



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11 October 2016		Bunhill

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
FORA SPACE, GROUND FLOOR, 71 CENTRAL STREET,
LONDON EC1V 8BU**

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 On 28 September 2016 the application was amended to reduce the licensing hours, remove late night refreshment and amend the operating schedule following receipt of the resident representations. These changes make the proposed licensing hours consistent with the premises' planning permission
- 1.3 The revised application is to:
 - I. Supply alcohol for consumption on and off the premises from 10:00 until 22:00 Monday to Sunday;
 - II. Permit opening hours of the premises from 10:00 until 22:00 Monday to Saturday and from 11:00 to 23:00 Sunday;

2. Relevant Representations

Licensing Authority	No
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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 – 37 Local Resident
Other bodies	No

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: email from applicant's solicitor with reduction of hours, licensing note and background information on the application;
- Appendix 3: current licence;
- Appendix 4: representations;
- Appendix 5: suggested conditions and map of premises location.

3.2 The premises are currently licensed as Clerkenwell Conference Centre, 61 Lever St. Although the trading names and postal addresses are different they are the same premise.

3.3 The applicant has applied to transfer the premises licence for Clerkenwell Conference Centre to Fora Space Ltd.

3.4 The Clerkenwell Conference Centre is licenced for the following :

- i. The provision of regulated entertainment of live music, recorded music, provision of facilities for making music and dancing from 10:00 to 23:30 Monday to Saturday.
- ii. The provision of late night refreshment from 23:00 to 00:00 Monday to Saturday.
- iii. The supply of alcohol for consumption on and off the premises 10:00 to 23:30 Monday to Sunday.
- iv. Opening hours from 10:00 to 23:30 Monday to Saturday.

3.5 To operate under the Clerkenwell Conference Centre licence the applicant would have to make a variation application to seek approval for major changes to the layout and operation of the premises.

4. Planning Implications

4.1 No adverse observations have been received from Planning regarding this revised application.

5 Recommendations

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 These premises are located in the Bunhill 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.
- 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.(see appendix 4)

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

Islington Council

**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 Fora Space 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 Fora Space 71 Central Street			
Post town	London	Postcode	EC1V 8BU
Telephone number at premises (if any)			
Non-domestic rateable value of premises	£51,500.00		

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 please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- 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 Fora Space Limited
Address 89 Wardour Street London W1F 0UB
Registered number (where applicable) 09826907
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 offer work spaces to their members and residents on a flexible monthly basis as well as 3 meeting rooms. There is a small restaurant in which food is ancillary to table meals and a small bar area for under 50 people. There will be no off sales other than to members/residents in the meetings rooms C,D and E or to customers seated in an area outside which may be licensed in the future by Islington Council or to people in the 6 meeting rooms.

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

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	10.00	23.30			

Tue	10.00	23.30	
Wed	10.00	23.30	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)
Thur	10.00	23.30	
Fri	10.00	23.30	<u>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</u> (please read guidance note 5)
Sat	10.00	23.30	
Sun	10.00	22.30	

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
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</u> (please read guidance note 5)
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"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<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)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		

Thur			<p><u>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)</u></p>
Fri			
Sat			
Sun			

F

<p>Recorded music Standard days and timings (please read guidance note 6)</p>			<p><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish			Both	<input type="checkbox"/>
Mon			<p><u>Please give further details here</u> (please read guidance note 3)</p>			
Tue						
Wed			<p><u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)</p>			
Thur						
Fri			<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>			
Sat						
Sun						

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
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 the performance of dance</u> (please read guidance note 4)			
Wed			<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)			
Thur						
Fri						
Sat						
Sun						

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	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
Mon					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)			

Wed			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)
Thur			
Fri			
Sat			
Sun			
			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)

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	Please give further details here (please read guidance note 3)		
Mon	23.00	00.00			
Tue	23.00	00.00			
Wed	23.00	00.00	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23.00	00.00			
Fri	23.00	00.00	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 (please read guidance note 5)		
Sat	23.00	00.00			
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)	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)					
Mon	10.00	23.30						
Tue	10.00	23.30						
Wed	10.00	23.30						
Thur	10.00	23.30						
Fri	10.00	23.30						
Sat	10.00	23.30						
Sun	11.00	22.30						
						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)		

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

Name Liam Daniel Nelson	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known) London Borough of Tower Hamlets	

K

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

N/A

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	
Mon	10.00	00.00	<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)
Tue	10.00	00.00	
Wed	10.00	00.00	
Thur	10.00	00.00	
Fri	10.00	00.00	
Sat	10.00	00.00	
Sun	11.00	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. There shall be no off sales other than to the area marked C, D and E on the attached plan (“the meeting room”) or to persons seated in any area outside the premises licensed by Islington Council accordingly.
2. The provision of off sales as set out in condition 1 to the areas marked C,D and E will be ancillary to the office use of the premises and alcohol will only be provided by way of off sales to the following:-
 - (a) Office tenants of the licence holder with a contract to occupy office space at these premises or other office group premises with a minimum of one month’s notice to vacate.
 - (b) Club room members of the premises licence holder - those persons who pay a minimum office membership of £150.00 per calendar month.
 - (c) Non members attending a private pre-booked event or function, a list of functions to be kept at reception for inspection by the relevant authorities limited to no more than 30 events or functions in any calendar year.
 - (d) Directors and employees of the licence holder and its affiliated companies.
 - (e) Persons who have pre-booked a meeting room through the licence holder and paid a minimum charge of £20.00 per visit.
 - (f) Any guests of the above.
3. A list of the names and addresses of members shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the Police or an authorised officer of the Council.
4. The sale of alcohol in the area marked A will be to persons who are taking a table meal and ancillary to the table meal (the restaurant).
5. The sale of alcohol in the area marked B will be to a maximum number of 50 persons with seating provided for up to 30 persons.
6. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and shall be time stamped and will offer it whilst the premises are open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an authorised officer or a Police Officer (subject to the Data Protection Act 1998) within 24 hours of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operated for longer than one day of business the Police must be informed.
7. No drinks shall be taken outside the premises other than to any area licensed by Islington Council and to persons who are seated in such areas.
8. An area shall be identified for smokers outside the venue and smokers shall be monitored and encouraged not to cause noise disturbance and a maximum number of smokers set in relation to that area.
9. Dedicated licence taxi/mini cab service will be available within the premises for customers.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

1. Signs shall be displayed at the exit reminding customers to leave quietly and respect the neighbours.
2. There shall be no waste collections or deliveries between 23.00 and 07.00 Mondays to Saturdays and none between 22.00 and 09.00 on Sundays and Bank Holidays.

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	16 August 2016
Capacity	Woods Whur 2014 Limited - Solicitors for the 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
Telephone number (if any)	0113 234 3055		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) andrew@woodswhur.co.uk			

Tomashevski, Katie

From: Andrew Woods <andrew@woodswhur.co.uk>
Sent: 28 September 2016 12:23
To: Tomashevski, Katie; Andrew Woods
Subject: FW: Premises Licence, 71 Central Street, Islington, London, EC1V 8BU
Attachments: FORA Clerkenwell Inviting Founder Residents .pdf; Fora Space - Licensing Note (2).doc

Hi Katie

Please find attached 2 documents for inclusion in the Report for the above matter.

1. A Summary Note explaining the proposed changes to the application AND background information about the proposal for the Committee Members and Residents
2. A Presentation about the Applicant.

Please note that the application is amended as follows (as explained in para 10 of my note);

1. Terminal Hour for Licensable Activities and Opening Hours for the Licensed Premises to be 2200 in line with Planning.
2. Proposed Operating Condition 1 in Box M (a) amended so that off sales is only sought to the meeting rooms and not for any pavement area – delete the words after the brackets.
3. Proposed Operating Condition 5 in Box M (a) amended so that the number of people allowed in area B is limited to 50 persons all of whom must be seated.

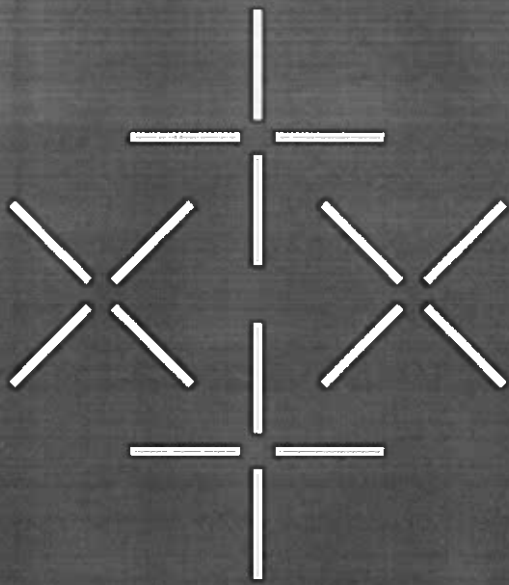
Regards
Andrew

Andrew Woods

Woods Whur 2014 Ltd
Tel: +44 (0)113 234 3055
Mobile: 07738 170138

andrew@woodswhur.co.uk

Devonshire House, 38 York Place, Leeds LS1 2ED.



FORA

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FO·RA: Plural of: Forum;
a place where great minds meet & work

Exquisite, professional, flexible
work spaces throughout London

For you we create:
Space to be... brilliant



WE SET THE STANDARD FOR A NEW WAY OF WORKING

We don't sell desks we deliver an experience. Our FORA Spaces are designed as houses to enable our members, who we consider residents to choose how, when and where they work. We are change agents for the future of work. Workspace is the next sector to enter the hospitality industry and we aim to lead in this sector; evolving the hotel guest experience to the workplace employee experience.

We are premium for a purpose. We are not exclusive but inclusive. Our Guest Experience Managers and team of Hosts make the everyday basics seem effortless, whilst our talented Concierge creates meaningful connections between like-minded members and gives you access to a network of curated professional contacts.

For Start Ups, for Small/Medium Businesses, for Incubators for Entrepreneurs, for Institutions & for the Co Working Corporate.

For you, we create SPACE TO BE... BRILLIANT

DEVELOPING SPACE TO BE BRILLIANT

In today's shared economy and fast-paced world of growth, the benefits of co-working need no introduction.

FORA was developed due to the need for a premium co-working offering, which was absent from the co-working market. We call this Pro Working.

After years of research and development, FORA created a brand and network of FORA Spaces across central London (zones 1&2).

We have taken the best of co-working, serviced offices, luxury hotels and hospitality, design and architectural industries, to create a product and service level that enables you to focus on what you do best - developing your business - while we take care of everything else for you.

DELIVERING SPACE TO BE BRILLIANT

Head space: You need time and space to focus on what's important, your business.

The right space for you: We have multiple working zones from Open and Owned Desks for one to private Owned Offices from two to 30. We also give you the flexibility to drop in and book meeting rooms across our central London network.

Ultimate flexibility: Our resident's have a choice everyday to select the most appropriate workspace to suit them, both within each FORA Space and across our network. From Open Desks to private Owned Offices to quiet reading rooms, lounges & more.

