moved here; now it is dominated by noisy leisure facilities and to consider yet another bar with a terrace in The Rotunda is totally unacceptable.

Regards,

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 07 September 2016 10:31
To: Licensing
Subject: Licence application for Boots International, 90 York Way

Hi,

I gather that Boots International Ltd have applied for a licence for their premises at King's Place, including the balcony overlooking Battlebridge Basin and the Ice Wharf Marina moorings. King's Place is 60ft from where I live in Ice Wharf Marina, and I would rather the balcony were not licensed for drinking – or music, if there is a separate application that I am not aware of – for the following reasons:

1) The basin is already extremely noisy year-round. The noise comes from:

- People drinking outside the Rotunda
- Barbecues and other events outside the Battlebridge Suite
- Functions in the Battlebridge Suite (which are excessively loud when the doors are open and have a live band)
- The occasional function at the London Canal Museum

2) I expect that the balcony will be used as a smoking area. Smokers, in my experience, are not terribly careful with their cigarette ends, but add alcohol into the mix and a set of boat-shaped 'targets' directly below, and I fear that people will find the temptation to throw their cigarette butts into the basin irresistible. Clearly this is bad for the wildlife in the basin, but could be dangerous if a still-lit butt were to fall into ropes coiled on the roof of a boat.

In summary, I have no objection to Boots having a licence as such, so long as drinking and music aren't permitted on the balcony.

[REDACTED]

Williams, John

From: Williams, John on behalf of Licensing
Sent: 12 September 2016 15:37
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please provide your full residential address if you wish me to accept your email as a representation against this licence application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 05 September 2016 18:57
To: Licensing
Subject: Boots International Ltd, 90 York Way

I am writing about the licensing application and would ask Boots International commit to not allowing alcohol consumption on the balcony. There is a bar on the ground floor and both operating at the same time would be very overwhelming in a small space like the basin

Thank you

[REDACTED]

Williams, John

2ND REP FROM #18

From: [REDACTED]
Sent: 07 September 2016 22:51
To: Licensing
Subject: Boots International Ltd, 90 York Way

Dear Sir/Madam,

I have studied the application and see no limitation to where on their premises on the 6th and 7th floors people will be allowed to consume alcohol.

I own a mooring at Ice Wharf that is directly opposite Kings Place. There is a bar/restaurant/pub that is less than 100 feet away from our mooring, with a terrace where people congregate to drink that is only 70 feet away from the mooring. Additionally, all of the ground floor of the building facing Battlebridge Basin is licensed for special events. In addition to that, Islington gives licences for parties that are held at the Canal Museum and these parties are less than 150 feet from our mooring. So we are regularly bombarded with noise. The noise of live music and of people who are drinking and partying reverberates around the basin.

This licence requests permission for selling and consuming alcohol from 7 in the morning until 10 at night, every day of the week except Sunday. I have no objection to a licence being granted for the internal space within Boots' premises, but I strenuously object to the idea that people will be able to stand out on the balcony drinking. The balcony is located on the 7th floor and overlooks the canal basin. Could you please amend the licence application to clarify specifically that the balconies on the 7th floor are not included in the licensed premises, and that during the licensing hours the doors to the balconies must be kept closed.

Regards,

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 05 September 2016 18:57
To: Licensing
Subject: Boots International Ltd, 90 York Way

I am writing about the licensing application and would ask Boots International commit to not allowing alcohol consumption on the balcony. There is a bar on the ground floor and both operating at the same time would be very overwhelming in a small space like the basin

Thank you

[REDACTED]

Williams, John

From: Williams, John on behalf of Licensing
Sent: 12 September 2016 15:58
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please provide [REDACTED] full residential address if you wish me to accept your email as a representation from him against the licence application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 06 September 2016 09:48
To: Licensing
Cc: [REDACTED]
Subject: Boots International Ltd, 90 York Way

To whom it may concern

I object to the Boots International Ltd licence application allowing drinking out on the balcony on the 7th floor.

Kind regards,

[REDACTED]

Williams, John

From:

[REDACTED]

Sent:

06 September 2016 09:48

To:

Licensing

Cc:

[REDACTED]

Subject:

Boots International Ltd, 90 York Way

To whom it may concern

I object to the Boots International Ltd licence application allowing drinking out on the balcony on the 7th floor.