Brilliant Service: Our hotel style concierge helps you go beyond, by creating meaningful collaborative connections across our network. Resident's also get access to our little black book connecting you with the best of the local area.

Championing you: Our residents are proud of their brands and businesses. We champion this by ensuring we take a supportive role in the background, proving the everyday support you need.

As standard: Brilliance is our promise. We promise to deliver a seamless and consistent experience across our network when ever and wherever our residents decide to go.





FORA SPACES

FORA spaces are designed metaphorically as houses with different zones (floors) with flexible working, thinking, interacting and socialising spaces:

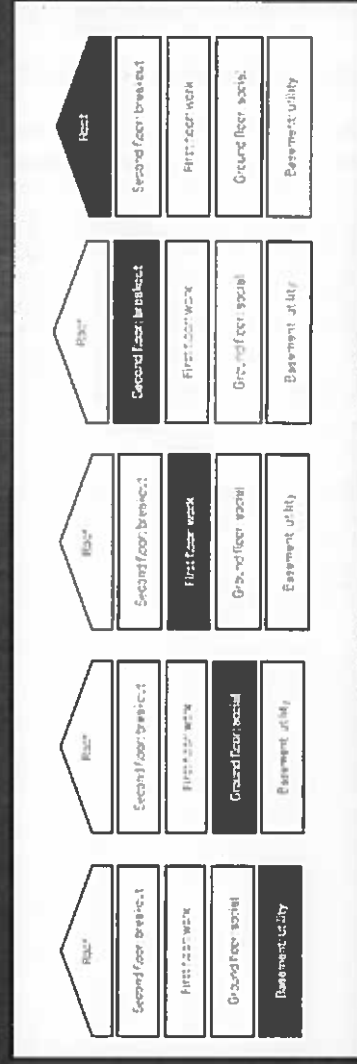
Basement: Luggage room, bikestore, hotel style wet rooms & drying room.

Ground: Social: Lobby, lounge area, art gallery, café & restaurant.

First: Work: Boardroom, meetings rooms, reading room (quiet zone), brainstorming areas & Open Desks, Owned Desks & Owned Offices.

Second: Breakout: Phone booths, studios, lounges, kitchen & events space.

Roof terrace: outside multifunctional space, work, socialise, chill or take walk while you talk or breathe in some fresh air.



FORA COMMUNITY & COLLABORATION NETWORK

Our in-house professional Concierge connects you to the best our network has to offer, making meaningful and well researched connections to allow you to build relationships and your own network within ours.

They get to know your business personally and then can create mutually beneficial connections enabling collaborations between you and other residents within our network.

FORA Concierges are also experts on the local areas with a wealth of knowledge gained from our insider little black book programmes locally... from dry cleaners to printers they are connected so that they can connect and enable you to be brilliant.



FIRST CLASS CLIENT SERVICE

Our commitment to welcoming our residents' guests is paramount to delivering a first class service for your business.

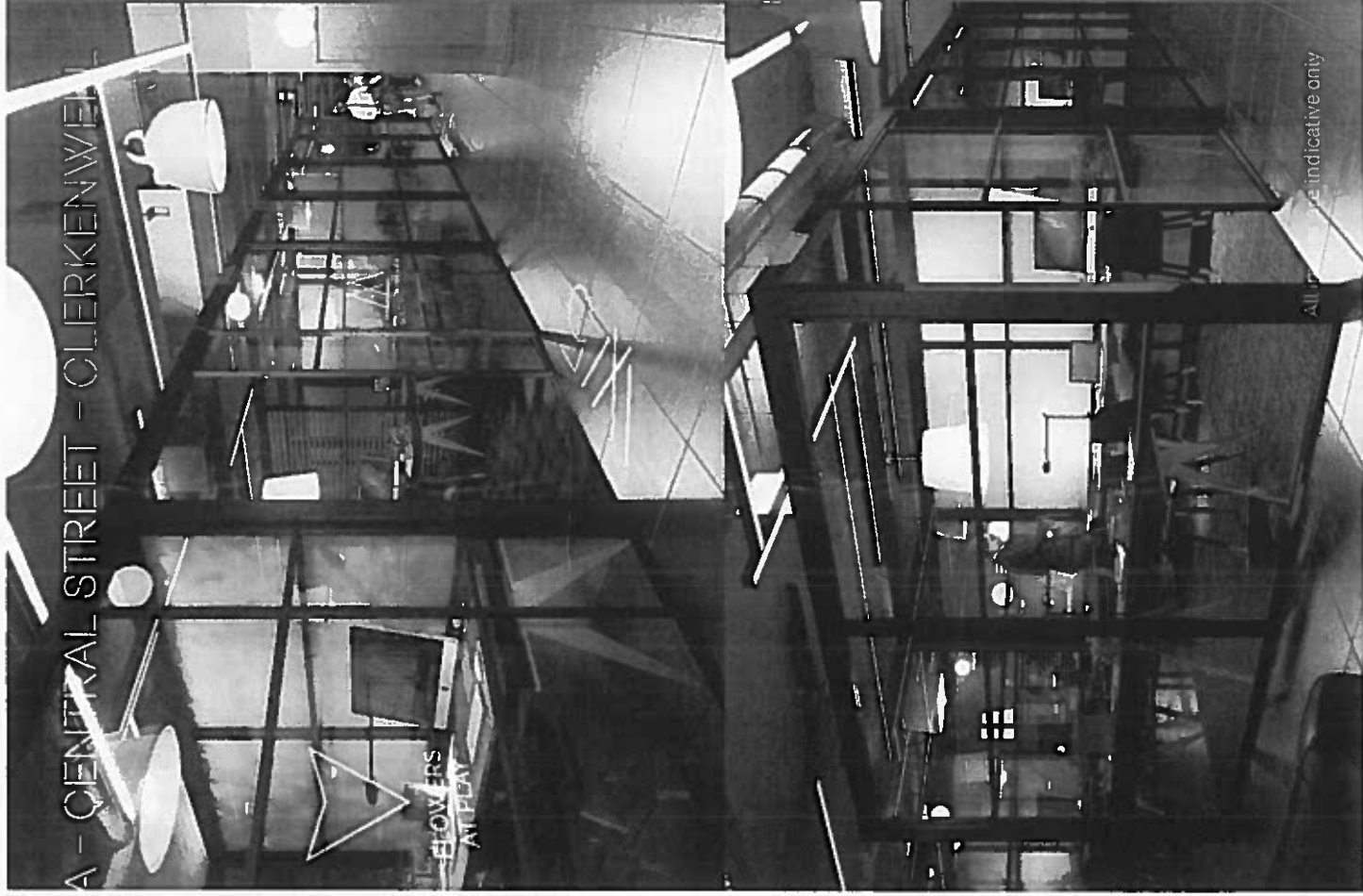
Your guests are always greeted with a smile, always taken, never shown and will only ever have to introduce themselves once. Sign in is done from the comfort of the welcome lounge during which guests are always offered a refreshment. You never get a second chance to make a first impression!

At FORA Spaces, residents can be assured that their guest's first impression will be a professional, seamless welcome into an exquisite work space. Our aim is to put a smile on your guest's face before they even enter your meeting.



A - CENTRAL STREET - CLERKENWELL

- 24/7 access with concierge service all-day
- 32 private Owned Offices, accommodating 234 desks
- 125 Owned Desks and 32 Open Desks in open plan workspace
- State of the art Board Room with video conferencing, 5 additional meeting rooms
- The Library (quiet zone), break-out and lounge areas, all with sofas and comfortable armchairs
- Palatino Italian restaurant for coffee fanatics, cocktail lovers, healthy eaters and cake time indulgence.
- The 50 seated capacity event space is cool and contemporary in design and fully-equipped. Fora will curate a forum of business philosophy and inspiring talks. This space is also available for resident's private hire
- Sound proofed phone booths across the space
- A fully serviced printing hub
- Two beautifully designed residents kitchens with dining areas
- Hotel style wet rooms and bathrooms
- Residents bike racks and secure lockers



All prices indicative only



All images are indicative only

RESIDENCIES DESCRIPTIONS

As Standard

- 30 days deposit, 30 days notice, no minimum stay + 24/7 access
- Hotel style service from your Guest Experience Manager, Concierge and team of Hosts (and the Night Porter if you're burning the candle at either ends!)
- Use of the entire building from the event space & reading room to meeting rooms and the studio (and everything else*)
- Full access to our entire network of FORA spaces for all residents
- Access to our little black book (the best of the neighbourhood)
- Complimentary water, tea, coffee, snacks, B/W printing & super-fast Wi-Fi (obviously)
- Underground bike store (and above ground bike rack) supported by wet rooms and airing cupboards (drying rooms)
- FORA Residents APP : Connect, book space, restaurant orders & more

OpenDesk

- Flexible single desk residency in an open plan environment
- No minimum or maximum hourly usage per month (24/7 365)
- Full use of all facilities and amenities
- Complimentary meeting room use*
- Access to the full network of FORA Spaces

RESIDENCIES DESCRIPTIONS

OwnedDesk

- Dedicated single desk residency in an open plan environment
- Secure dedicated locker
- Full use of all facilities and amenities
- Complimentary meeting room use*
- Access to the full FORA house network

OwnedOffice

- Private, lockable space for 2 or more residents to up to 30
- Architected designed bespoke glazed spaces
- Full use of all facilities and amenities
- Complimentary meeting room use*
- Access to the full FORA house network
- Upgrade packages available, please ask for details

*complimentary meeting room and board room space is booked in advance on a first come first served basis and subject to availability and the residents monthly package inclusion.



All images are indicative only

Palatino for Fora by Stevie Parle

Palatino is a casual, but polished all-day Italian bar and grill with its feet firmly in London but a focus on the cooking of Rome. Centered around British cured meats, vegetable antipasti, fresh pasta and simply grilled meat and fish, Palatino will have a similar viewpoint but broader all day offer to the tried and tested, wildly popular, Rotorino in Dalston. With the addition of a takeaway offer, deli and events catering.

Stevie is a chef, food writer, author, TV presenter and Dad. He is chef-owner of [Dock Kitchen](#), [Rotorino](#) and [Craft London](#).

Before opening Dock Kitchen in 2009 Stevie worked in some of the great restaurants of the world. River Café, Moro, Petersham Nurseries in London and briefly in Spotted Pig in New York. He travelled extensively through Asia, Europe and the Middle East. These are the experiences that have informed his cooking.

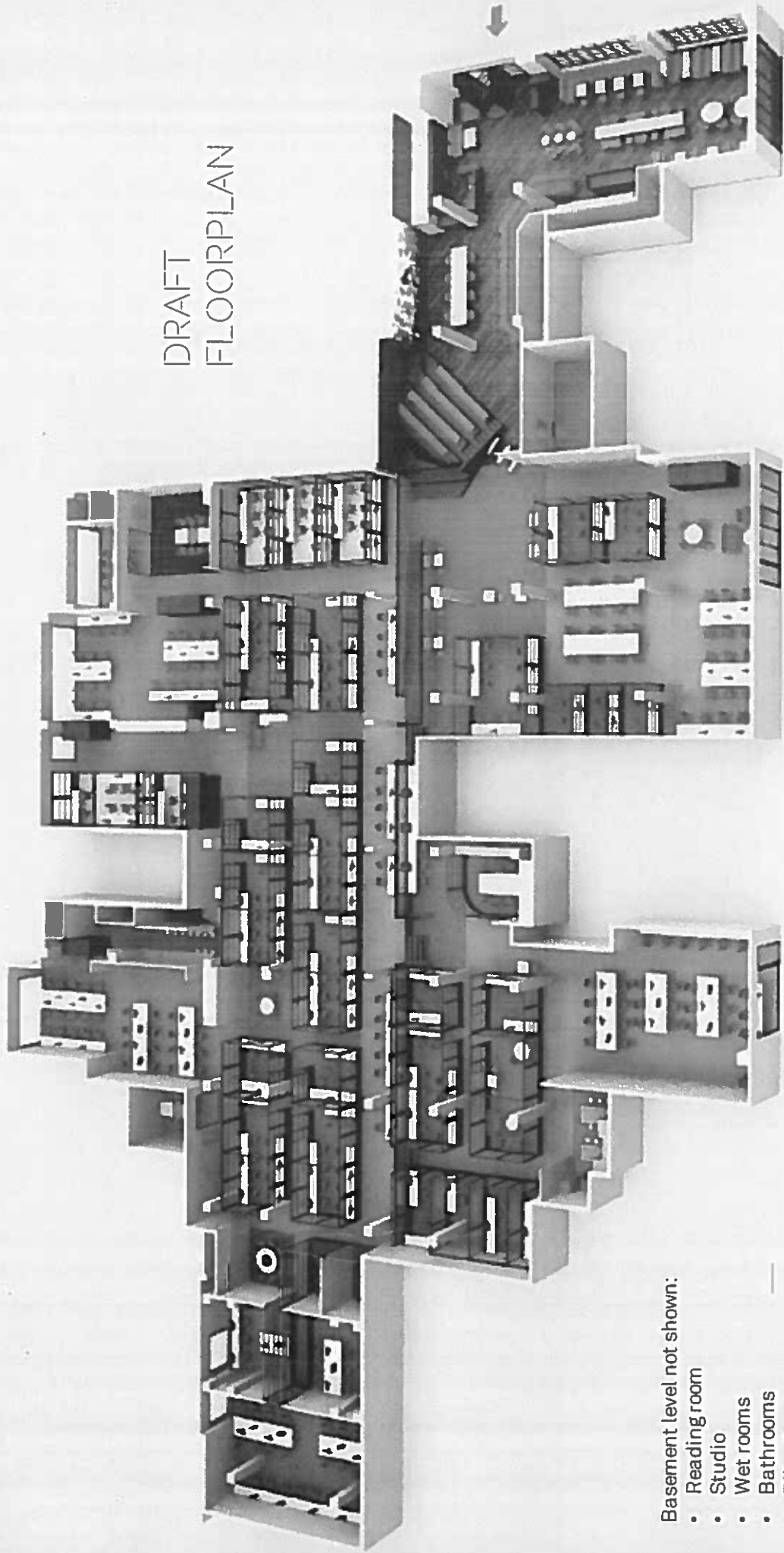
In the press: Stevie is well published, My Kitchen: Real Food From Near and Far was shortlisted for an Andre Simon Award and a Guild of Food Writers Award. His books also include: The Dock Kitchen Cookbook and the Spice Trip to accompany the Channel 4 series The Spice Trip. Stevie was also a weekly columnist in the Saturday Telegraph weekend section. In 2010 Stevie was named Young Chef of The Year and his restaurants have since won multiple accolades.



PALATINO

FORA - CENTRAL STREET - CLERKENWELL

DRAFT FLOORPLAN



Basement level not shown:

- Reading room
- Studio
- Wet rooms
- Bathrooms
- Bike store

FORA - CENTRAL STREET - CLERKENWELL

FORA MAP

FORA
Central Street
Clerkenwell
EC1V 3AR

FORA
Dalington Street
Clerkenwell
EC1V 0BH

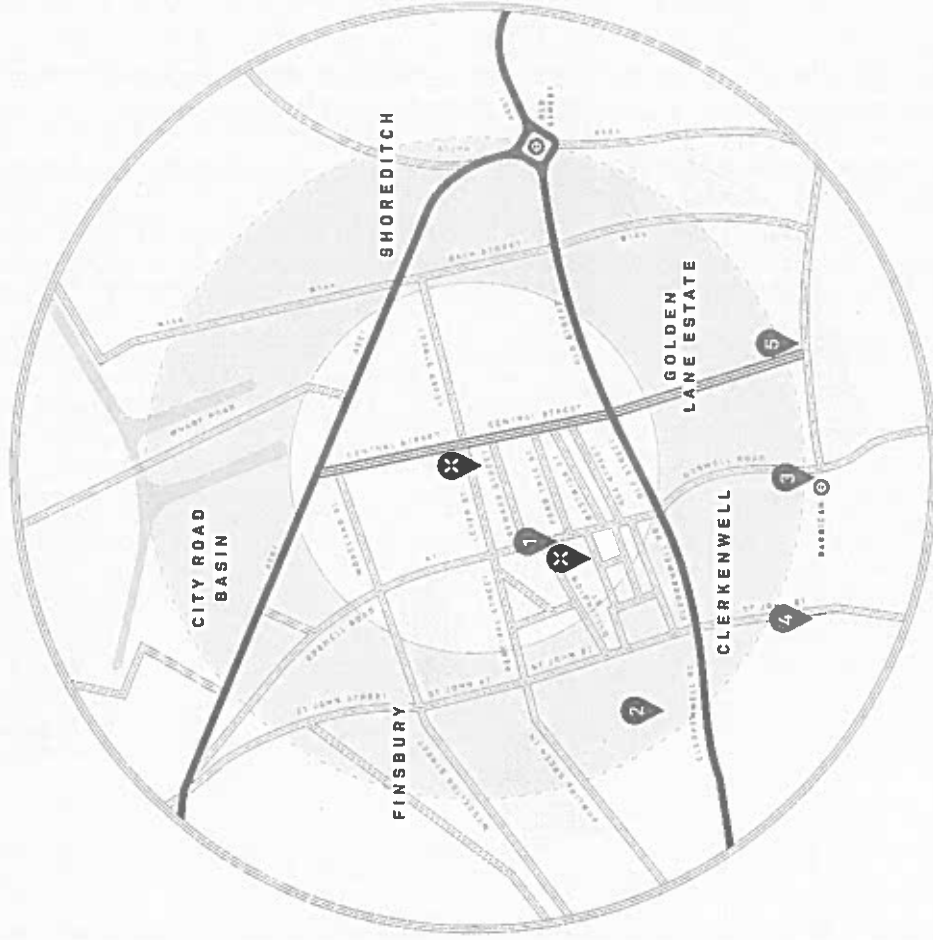
5 Minute Walk

10 Minute Walk

15 Minute Walk

Cultural Points of Interest

- 1 Zaha Hadid Design Gallery
- 2 The Zetter Townhouse
- 3 The Gate
- 4 Vinoteca
- 5 The Barbican Centre



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FORA SPACE, 61 LEVER STREET
LICENSING APPLICATION

Introduction

1. This note has been prepared to explain in more detail the licensing application made by Fora Space Limited for the premises at 61 Lever Street and in particular to explain what in practice has been applied for. The applicants have read very carefully and taken note of the representations made by residents and it is hoped that this note clarifies the application both for the residents and the licensing committee. Amendments have been made to the application to take into account the representations which have been submitted.

Background

2. Fora Space will provide professional and flexible work spaces in premises throughout London. The premises are designed as houses to enable members to choose how, when and where they work within the work spaces provided. Fora was developed due to the need for a premium co-working offering which was absent from the co-working market. Fora has taken the best of co-working serviced offices to create a product that enables their members to develop their business.
3. It is also proposed to provide a designated restaurant area which would also be available to local residents and a small Forum area for no more than 50 people. Having read the representations made by the local residents the application is amended so that the Forum area can only serve alcohol to seated customers. There will be no vertical drinking. There will be a maximum of 50 people in this area which will include tiered seating and hot desks for workers. There will be presentations, talks and workshops within this area.
4. The premises in their entirety look and feel like premium office space. There is a revolving door which gives access to the premises and a front reception desk which is manned at all times. The restaurant is to the left of the reception desk and a small Forum area beyond the reception desk. All other space within the building is restricted to members only.

5. The premises were previously licensed with a capacity of 635 people permitted. The proposal from Fora is in so far as the public area is concerned there will be a restaurant area (all customers seated and eating meals) and a small Forum area for no more than 50 people with all customers seated.

The application/amendments

6. The residents are concerned about "off sales". After discussions with Islington Council it was decided that the application would be submitted with the only licensed area being the small Forum area and the restaurant. There are five meeting rooms and a boardroom in which members can meet with clients and customers and to which alcohol can be served. These meeting rooms are not part of the licensed area and are therefore classed as "off sales". The only off sales sought with the application are to these meeting rooms which are inside the building. The applicant withdraws part of the application which would have allowed off sales to a pavement area approved by Islington Council. No off sales are applied for other than to meeting rooms within the premises.
7. The only reason for the application including the licensable activity of "films" was to enable presentations to be made on small projectors during meetings and conferences. The DB levels will be set so as not to disturb residents or any person in the work zone or restaurant area
8. There will be no entertainment at the premises. Any music will be background music only. Fora Space would be happy to meet with any Islington Council representative or any residents to ensure that the background music will not be audible in any residential premises. The applicant would be agreeable to set DB levels with Islington Council. There will not be any noise pollution – the primary use will be providing work space.
9. The hours sought by the application are amended following the residential representations in particular with regard to condition 9 of the planning permission approval. The applicant amends the application and seeks a terminal hour of 22:00 for licensable activities and for opening times within the licensed area.

Consultation with residents

10. Representatives of Fora Space Limited will be more than happy to meet with residents to show them around the premises, to explain the concept further and to confirm the amendments to the application. If any residents would like to meet representatives of Fora Space then arrangements should be made through Islington Council. In summary however the application is amended to a terminal hour of 22:00, music will be background music only, the Forum area will be restricted to seated customers and there will be no off sales other than to meeting rooms within the premises.