Kind regards,

[REDACTED]

Williams, John

From: Williams, John on behalf of Licensing
Sent: 12 September 2016 16:08
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: LICENCE APPLICATION KINGS PLACE

[REDACTED]
Please provide your full residential address if you wish me to accept your email as a representation against this licence application,

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 06 September 2016 12:26
To: Licensing
Subject: LICENCE APPLICATION KINGS PLACE

Dear Sir/ Madam,

I have been concerned to note the licence application for Boots International on the 6th floor of Kings Place. As a very close neighbour at Ice Wharf Marina, the existing volume of noise from the Rotunda bar and terrace, detracts from the tranquility of Battlebridge Basin. This will deteriorate further should this licence be granted, so I would like to lodge an objection in its current form.

One suggestion might be to restrict the sale and consumption of alcohol to the inside of the premises only and keep the doors and windows closed, whilst still giving guests access to the outside area.

This seems a reasonable compromise and I look forward to hearing your thoughts on the matter.

Yours faithfully

[REDACTED]

Williams, John

From: Williams, John on behalf of Licensing
Sent: 12 September 2016 16:42
To: [REDACTED]
Cc: Jones, Carol
Subject: RE: Boots International Ltd, 90 York Way

[REDACTED]
Please provide the full residential address of your mooring if you wish me to accept your email as a representation against this licence application.

Regards

John Williams
Licensing Support Officer
Public Protection
222 Upper Street
London
N1 1XR
Tel: 020 7527 3803
Fax: 020 7527 3430
Email: john.williams@islington.gov.uk
Website: www.islington.gov.uk

From: [REDACTED]
Sent: 07 September 2016 18:37
To: Licensing
Subject: Boots International Ltd, 90 York Way

In reference to the licence application from Boots at 90 York Way.

I have a mooring at ICE Wharf and would like to lodge my objection to the possibility that this application could also include outside drinking on the 7th floor terrace. Noise travels very easily across the basin and already with noise from the Rotunda associated with functions and outside drinking, I feel another major venue should be restricted to only internal alcohol consumption only.

Regards,

[REDACTED]

Williams, John

From: [REDACTED]
Sent: 07 September 2016 18:37
To: Licensing
Subject: Boots International Ltd, 90 York Way

In reference to the licence application from Boots at 90 York Way.

I have a mooring at ICE Wharf and would like to lodge my objection to the possibility that this application could also include outside drinking on the 7th floor terrace. Noise travels very easily across the basin and already with noise from the Rotunda associated with functions and outside drinking, I feel another major venue should be restricted to only internal alcohol consumption only.

Regards,

[REDACTED]

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

From:

Sent: 01 September 2016 22:23

To: Licensing

Subject: Address: Boots International, 6th Floor, King's Place, 90 York Way, N1 9AG Prevention of Public Nuisance Licensing application

Dear Ms. Jones,

I would like to register my comments concerning the application by the above premises for a 7-day alcohol licence.

The premises have a large terrace overlooking the Battlebridge Basin, and companies have applied to use this as a bar in the past.

The problem is one of noise - the basin is a three-sided space that carries all noise from one side to the other clearly and loudly. There are very many residents in this area who live and work at home on the basin and there have in the past been problems enforcing restrictions already in place with King's Place. Adding yet more entertainment venues allowing outside drinking in the evening and over the weekend is not acceptable to the local community.

When King's Place opened, noise tests ordered by the managing agent for Kings Place found that a roof bar was unviable because of the disturbance it caused to surrounding homes. Adding noise from this space to the others constitutes a clear public nuisance, especially now that the basin is much more heavily populated due to the increase in barge berths.

I therefore object to the application.

Kind regards

Jones, Carol

From: David Whitehead <david.whitehead@dswgroup.co.uk>
Sent: 20 September 2016 12:31
To: Jones, Carol
Cc: DSW Group Administration
Subject: Premises licence application - Boots International Limited, Kings Place.

Dear Carol,

Thank you for sending me copies of the representations received.

It appears from some of the comments that parts of the detail inside our application have not been seen and so I'll confirm it here first exactly as stated in that application:

These offices are inside but on the cusp of the Kings Cross cumulative impact area as described in the councils licensing policy at LP2. They are between York Way on one side, the grand union canal and basin on the other side.

A premises licence is required to facilitate hospitality in three small areas on the 6th floor as shown on the deposited plans. This is not required every day and some weeks there may be no requirement at all. There will be no permanent bar or ready-access to alcohol for staff, although it may occasionally be provided at team building events or for recognition awards. The general public will not be admitted to the premises and the terminal hour sought is earlier than that shown at LP8 of the councils policy. It will be noted that an early commencement hour is sought which to allow for the rare pre-booked champagne breakfast or similar and preparation and delivery of alcohol for requirements later that day.

Normally the sale of alcohol will take place between Boots and the caterer under a revised contract whereas previously Boots provided their own alcohol. The sale of alcohol however will remain ancillary to the use of these premises as offices. Provision for the sale of alcohol for consumption 'off' the premises is to facilitate client gifts and employee recognition awards.