**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	LN/13439-170214		
Postal address of premises, or if none, ordnance survey map reference or description			
CLERKENWELL CONFERENCE CENTRE 61 LEVER STREET			
Post town	London	Post code	EC1V 8AD
Telephone number			

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
Basement & Ground Floors
<ul style="list-style-type: none"> • The provision of regulated entertainment by way of: The performance of live music The playing of recorded music • The provision of entertainment facilities for: Making music Dancing • The provision of late night refreshment • The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities																																																
<ul style="list-style-type: none"> • The provision of regulated entertainment for the performance of live music: <table border="0"> <tr><td>Monday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Tuesday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Wednesday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Thursday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Friday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Saturday</td><td>10:00</td><td>to</td><td>23:30</td></tr> </table> • The provision of regulated entertainment for the playing of recorded music: <table border="0"> <tr><td>Monday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Tuesday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Wednesday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Thursday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Friday</td><td>10:00</td><td>to</td><td>23:30</td></tr> <tr><td>Saturday</td><td>10:00</td><td>to</td><td>23:30</td></tr> </table> 	Monday	10:00	to	23:30	Tuesday	10:00	to	23:30	Wednesday	10:00	to	23:30	Thursday	10:00	to	23:30	Friday	10:00	to	23:30	Saturday	10:00	to	23:30	Monday	10:00	to	23:30	Tuesday	10:00	to	23:30	Wednesday	10:00	to	23:30	Thursday	10:00	to	23:30	Friday	10:00	to	23:30	Saturday	10:00	to	23:30
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Saturday	10:00	to	23:30																																													

- The provision of entertainment facilities for making music:

Monday	10:00	to	23:30
Tuesday	10:00	to	23:30
Wednesday	10:00	to	23:30
Thursday	10:00	to	23:30
Friday	10:00	to	23:30
Saturday	10:00	to	23:30

- The provision of entertainment facilities for dancing:

Monday	10:00	to	23:30
Tuesday	10:00	to	23:30
Wednesday	10:00	to	23:30
Thursday	10:00	to	23:30
Friday	10:00	to	23:30
Saturday	10:00	to	23:30

- The provision of late night refreshment:

Monday	10:00	to	00:00
Tuesday	10:00	to	00:00
Wednesday	10:00	to	00:00
Thursday	10:00	to	00:00
Friday	10:00	to	00:00
Saturday	10:00	to	00:00

- The sale by retail of alcohol:

Monday	10:00	to	23:30
Tuesday	10:00	to	23:30
Wednesday	10:00	to	23:30
Thursday	10:00	to	23:30
Friday	10:00	to	23:30
Saturday	10:00	to	23:30

The opening hours of the premises:

Monday	10:00	to	23:30
Tuesday	10:00	to	23:30
Wednesday	10:00	to	23:30
Thursday	10:00	to	23:30
Friday	10:00	to	23:30
Saturday	10:00	to	23:30
Sunday			

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On and Off Supplies

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Central London Masonic Centre Ltd
61 Lever Street
London EC1V 3AR

Registered number of holder, for example company number, charity number (where applicable)

00970323

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Dorian Mark Price

[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

[REDACTED]

Islington Council
Public Protection Division
222 Upper Street
London N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk

Service Director - Public Protection

Date of Issue

Licence

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. All door supervisors shall be licensed by the Security Industry Authority.
4. The admission of children to the exhibition of a film shall be restricted in accordance with the recommendation of a film classification body as defined in the Video Recordings Act 1984 or Islington Council acting as the licensing authority where it has given notice in section 20(3) of the Licensing Act 2003.
5. The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any "irresponsible promotions" in relation to the premises.

In this condition, an "irresponsible promotion" means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children:

 - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to:
 - i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on:
 - i) the outcome of a race, competition or other event or process, or
 - ii) the likelihood of anything occurring or not occurring;
 - e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
6. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
7. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

8. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

9. The responsible person shall ensure that:
 - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i) beer or cider: ½ pint;
 - ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii) still wine in a glass: 125 ml; and
 - b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the Operating Schedule

1. CCTV shall be installed, operated and maintained in agreement with the Police. The system will enable frontal identification of every person entering the premises. The system shall record in real time and operate whilst the premises are open for licensable activities. The recordings shall be kept available for a minimum of 31 days. Recordings shall be made available to an Authorised Officer or a Police Officer.
2. Alcohol shall only be supplied to persons attending a pre-booked function or meeting or to members of a shareholding unit of Central London Masonic Centre Ltd, or to members of a Masonic unit regularly holding its meetings on the premises or a guest of such members.
3. Fire safety equipment shall be checked regularly and any requirements made by the Fire Safety Officer shall be complied with.
4. Signs shall be displayed at the exit reminding customers to leave quietly and respect the neighbours.
5. Insulation will be fitted to prevent the escape of noise set at a level agreed with the Noise Team.
6. The licensee shall adopt the Challenge 25 and the BII National Standard Proof of Age Scheme and staff shall be trained accordingly.
7. No children under the age of 18 shall be admitted to the premises unless accompanied by an adult.
8. All amplified music played within the premises shall be subject to the control of an entertainment noise control system. All pre-recorded music played through the in-house music system shall be controlled by an automatic electronic noise limiting device which restricts the sound system output to below pre-set threshold levels. All music from live bands, or DJs utilising their own amplification equipment, shall be controlled by a continual music noise level monitoring device which cuts the power supply to the sound system if a pre-set threshold is exceeded. The noise control system shall be set in accordance with the council's document 'Technical advice for Consultants' and a detailed schematic plan of the area where regulated entertainment is to take place, indicating location of speakers and limiting devices and DJ stations and stages for live bands, sent to the Licensing Authority.
9. The licensee shall ensure that the limiters are temper-proof and are maintained and calibrated as instructed by the Acoustic Consultant and the calibration certificates

shall be submitted to the Council every 12 months. The limiters shall also be recalibrated if speakers are relocated.

10. Doors and windows to the premises will be kept closed, so far as practicable, at all times when noise generating regulated entertainment is taking place.
11. No drinks shall be taken outside the premises and notices shall be displayed on the premises to that effect.
12. SIA registered door supervisors shall be provided at events where there are more than 100 patrons. The number of door supervisors shall be 1 per 100 patrons. Supervisors shall be on duty at least 30 minutes after closing time and encourage patrons. Supervisors shall be on duty at least 30 minutes after closing time and encourage patrons leaving the venue quietly.
13. An area shall be identified for smokers outside the venue where there are minimum residents in the locale. Smokers shall be monitored and encouraged not to cause noise disturbance and a maximum number of smokers set in relation to that area.
14. A dedicated licensed taxi/minicab service shall be available within the premises for customers.
15. There shall be no waste collections or deliveries between 23:00 and 07:00 Mondays to Saturdays and none between 22:00 and 09:00 on Sundays and Bank Holidays.
16. The premises shall not be used under the licence until and the arrangements at the premises are suitable and sufficient for health and public safety and have been approved in writing by the responsible authority for health and public safety.
17. The premises shall be in accordance with the Technical Standards for Places of Entertainment.
18. The maximum number of persons accommodated at any one time in the premises shall not exceed 650 persons including staff.

Annex 3 - Conditions attached after a hearing by the licensing authority

Annex 4 – Plans

Reference Number: Basement: 4903/PR/12 Date: 28 June 2011, Ground Floor: 4903/PR11
Date: 28 June 2011

Hughes, Alexandra

From:
Sent: 25 August 2016 20:24
To: Licensing
Subject: [objection] 71 Central Street, Islington, London, EC1V 8BU

Follow Up Flag: Follow up
Flag Status: Flagged

Hi - I would like to object to the new licence application under the category of 'Prevention of Crime & Disorder' as well as 'Prevention of Public Nuisance'. This is a quiet residential neighborhood and there is already a pub the corner of Central Street & Lever Street and I am not keen to have an establishment serving late night refreshments in this vicinity - it would be very disruptive.

My name is:
My Address:

thanks

Hughes, Alexandra

From:
Sent: 26 August 2016 11:58
To: Licensing
Subject: Fora Space, 71 Central Street, Islington, London EC1V 8BU

Dear Sir/Madam,

I would like to object to the new licensing application as it is against condition 9 of the P2015/4230/FUL application, which we gave our consent. Over the last 3 years we have been having a lot of nuisance (satellite dishes, new penthouse being built), and we would like to be able to enjoy our stay at this residential quarter. We would like for the council to respect condition 9 and stand up for its residents. We had enough!

Regards,

Hughes, Alexandra

From:
Sent: 26 August 2016 08:49
To: Licensing
Subject: Objection to Licence Application by Fora Space, 71 Central Street Islington EC1Y 8BU

Dear Sirs,

Many thanks for your letter dated 24th August 2016 and received yesterday, under your reference WK/160026006 relating to the application by Fora Space for an extension to their existing licence at 71 Central Street, Islington, EC1Y 8BU. We are owner/residents at [redacted] is being applied for, and we are hence directly affected by the proposed application.

The grounds for our objection is that the original planning application P2015/4230/FUL submitted in October 2015 for change of use for the property requested opening hours of 06:00 to 23:00. However when the council granted approval for the change of use these hours were reduced under Condition 9, which stated

'Condition 9

The ground floor unit (A1/A3) hereby approved shall not operate except between the hours of 07:00 and 22:00 on any day unless otherwise agreed in writing with the Local Planning Authority

REASON:

To ensure that the operation of the unit does not unduly impact on residential amenity, and to ensure the operation of any café/restaurant units do not unduly and/or cumulatively impact on the amenity of neighbouring residential amenity, in accordance with Policy DM4.2 of the Islington Management Policies 23013.'

We feel that it is entirely cynical of the developers to accept the approved reduced opening hours as specified by the Council in December last year, and then seek to extend them so significantly so shortly after their modified approval. The proposed amendment goes way beyond the 22:00 cut off time specified under Condition 9 above, and seeks to extend this to permit Alcohol Sales from Monday - Friday up to 23:30 and on Sundays to 22:30, and Late Night Refreshment up to 00:00 Monday to Friday. If approved this will grant the developer rights to sell alcohol beyond the 22:00 deadline specified by the council every single night of the week - including Sunday. We therefore wish to register our OBJECTION in the strongest possible terms on the basis that the proposed extension will inevitably result in an adverse impact on the amenity of our neighbouring residential property. We thank the council for their support in placing Condition 9 on their original approval to safeguard our amenity, and encourage them whole-heartedly to remain consistent to their original decision and turn down this application.

We hope this gives you a sense of how strongly we feel on this point; should you need to contact us to discuss any points of details, our contact details are:

Yours sincerely, and with many thanks for your help,

Hughes, Alexandra

From:
Sent: 26 August 2016 14:56
To: Licensing
Subject: RE: Application P2015/4230/FUL

Hi Christopher,

Thank you for replying. My apologies, I thought the Application number would have stated the address.

This is with regards to the opening of a café/bar on the ground floor of Worcester Point, Central Street. We/ saw attached the note on lamppost on Central Street and the council's guideline how to object.

From the application it is obvious:

- they want opening hours until midnight Mo to Sat and until 11pm on Sun,
- late night refreshment from 11pm to midnight (means hot food and alcohol serving)
- they also want license for film and recorded music entertainments.

These opening hours are clearly not in line with the planning committee's condition for granting permission(Condition 9), neither was the planning permission for film and recorded music entertainment. Furthermore, since they will change the windows for ones that can be opened, music will be very disturbing for residents having their living and bedrooms about 3m above the restaurant.

I object on the basis that this application is against the planning committee conditions, also the residents have been not notified (I just accidentally noticed the street note at the building site), and dates (application and deadline for comments) are also missing on the street note.

Thanks.

Kind Regards,

From: Licensing [mailto:Licensing@islington.gov.uk]
Sent: 26 August 2016 12:03
To:
Subject: RE: Application P2015/4230/FUL

Hi

If this premises has submitted a licence application you can make representations also regarding it, but you will need to state which premises you are referring to and provide your address.

If you have any questions do not hesitate to contact me.

Kind Regards

Christopher Montanez

Licensing Support Team Manager

0207 527 3200

From
Sent: 26 August 2016 11:25
To: Licensing
Subject: RE: Application P2015/4230/FUL

Thank you!

From: Licensing [<mailto:Licensing@islington.gov.uk>]
Sent: 26 August 2016 11:20
To: Planning
Cc: Bhavna Sahay
Subject: FW: Application P2015/4230/FUL

Hi Planning

referring to a planning application, so I believe its for you.

Regards

Christopher Montanez

Licensing Support Team Manager

0207 527 3200

From:
Sent: 26 August 2016 11:16
To: Licensing
Subject: Application P2015/4230/FUL

Hi

As a resident of the Council of Islington, I strongly object to the proposal put forward in the planning application mentioned above.

Earlier in the year, an original application was approved by the Council with revised condition to reduce the opening times from 6 am to 11 pm to between 7:00am until 22:00pm.

I am very thankful to the Council for keeping the interests of the residents in mind and restricting the hours.

It has now come to my notice that the managing company is again trying to extend the closing hours to midnight.

This would be very disruptive to the residents and will constantly be a nuisance especially to families with small children.

I would be grateful if you could kindly reject the new proposal submitted by the commercial enterprise and stick to the original time guidelines.

Kind Regards,

Resident Worcester Park
EC1V 8AC

This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and delete

Hughes, Alexandra

From:
Sent: 28 August 2016 15:11
To: Licensing
Subject: FORA SPACE 71 central street EC1V 8BU

I have received a leaflet - with no application - that there is an intention at this address to have extended licensing for music and drinking at the address. I WOULD LIKE TO OBJECT TO THIS IN THE STRONGEST POSSIBLE TERMS. We at the flats in Worcester point (I have 93) are trying to build a real community here. We have been subjected to countless applications over the past couple of years but this is totally unacceptable and would make our lives a misery. Many of us are up early working very hard in the local area and need to have a reasonable amount of peace and sleep. This is a residential area- some of us have children trying to sleep in the evening so they are ready for school !- We will not be able to have a quiet community if this is allowed to happen. Many residents are talking of leaving. Furthermore these proposed opening hours are clearly not in line with the planning committee's condition for granting permission, neither was the planning permission for film and recorded music entertainment. Furthermore, since they will change the windows for openable ones music will be very disturbing for residents primarily in block E (but probably in blocks D&F as well) having their living and bedrooms about 3m above the restaurant including mine - and my children were living herPlease do not allow this to go ahead and to ruin a really strong and happy community.

yours sincerely

Hughes, Alexandra

From:
Sent: 29 August 2016 22:37
To: Licensing
Subject: Opposition to new license application - Fora Space, Licensing Act 2003

Dear Islington

We write to express our opposition to the recent planning application put forward in respect of 71 Central Street.

Whilst it is difficult to comment in depth due to the lack of substantive plans presented - including any sort of noise assessment - we are opposed to the plans for the following reasons:

- it is disingenuous for the tenant not to have been upfront about these license plans at the outset. On many previous occasions, Silvertown have put forward innocuous plans which have become more invasive at the last minute.
- there will be a massive public nuisance created by allowing [cafe goers/cinema goers (?)/drinkers] to drink right underneath so many residential flats, many of whom have babies under 2 years old. No young families will want to live anywhere within a 25 metre radius of the block. If the plan for "showing films" is to install a cinema, are there further plans. Shall we be getting a bowling alley, or perhaps an ice rink in the near future?
- there is a clear crime, disorder and public safety issue with this 'late' license application. block already has serious social issues, from civil breaches of the lease (flying flags and political slogans) to criminal offences e.g. weekly, persistent fly tipping. These issues are particularly pronounced in the social housing block. Opposite the block, there is a large council block where there are regular incidences with youths on bikes. Is it really in the interests of the area to have another pub. We already have two on the square block between Goswell road and central street (old ivy and corner bar) not to mention the licensed Thistle hotel. This is in addition to the White Lion, which closed down, rather surprisingly, having reopened after burning down. There are plenty of places to drink for members of the "Cafe and workspace", should they want to sink 2 or 3 drinks at 22:29 on a Sunday night, or a "late night refreshment" at 04:59 on a Friday morning.
- I'm afraid you will have to do your own assessment on public safety (including that of Children). It is difficult to see how the council expect residents to be in a position to offer a view on this, based on the lack of information provided by the council - or indeed anyone - to date.

To be frank, neither we nor the vast majority of residents in Worcester Point have much faith that any plans put forward by Fora/Silvertown/the Landlord or representatives of the aforementioned will be opposed or modified to any great degree by the council. Respect for residents' interests and transparency have consistently fallen victim to the interests of developers in the area, be it satellite dishes or over development of the block. However, should this late licensing application be approved, there will be social repercussions for the area, which will invariably lead to a cost to the council, directly and indirectly. I would ask the council to consider an assessment of these costs before the proposed midnight boozing plans are approved.

Regards

Hughes, Alexandra

From:
Sent: 01 September 2016 12:56
To: Hughes, Alexandra
Subject: Re: Licence application by Fora Space, Central Street

Thank you Alexandra, and sorry for forgetting about this.

My current address is:

is the owner of a flat would like to file a similar objection - to avoid confusion, I will ask her to contact the council directly.

Thanks again and wishing you a good rest of your week,

2016-09-01 12:49 GMT+01:00 Hughes, Alexandra <Alexandra.Hughes@islington.gov.uk>:

Dear

Thank you for your email. If you would like us to treat this as an objection, please provide us with your full address.

Kind regards,

Alexandra Hughes

Technical Support Officer

From:
Sent: 26 August 2016 15:10
To: Licensing
Subject: Licence application by Fora Space, Central Street

Dear Islington Council,

I am writing as a resident in the area of Central Street, directly above the premises at which Fora Space has applied for a licence to sell alcohol, screen movies and serve late-night refreshments.

I have to say, I am starting to be particularly concerned about the future of the street, as I have expressed in the past.

The original application had a condition, Condition 9, which outlined that the ground floor unit should not operate outside 07:00 - 22:00.

However, now I can see that Fora Space is applying for:

- alcohol sales, both on premises and, even more scarily, off premises, up until midnight in most days and including Sunday as a day of operation
- film screening until 23:30
- late night refreshments until midnight and 23:00 on Sundays

While I have nothing against business, I am very, very concerned that the "type" of business outlined would not really be what one calls a "quiet" one. I don't see a reason to apply for refreshments that late at night, I don't see a reason to apply for Sunday opening, and I don't see a reason to apply for off-premises alcohol sales.

What is also very worrying is that this "change" in the application comes AFTER a condition was set (Condition 9) and BEFORE the activity even began operations.

A more logical order would see Fora Space start their business, demonstrate their management expertise and good neighbourhood practice for a while, and only after apply for extended hours.

Here we are in a position in which residents were notified of an application, were made content with the inclusion of the famous Condition 9, and now we are back to square zero trying to fight off a potentially noisy and disturbing business.

Many properties have nice, calm balconies that would suddenly face a crowd of drinking, chatting and smoking customers.

An important point: the building has full-glass windows, and keeping them open is vital to ensure good air circulation and fresh air - the apartments become quite hot during most months.

I would like the reassurance not only that this license will be re-assessed in line with the previous application, but that residents will not be asked the SAME questions continuously for some time.

Please contact me directly if you have any further question.

Best,

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.

Hughes, Alexandra

From:
Sent: 01 September 2016 11:17
To: Licensing
Subject: Objection to Premises License application

I am submitting an objection to the premises licensing application made by Fora Space, 71 Central Street, Islington, London, EC1V 8BU. I received notification of this application through my letterbox, but not addressed to me, last week.

My objection is based on the prevention of public nuisance. Our lives at Worcester Point are already adversely impacted by antisocial behaviour resulting from people having consumed alcohol. I believe this license should be refused for the following reasons.

- 1) We already reside in an area designated as 'cumulative impact' resulting from licensed premises.
- 2) We are already subject to antisocial noise 7 nights a week, through to 3 or 4 am. This is amplified tenfold at weekends. In addition to nearby licensed premises, Central Street is a main pedestrian thoroughfare between the Old Street, City, and Islington areas, and there is a constant flow of people exhibiting the antisocial traits associated with drinking - noise, public urination, discarding cans and bottles in the street. It is not possible to leave windows open at night due to the noise levels arising from this.
- 3) New premises serving alcohol 7 days a week, 14 hours a day, right in the heart of our residence, is guaranteed to make our lives worse. As stated in your licensing policy at point 65, despite the best efforts of businesses to manage the dispersal of patrons it can be very difficult to eliminate disturbance to residents. From my own experience, including with St Luke's Community Centre opposite, it is impossible. Granting this license WILL have an adverse impact on residents, no matter what reassurances the applicant may give.
- 4) The premises requesting this license is within a new office offering. Therefore a food service during office hours should be the requirement. There is absolutely no need for a license to serve alcohol. Within a 5 minute walk there are at least 10 premises serving alcohol. Within a 10 minute walk there are all the bars and restaurants of Exmouth Market, Angel, Farringdon, Smithfield, Clerkenwell, Old Street, Barbican - there must be 200+ options already available. Adding one more option to this huge choice will have minimal positive impact on the customer, but a large negative impact on residents.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 03 September 2016 15:40
To: Licensing
Subject: Fora Space 71, Central Street EC1V 8BU
Attachments: Comments to New Licence for Fora Space.pdf; Proforma.pdf

Dear Madam/Sir,

I am writing to you with regard to your letter no: WK/160026006 dated 24 August 2016 which acknowledges application of a new licence for the premises referred in subject of my email.

Please see attached my comments to the proposed new licence.

I'd also be grateful if you could please extend the deadline for submission of comments, which is currently 14 September 2016, considering a large number of residents living in Worcester Point, the building at which Fora Space will be located, are abroad due to summer holidays and will not have an opportunity to provide their comments by this date.

Kind regards,

London Borough of Islington
Licencing Services
Public Protection Division
222 Upper Street
London N1 1XR

Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Dear Sir/Madam,

I am writing to you in respect of your letter no: WK/160026006 dated 24 August 2016 which acknowledges application of a new licence for the premises referred above ("Fora Space").

As a resident and flat owner at _____, I like to express my great concerns in respect of the new licence application issued in connection with Fora Space. In my view, proposed licence constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety and children from harm as the neighbourhood is a largely residential area and the intended purpose of the Worcester Point building (building at which Fora Space will be located) as set out below in details.