Boots, as part of a major healthcare and pharmaceutical company are committed to responsible drinking and do not allow drunkenness in the workplace. The grant of this licence would create additional safeguards and controls as it brings the premises under the requirements of the Licensing Act.

Taking into account the nature and style of the premises there will be no undermining of licensing objectives and no impact on the stress area.

As can be see above, this is not a pub or restaurant where concerns raised would be understandable; there will be no permanent bar built and no ready access to alcohol.

The need for the licence is simply to facilitate occasional hospitality for example client luncheons, dinners, meetings etc. These do not occur every day. Members of the public will not be admitted to the premises and licensable activities will only be provided to employees of the premises licence holder, parent or subsidiary companies, agents, servants and invited guests.

The balcony mentioned is small, allowing approximately 16.75 m² of usable space and so with a maximum comfortable occupancy density of 17 people. This area would not be used every time client hospitality takes place as this would depend on the type of hospitality provided and of course the weather. Equally, the balcony can be used for hot and cold beverages and fresh air as it is now without disturbance being caused to neighbours within the building or surrounding properties.

Objectors will appreciate that we cannot comment on local venues which may be causing a nuisance; those matters should be taken up with the relevant venue, licensing authority or environmental health as appropriate.

Smoking is not permitted anywhere in the premises which includes the balconies and so there is no risk of embers being dropped onto vessels below. There is no entertainment provided in these premises either which was a further concern of objectors.

The sale of alcohol may only take place in three small areas on the 6th floor and generally that sale will take place between the premises licence holder and the caterer. The purpose of permitting the consumption of alcohol throughout the demise of the premises licence holder is simply to allow clients and their hosts the option of taking their lunch and, for example a glass of wine, back to their offices for a working lunch.

Boots International Limited promotes a healthy lifestyle and that includes responsible drinking. Drunkenness is not permitted on the premises and the company have clear steps in place to support any employee who is concerned about their consumption or appears to have a problem.

In closing, the granting of this licence would provide significant benefits for occupants of neighbouring properties. If no licence is in place Boots, could purchase the alcohol direct and allow anyone to drink without charge 24 hours a day if they wished, with no external control whatsoever. They wouldn't of course, but they could. However with the licence they must stick to certain times, comply with mandatory conditions attached to all premises licences and voluntary steps which have been stated in the application. If the premises licence holder does not comply with the above, they can be subject to a review and prosecution. On summary conviction, that means a maximum of an unlimited fine, six months imprisonment or both.

I believe I have covered all key points from objectors and trust you will forward this email to all concerned. Please do pass my email address onto everyone who took the trouble to comment on this application so that they may contact me directly for further clarity if needed.

Best regards,

David S Whitehead MIOl
Consultant - Head of Licensing

☎: 07789 282388



☎: 0844 736 1998

www.ascendconsulting.co.uk

DSW Group
Consultants to the licensed trade

DSW Group - Hammonds Green Farm - Hammonds Green - Uckfield - TN22 5QH

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Registered address; Hammonds Green Farm, Hammonds Green, Framfield, East Sussex, TN22 5QH

Suggested conditions of approval consistent with the operating schedule

1. The general public shall not be admitted to the premises.
2. Licensable activities shall be limited to employees of the premises licence holder, subsidiary companies, agents, servants and invited guests.
3. The sale or supply of alcohol will remain ancillary to the use of the premises as offices.
4. Security staff are on duty at the building 24 hours a day to prevent unauthorised access to the premises and assist in the safety of those present.
5. An incident log shall be kept at the premises and will record that following: (a) all crimes reported to the venue (b) any complaints received concerning crime and disorder (c) any incidents of disorder (d) any refusal of the sale of alcohol (e) any visit by a relevant authority or emergency service, The incident book shall be made available to a police officer within 24 hours on receipt of a proper request in compliance with the Data Protection Act.
6. Licensed areas will be checked each day to ensure the absence of hazards and integrity of fire detection equipment taking remedial action where necessary.
7. Regular risk assessments shall be undertaken and whenever a risk changes or is perceived to change.
8. Open vessels containing alcohol shall not be removed from the premises
9. Alcohol wold for consumption 'off' the premises shall be sold in sealed containers.
10. Any person who attempts to purchase, or be supplied with alcoholic beverages and appears to be under the age of 18 will be challenged and only served alcohol on production of a proof of age card accredited by the 'Proof of Age Standards Scheme', driving licence photo card, passport or other such document which may be notified as acceptable in the future.