Music, Dancing and Showing of Films

Fora Space applies for an alcohol licence until 11.30 pm which means it will not need to apply for an extra licence, as a minimum, for the following:

- Playing live and/or recorded music
- Opening dance floor facilities such as a night club,
- Using facilities for making music,
- Showing of films.

Additionally, Fora Space's application covers a licence for sale of alcohol which may be consumed off the premises which is likely to lead to people standing or sitting outside the premise listening to loud music and frequent door openings (leaving of customers) while loud music is played.

All above will impact sufficiently substantial neighbourhood or section of the public living close to Fora Space as there are hundreds of flats/residential premises within close vicinity of Fora Space.

Taking into account that a large number of families with young children live in the neighbourhood, licence requested would cause unreasonable interference with the public's enjoyment of their homes. Level of noise will disturb sleep of the families and young professionals, living above Fora Space or in neighbourhood of Fora Space, who need to go to work early in the morning.

It is evident that the premise _____ building was intended to be an office space during original design of the building and sound insulation of the flats and windows of bedrooms located directly above Fora Space is not sufficient to prevent the noise that will come from Fora Space. Taking additional architectural measures to reduce sound levels within Fora Space premises will not be sufficient as a large number of drinkers or customers leaving/entering their premises will still be a material source of nuisance to the neighbours. Accordingly Worcester Point is not suitable for a venue with music or loud sound or use of an entertainment venue for

large number of people and granting the requested licence will cause substantial amount of nuisance to its residents.

Moreover, granting a permit for a premise which can potentially be used as a late bar, late cinema, night club would attract a large number of strangers to the area and encourage local young children to stay in these premises till late which will adversely affect protection of public safety and children from harm and which will increase number of complaints to the council and police forces.

Alcohol Sales

Fora Space applies for a licence to sell alcohol which can be drunk outside of its premises.

This will inevitably increase number of people waiting/standing outside the premise next to the entrance door of Worcester Point properties. As a result, there is a big concern about the disorder that will be caused by outside drinkers, noise that they will create and their blocking of pavement and entrance doors.

Allowing outsider drinkers may also result in tables and chairs placed on the pavement in front of Fora Space and will lead to loud people in the street and block our way to the building entrance on a daily basis.

More importantly, residents living in the premises will have to walk through strangers under impact of alcohol which may threaten safety of the residents.

Allowing outside drinking will also be an encouragement for underage people drinking and smoking outside (it is a fact that age control outside premises is not very strict) which is a big concern for the families in the neighbourhood.

Even if the proposed licence is amended and does not allow outside drinkers, a large number of people leaving/entering the premise, in particular at closing times will result in a disorder, and smoking customers outside the premise will increase amount of noise at nights, blocking the pavement and entrance doors of Worcester Point and other buildings. As a result of increased number of smokers outside the Worcester Point due to alcohol sales at Fora Space will also lead to unreasonably and substantially interfere with the use or enjoyment of a home or other premises.

Additionally, neighbours, in particular residents of Worcester Point, are likely to experience high levels of smoke drift than the present levels. Worcester Point has not been designed to prevent smoke drifting through the building or windows. For example, smoking construction workers employed for construction of Fora Space already increased levels of smoke entering the Worcester Point flats.

Cumulative Impact Policy

There are already large number of premises within 50 meters of For a Space which cause an element of public nuisance.

Below are a number of these premises:

- Corner House located at 125 Central Street, EC1V 8AP
- Bar 120 located at 120 Central Street, EC1V 8DS
- Central Street Café located at 90 Central Street, EC1V, 8AJ
- Food at 52 located at 96 Central Street, EC1V 8AJ (Whilst this is a cookery school, it also has a lounge where alcohol is served and contributes to public nuisance when its guests are waiting outside after 10pm)

Opening of an additional similar premise will, no doubt, increase the public nuisance in this highly residential populated area as loud music is already sometimes played in the premises above. Customers of the proposed establishment will also increase the night traffic which would further increase amount of noise coming from the street and limit residents' access to their homes in a narrow street like Central Street.

For this reason, cumulative impact of all these places is an important consideration and increasing number of similar premises has no benefit to the local community.

Equally, there are a number of shops and office areas in the neighbourhood of the Fora Space which might potentially apply for a similar licence if For a Space's application is granted.

For this reason, future cumulative impact of this proposed grant should be taken into consideration.

Late night refreshment

Grant of this licence will further exacerbate the concerns above and will cause substantial disturbance to the public's right to use and enjoy its home and public safety.

Late closure of the Fora Space will not only disturb the people's sleep, it will also increase number of cabs or other cars waiting in our neighbourhood and nuisance caused by their noises or their drivers' noises while waiting for their customers.

Accordingly, considering above all, I'd be grateful if you could please consider my comments above and reject the application for new license.

I also hereby reserve my rights for damages that I may suffer including but not limited to the damages due to the nuisance that will be caused by granting the licenses requested by Fora Space and the damages that may be incurred due to a loss in value of my property.

Yours sincerely,

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:

Fora Space, 71 Central Street, Islington, London, EC1V 8BU

Your Name:

Interest:

Resident (flat owner)

(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

- Loud music and other sources of noise
- Outside drinkers and people leaving/entering premises
- Potential increase in number of smokers outside premises
- Very late closure of the premises in a residential area

Please see my enclosed letter for my concerns/observations

Crime and Disorder

Selling alcohol till late

People blocking way

Please see my enclosed letter for my concerns/observations.

Protection of Children from Harm

- Encouraging young children to drink alcohol and smoke
- Future threat due to cumulative impact of similar places in the close vicinity of premises

Please see my enclosed letter for my concerns

Public Safety

- Working till late
- Outsider drinkers

Please see my enclosed letter for my concerns

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:

3 September 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

Hughes, Alexandra

From:
Sent: 03 September 2016 22:42
To: Licensing
Subject: Premises Licence Application - Fora Space - 71 central st, Islington, London, EV1V 8BU

To whom it concerns,

I would like to give comments on the above application.

As a resident I have a number of concerns regarding the application as follows:

The Prevention of Crime and Disorder

The area around 71 Central Street currently has a high level of crime - vandalism etc, and there are frequently police vehicles on patrol at all times of the day and the existing licensed premises (both on an off sale locations) attract a number of youths who can (and often do) intimidate and threaten the safety of local residents. I fear that additional licensed premises will only exacerbate the current situation.

The Prevention of Public Nuisance

The application states a desire to sell alcohol and showing of films until 23.30 - a time when most residents are asleep. As the owner of a street facing apartment, I am concerned that the noise generated from the premises, coupled with the fact that people will no doubt congregate outside the premises smoking and talking at high levels fuelled by alcohol. The current building work is already very loud, which leaves me to believe that the soundproofing is not adequate, and I would implore you to add in the issuance of said license a condition that soundproofing is added and approved by a professional and impartial sound engineer. The showing of films can obviously generate a lot of sound, including bass that could reverberate through the whole building - and I would like to gain more information on the applicants intentions on this point. The provision of hot food as part of the application also concerns me as it will obviously generate odours, smoke and grease which requires the installation of an extraction system. It is not clear where the outlet to such extraction system would be. Typically the outlet of such extraction systems is through the roof. In the present case, the "roof" is my property and the property of other residents and the internal garden of the residential block, which sit directly above the site in concern (i.e. on the first floor). If the extraction site is to be located next to residential properties, this will have a deleterious affect on the health of the residents (in particular young children) and (if not properly installed/inspected/maintained) will likely cause long term damage to the entire building. Such damage would not be immediately obvious. This could result in huge repair costs for the residents of the building, and I would like clarification of provisions for repair in the event of damage.

Public Safety

With the application to prepare hot food on the premises, this will no doubt result in potential fire risks for all residents that would be outside of their control. I would request that any license granted would only be an A1 license so no preparation of food on the premises be allowed to minimise this fire risk.

Protection of Children from harm

The abuse of alcohol is one of the biggest costs to the NHS and to public safety in the UK. I would hope that the policy of the applicants and their pricing policies be scrutinised, so it does not add to these social problems.

I hope that my comments will be taken on board by the licensing committee, and that prior to any awarding of a license, _____ would be allowed to voice their concerns and hear in detail the scope and nature of the business and the applicants intentions.

Many thanks

Hughes, Alexandra

From:
Sent: 03 September 2016 21:51
To: Licensing
Cc: Andy Young
Subject: 71 central street, EC1V 8BU

Dear sir/madam

Re: premise licence application new regarding Fora Space, 71 Central Street, EC1V 8BU

I refer to the above application and wish to make representations that a licence in respect of the aforementioned premises will not satisfy, and will in fact breach, each of the 4 licensing objectives referenced in your letter dated 24 August 2016.

Representations:

There is already a high degree of crime and disorder on Central Street resulting from the numerous existing businesses that sell alcohol for consumption on site and off site in this area and the consequent intoxication (often extremely severe) of those businesses' customers (a number of whom appear to be underage). Criminal damage (including vandalism to buildings and cars) and public disorder and nuisance (including anti social and threatening behaviour) is a common occurrence after 'closing time' at the pub and tesco both located near 71 central street, and this nuisance continues into the small hours of the morning by virtue of the 24 hour shops selling alcohol at the top and bottom of central street (as well as the late night bars in the surrounding areas). The presence of Police cars and police vans at all times of the day (in particular weekend evenings) are common near 71 central street due to the high level of crime, disorder and public nuisance already existing on this street. Should another alcohol licence be granted in central street, the aforementioned issues will undoubtedly increase. This would impact the quality of life of all those residing around 71 central street, not least the residents directly above the premises in question. The residences above such premises have families with young children who will undoubtedly be impacted by the additional disturbance an alcohol licence directly below them would cause. In particular at closing time: noisy and intoxicated leaving customers and smoking on the street (such smoke not only being a fire hazard but extremely damaging to the health of others and in particular young children residing above the premises). Furthermore, there is a completely inadequate level of sound proofing between the premises in question and the flats above - complaints regarding the current building works are common and include being able to hear music from the premises in question due to inadequate sound proofing. Should said premises create noise (which it undoubtedly will due to intoxicated guests and music played during opening hours) this will be detrimental to the residents occupying the above flats who already suffer from constant disturbances day and night in central street.

I would be grateful if you could confirm receipt of this email and I look forward to hearing from you on the licence application for 71 central street.

Kind regards

Hughes, Alexandra

From:
Sent: 04 September 2016 20:04
To: Licensing
Subject: Objection New Application: Fora Space, 71 Central Street, Islington, London, EC1V 8BU

I object on my and on the behalf of Worcester Point Residents Association (WPRA) to extended hours, late night opening, recorded music and off premises licence in the Licence Application by Fora Space, 71 Central Street, Islington, London, EC1V 8BU.

This letter represents the views of those members of the WPRA whose opinions we were able to canvass and should be read in conjunction with any separate letters of objection or support that individual residents may submit.

Planning permission for P2015/4230/FUL (Change of Use of ground floor and part basement level from conference centre (Sui Generis) to office (B1a) use, with associated flexible A1/A3 use at ground floor) was granted on 10 December 2015 subject to several conditions.

Condition 9 concerns the opening hours of A1/A3 unit and states:

“The ground floor unit (A1/A3) hereby approved shall not operate except between the hours of 07:00 and 22:00 on any day unless otherwise agreed in writing with the Local Planning Authority. REASON: To ensure that the operation of the unit do not unduly impact on residential amenity, and to ensure the operation of any café/restaurant units do not unduly and/or cumulatively impact on the amenity of neighbouring residential amenity, in accordance with Policy DM4.2 of the Islington Development Management Policies 2013.”

Current application, even before construction work finished, contrary to the planning committee decision, asks for opening hours until 00:00 Monday to Saturday and until 23:00 on Sunday, with “on” and “off” alcohol consumption, including recorded music and showing film, until 23:30 and 22:30 respectively, and late night refreshment until 00:00 Monday to Saturday.

Licence, should it be granted for the asked times, recorded music and “off” alcohol consumption would have adverse impact on residents (many of them children). Bedroom/living room windows of several apartments within the building (which is residential floor 1 to 6) are just about 3.5 metres above the premises, and potentially could cause public nuisance.

To grant licence for the asking extended hours and late night would be in breach of the Licensing Act 2003 and Islington Council’s own Licensing Policy (most relevant ones are listed below):

- Licensing Act 2003, 2015 Guidance

13.58 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.

- Islington Council Licensing Policy 2013-2017

Licensing Policy 1: Licensing Authority will take into account: whether the premises is located in an area of cumulative impact;

Licensing Policy 2: The Licensing Authority has adopted a special policy relating to cumulative impact in relation to: Bunhill

Licensing Policy 4: The Licensing Authority is concerned about the adverse impact on the licensing objectives arising from the increasing numbers of shops selling alcohol for consumption off the premises. The Licensing Authority will consider restricting the number of premises and the licensing hours in locations where representations are received and that longer hours will undermine the licensing objectives.

Licensing Policy 6: The Licensing Authority expects applicants to ensure that they have planning consent for the intended use and hours of operation, or otherwise have lawful planning status, before making an application for a premises licence.

53. The Planning Consent for a premise determines its use and the hours of operation. ...

Licensing Policy 18:

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licensed premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will impose appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

We also request cafe owners / managers to hold 6 monthly meetings with residents/neighbours - to ensure proper management of the site.

Hughes, Alexandra

From:
Sent: 04 September 2016 13:27
To: Licensing
Subject: FORA SPACE 71 Central Street EC1V 8BU

Dear Sir/Madam,

I, _____ would like to make an objection to grant the licence to FORA SPACE at 71 Central Street EC1V 8BU.

_____ and its neighbourhood is a predominantly residential area, I'd like to express my great concern in respect of the licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol, which may be consumed both on and off premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 04 September 2016 17:58
To: Licensing
Subject: Fora Space / Ref: WK/160026006

Dear sir / Madam,

I am the owner and would like to object to the application WK/160026006 (new license for Fora Space, 71 central street) for the following reasons:

- 1) This will have an adverse effect on the residential amenity of neighbours including issues like loud noise, disturbance [This is excluding the construction noise and disturbance].
- 2) The new premisses would create lots of noise and disruption for tenants, including people drinking and smoking outside, etc;
- 3) This application is against the planning committee conditions;

Thanks and Regards,

Hughes, Alexandra

From:
Sent: 04 September 2016 21:11
To: Licensing
Subject: Fw: Fora Space 71 Central Street EC1V 8BU

Dear Sir/Madam,

I am writing to you with regards to the application for a new licence for the premises referred to as Fora Space on 71 Central Street, EC1V 8BU.

and its neighbourhood is currently predominantly residential area and Fora Space is right next to a block of residences on a quiet street. It is currently a safe and quiet residential environment and I have great concerns about the new licence applied for which will allow the sale of alcohol consumed on and off the premises until midnight everyday. I would like to stress that this will likely result in a substantial amount of noise made throughout the night by customers drinking and leaving the premises, which will disrupt the lives of residents. It will also likely have an impact on the safety of residents who will have to walk past the establishment in order to access one of the

The licence therefore constitutes a substantial risk for prevention of public nuisance and disorder and protection of public safety. I kindly ask that you consider these concerns and reject the licence application for Fora Space.

Yours Sincerely,

Hughes, Alexandra

From:
Sent: 05 September 2016 17:15
To: Licensing
Subject: Objection - Fora Space 71 central street

Dear madam / sir,

I object to the extended hours, late night opening, recorded music and off premises licence in the Licence Application by Fora Space, 71 Central Street, Islington, London, EC1V 8BU.

My reasons for objecting include:

- a previous application was approved by the Council in December 2015 based on opening hours of 07:00 to 22:00 and I see absolutely no reason why, before the premises are even open and operating, an application for longer opening hours is even considered and entertained by the Council (could the Council explain the reasons please)
- the building is already situated in a Cumulative Impact Area and I see no reason why extended opening hours should be granted for the basement / ground floor of Worcester Point
- extended opening hours beyond 2200 will seriously impact my and my family's enjoyment as residents in the building: the building is situated on residential streets with a relative small courtyard and noise will be amplified
- there are children living both in the Worcester Point and the opposite Dance Square building, extended opening hours and the associated noise / distraction will also unnecessarily harm the children (sleeping time)

I would be grateful that the council can follow up and ensure that conditions attached to applications are followed through instead of reversed immediately. Granting conditional approvals only to reverse the conditions immediately afterwards impacts the credibility of the council.

Thank you

Hughes, Alexandra

From:
Sent: 05 September 2016 06:41
To: Licensing
Subject: Protesting

Hello,

I am writing to complain against the license being applied to for a bar at ec1v 8bu.

with our two year old boy, and as the area is already quite noisy, we could simply not live here if there was a bar playing music and people flowing out making noise after eight in the evening, when it's Lucas's bedtime. We are strongly against any bars coming near our very residential street.

Yours,

Hughes, Alexandra

From:
Sent: 13 September 2016 21:20
To: Licensing
Subject: Protest

To whom it may concern,

, my husband and I with our toddler. We strongly protest the opening of Fora Space in EC1V 8BU as the noise and crowds at our doorstep would simply make our living him impossible.

Sincerely yours,

Hughes, Alexandra

From:
Sent: 05 September 2016 19:53
To: Licensing
Subject: FORA SPACE 71 CENTRAL STREET EC1V 8BU

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Please find attached my objection regarding the license of FORA SPACE 71 CENTRAL STREET EC1V 8BU.

Regards,

London Borough of Islington
Licencing Services
Public Protection Division
222 Upper Street
London N1 1XR

Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space").

Considering [redacted] and its neighbourhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,

[Redacted signature]

Hughes, Alexandra

From:
Sent: 06 September 2016 16:20
To: Licensing
Subject: Objection to FORA SPACE, 71 CENTRAL STREET, EC1V 8BU
Attachments: Licence Objection.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

Please find attached a letter outlining my objections to the proposed licensing application for FORA SPACE, 71 CENTRAL STREET, EC1V 8BU. In particular I would like to object to the off-premises licence, and the late night application.

Kind Regards,

London Borough of Islington
Licencing Services
Public Protection Division
222 Upper Street
London N1 1XR

Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space").

Considering [redacted] and its neighbourhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 07 September 2016 16:21
To: Licensing

To whom it may concern,
Name:

Address:

Rejecting the granting of license to Fora Space 71 Central Street EC1V 8BU for concerns of noise and other public disorders

Yours sincerely,

Hughes, Alexandra

From:
Sent: 08 September 2016 21:47
To: Licensing
Subject: Re: Fora Space Licence Application

Dear Alexandra,

Thank you for your e-mail.

Thank you.

Sincerely,

2016-09-08 14:17 GMT+01:00 Licensing <Licensing@islington.gov.uk>:

Dear

Thank you for your email. In order to add your objection to this application, could you please let me know which

Kind regards,

Alexandra Hughes

From: <mailto:>
Sent: 08 September 2016 12:46
To: Licensing
Subject: Fora Space Licence Application

Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Dear Sir/Madam,

I am writing to you with regard to the application of a new licence for the premises referred above ("Fora Space").

I am a resident at [\[redacted\]](#), living on the first floor directly above these premises. [\[redacted\]](#), and the whole of Central Street are completely residential areas. Central Street and Seward Street are very quiet streets indeed during weekday nights and weekend. This is why I'm concerned over the new licence applied for Fora Space.

In particular, granting a licence allowing sale of alcohol which might be consumed both on and off the premises until midnight every day except on Sundays will result in substantial amount of noise on the street and cause an unreasonable amount of disturbance for the residents I am worried about my right for a quite sleeping environment and safe access to my home because the entrance to my flat is directly next to the location of the premises.

There are many families with children and young working professionals living I, particularly, chose to live in this area seeing that although it is in a central location, it is very quiet and calm for me to be able to relax during my leisure time. I am sure that other residents of Worcester Point have desired to live here with similar purposes.

For the above mentioned reasons, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also for protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application of Fora Space.

I can deliver this writing in paper to the Licensing Service too if needed.

Thank you very much for your consideration.

Sincerely,

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.

Hughes, Alexandra

From:
Sent: 11 September 2016 17:43
To: Licensing
Subject: Fora Space, for 71 Central Street, Islington, London, EC1V 8BU - extended Licensing Hours.

Follow Up Flag: Follow up
Flag Status: Flagged

11/9/16

Dear Sir or Madam

Fora Space, 71 Central Street, Islington, London, EC1V 8BU – Licensing Application

I am writing to OBJECT to the Licence Application by Fora Space, for 71 Central Street, Islington, London, EC1V 8BU for extended licensing hours, late night opening, recorded music and an off-premises alcohol licence.

This objection is made in accordance with your guidance on grounds of:

The prevention of crime and disorder.

The prevention of public nuisance

Public Safety

The protection of children from harm

Planning permission for P2015/4230/FUL was granted on the change of use subject to several conditions and all these conditions should be upheld.

To grant this application would have adverse impact on residents

and those along both Seward Street and Central Street. This is primarily a residential area with numerous family homes with children. In many of the flats have bedrooms, living areas and balconies directly above the proposed restaurant/cafe and many of the homes are directly across the road from the premises in question. The noise level in the street is already likely to increase with the extra footfall from customers and staff and with the increased traffic flow from drop-offs and pick-ups. If the licensing hours were to be extended beyond the 07.00 - 22.00 current restriction this will cause early morning and late night disturbances to residents. In addition, there is a high likelihood that smokers will congregate outside the front of the restaurant/cafe which will cause a particular nuisance to those residences closest with 1/2nd floor apartments. Having a licensed premises that is allowed to sell alcohol on and off of the premises is likely to cause alcohol related problems such as public nuisance and higher incidences of crime and disorder. Large gatherings of people outside the licensed premises may cause concern for public safety for both adults and children resident in the area.

The Condition (9) that you have applied to the change of use in the above planning application concerns the opening hours of A1/A3 units and states:

“The ground floor unit (A1/A3) hereby approved shall not operate except between the hours of 07:00 and 22:00 on any day unless otherwise agreed in writing with the Local Planning Authority. REASON: To ensure that the operation of the unit do not unduly impact on residential amenity, and to ensure the operation of any café/restaurant units do not unduly and/or cumulatively impact on the amenity of neighbouring residential amenity, in accordance with Policy DM4.2 of the Islington Development Management Policies 2013.”

This current application, even before construction work finished, is contrary to the planning committee decision and asks for opening hours until 00:00 Monday to Saturday and until 23:00 on Sunday, with “on” and “off “ alcohol consumption, including recorded music and showing film, until 23:30 and 22:30 respectively, and late night refreshment until 00:00 Monday to Saturday.

To grant licence for the asking extended hours and late night would be in breach of the Licensing Act 2003 and Islington Council’s own Licensing Policy (most relevant ones are listed below):

Licensing Act 2003, 2015 Guidance

13.58 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.

Islington Council Licensing Policy 2013-2017

Licensing Policy 1: Licensing Authority will take into account: whether the premises is located in an area of cumulative impact;

Licensing Policy 2: The Licensing Authority has adopted a special policy relating to cumulative impact in relation to: Bunhill

Licensing Policy 4: The Licensing Authority is concerned about the adverse impact on the licensing objectives arising from the increasing numbers of shops selling alcohol for consumption off the premises. The Licensing Authority will consider restricting the number of premises and the licensing hours in locations where representations are received and that longer hours will undermine the licensing objectives.

Licensing Policy 6: The Licensing Authority expects applicants to ensure that they have planning consent for the intended use and hours of operation, or otherwise have lawful planning status, before making an application for a premises licence.

53. The Planning Consent for a premise determines its use and the hours of operation. ...

Licensing Policy 18:

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licensed premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will impose appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

I would urge you to reject this application and maintain your original condition of limited hours for the above mentioned property.

Yours sincerely

Hughes, Alexandra

From:
Sent: 08 September 2016 20:34
To: Licensing
Subject: WK/160026006, re Fora Space

Dear Sirs

I am concerned to hear about planning application WK/160026006, re Fora Space.

I think that I may be affected by noise levels late at night because of the late night alcohol and food licence. This will come from people leaving after having drunk alcohol, and also from people congregating in the street. I am also concerned for my safety if people are allowed to drink alcohol outside late at night and right by my door. The area is primarily residential and office space, and a late night licensed bar or restaurant does not seem appropriate for the rest of the area.

I should be grateful if you would take my concerns in to account when discussing the application. Please keep my personal details private when noting my concerns.

Many thanks

Sent from my iPad

Hughes, Alexandra

From:
Sent: 11 September 2016 20:41
To: Licensing
Subject: Objection to Licensing Service

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir or Madam,

I am writing to object to the Licensing Application by Fora Space, 71 Central Street, Islington, London EC1V8BU.

The Licensing Application asks for significant extensions to the hours of operation set by P2015/4230/FUL granted on 10 December 2015. It also asks permission for the sale of alcohol to be consumed on and off the premises.

Should this new application be granted, there would be severely adverse effect on the residents of Worcester Point who live in the same building. I sincerely hope Islington council will uphold the terms set in the original planning application and will not approve this baseless new licensing application.

Regards,

Hughes, Alexandra

From:
Sent: 11 September 2016 14:31
To: Licensing
Subject: Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space").

and its neighborhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with its public's enjoyment for their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject licence application for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 11 September 2016 14:23
To: Licensing
Subject: Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space").

Considering its neighborhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with its public's enjoyment for their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject licence application for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 11 September 2016 10:35
To: Licensing
Subject: Premises License Application objection

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to object to the license application for extended hours, late night opening, recorded music and off premises licence in the Licence Application by Fora Space, 71 Central Street, Islington, London, EC1V 8BU, on the grounds of public nuisance.

Firstly, the Planning permission for P2015/4230/FUL (Change of Use of ground floor and part basement level from conference centre (Sui Generis) to office (B1a) use, with associated flexible A1/A3 use at ground floor) was granted on 10 December 2015 subject to several conditions.

Condition 9 concerns the opening hours of A1/A3 unit and states: "The ground floor unit (A1/A3) hereby approved shall not operate except between the hours of 07:00 and 22:00 on any day unless otherwise agreed in writing with the Local Planning Authority. REASON: To ensure that the operation of the unit do not unduly impact on residential amenity, and to ensure the operation of any café/restaurant units do not unduly and/or cumulatively impact on the amenity of neighbouring residential amenity, in accordance with Policy DM4.2 of the Islington Development Management Policies 2013."

The new license application asks for opening hours until 00:00 Monday to Saturday and until 23:00 on Sunday, with "on" and "off" alcohol consumption, including recorded music and showing film, until 23:30 and 22:30 respectively, and late night refreshment until 00:00 Monday to Saturday.

The Licence, should it be granted for the asked times, recorded music and "off" alcohol consumption would have adverse impact on residents (many of them children). Bedroom/living room windows of several apartments within the building (which is residential floor 1 to 6) are just about 3.5 metres above the premises, and potentially could cause public nuisance, such as loud noise from customers leaving late at night (at midnight), disorder in the street at closing time. This is a very residential area, and the inhabitants of the flat above the restaurant will be disturbed by such activity late at night.

To grant licence for the asking extended hours and late night would be in breach of the Licensing Act 2003 and Islington Council's own Licensing Policy (most relevant ones are listed below):

- Licensing Act 2003, 2015 Guidance
13.58 There are circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.
- Islington Council Licensing Policy 2013-2017

Licensing Policy 1: Licensing Authority will take into account: whether the premises is located in an area of cumulative impact;

Licensing Policy 2: The Licensing Authority has adopted a special policy relating to cumulative impact in relation to: Bunhill

Licensing Policy 4: The Licensing Authority is concerned about the adverse impact on the licensing objectives arising from the increasing numbers of shops selling alcohol for consumption off the premises. The Licensing Authority will

consider restricting the number of premises and the licensing hours in locations where representations are received and that longer hours will undermine the licensing objectives.

Licensing Policy 6: The Licensing Authority expects applicants to ensure that they have planning consent for the intended use and hours of operation, or otherwise have lawful planning status, before making an application for a premises licence.

53. The Planning Consent for a premise determines its use and the hours of operation. ...

Licensing Policy 18:

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licensed premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will impose appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

Yours sincerely

Hughes, Alexandra

From:
Sent: 12 September 2016 19:02
To: Hughes, Alexandra
Subject: Re: Fora Space 71 Central Street

Follow Up Flag: Follow up
Flag Status: Flagged

My balcony faces directly across, Central Street is very noisy at night as is. I can hear every conversations outside Central Cafe or when people leave across the street from St Lukes after an event. Garbage truck every night between 12:30 and 01:30am!!! If can limit a strict no drinking and smoking outside the premises after 10pm that would be very helpful.

Please don't hesitate to contact me should you need more input or how I can help

Kind regards

On 12 Sep 2016, at 10:51, Hughes, Alexandra <Alexandra.Hughes@islington.gov.uk> wrote:

Dear

Thank you for your letter objecting to the application at the above premises. In order for us to log your objection, please could you provide me with your full address?

Kind regards,
Alexandra Hughes

Technical Support Officer

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.

Hughes, Alexandra

From:
Sent: 12 September 2016 22:29
To: Licensing
Subject: (P2015/42/Ful) late licence application 71 Central Street EC1V 8BU.

I'm writing to complain about the licence being applied for a bar / cafe with extended hours at 71 Central Street EC1V 8BU.

This area is residential and this application would make life a even more a misery due to the noise pollution for us living directly above the premises. As a working individual the additional noise from the premises would violate my health and wellbeing of my flat. I strongly oppose such application.

Regards

Sent from my iPhone

London Borough of Islington
Licencing Services
Public Protection Division
222 Upper Street
London N1 1XR

Re: Fora Space, 71, Central Street, Islington, London, EC1V 8BU

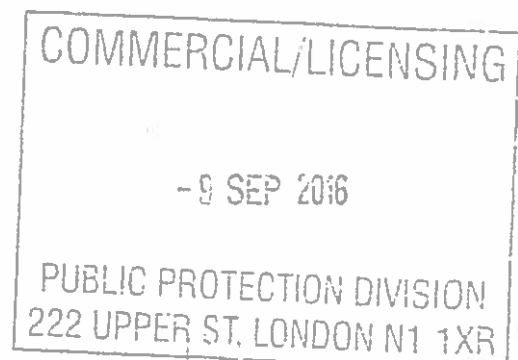
Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space").

Considering [redacted] and its neighbourhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,



Hughes, Alexandra

From:
Sent: 12 September 2016 15:50
To: Licensing
Subject: Licence application re: Fora Space, 71 Central Street, London EC1V 8BU. Your Ref: WK/16002006

Dear Sirs,

We are the owners , and refer to your notice dated 24th August.

We are very concerned at the proposals. is a block comprising principally residential accommodation. The retail and office units in the building do not have an adverse impact on the residential use. However, the uses for which the licence is being sought are totally out of keeping with the nature of the building and the area, and the premises are therefore unsuitable for the purposes specified in the application.

There will also be an increase in the number of people visiting the building, inevitably resulting in noise and crowds. Allowing time for customers to leave at the end of the specified times, this could continue until almost midnight throughout the week, including Sundays. Central Street is a quiet street and residents who wish to go out in the evening have several restaurants and places of entertainment to go out to, which are not far away. This is as it should be. If the application is granted the building will become a destination for visitors from outside the area into what is essentially a residential location. The grant of the licence may set a precedent for other similar activities in the area in future.

The flat is at present let, but it is our intention that it should be made available at some time for one of our children, and we therefore have an interest in ensuring that the amenities of the flat are preserved. Our tenant is also very concerned at the proposals and we understand that she will be lodging her own objection.

We therefore strongly urge you to refuse the application.

Hughes, Alexandra

From:
Sent: 13 September 2016 04:24
To: Licensing
Subject: Objection to application

Dear Islington Council,

I am the owner of F would like to object the application by Fora Space for a licence change.

I think that this change in application would contradict Condition 9 of the council's previous decision, particularly when concerning opening hours and off-premises alcohol sale.

Since Fora Space has not yet started its activities, it would be good to see any changes in licensing happen after this business has proven its goodwill towards local residents, rather than before. This application for a change in the terms of the licence is borderline offensive, as it looks like they were trying to be "smart" in getting what they wanted piece by piece rather than stating it in their first request.

May I point out that there are many residential units (including mine) that have balconies facing the street where Fora Space plans to start its operations. Late hours and off-premises alcohol sales would surely result in significant nuisance and antisocial behaviour.

The apartments get really hot as most of the living rooms have a full-glass window, hence it is necessary to keep them open for parts of the day to avoid feeling suffocated. It is already bad when a neighbour smokes a cigarette on their balcony, I can't imagine how bad it would be if a whole group of tipsy late-nighters would decide to camp under the balconies!

Noise would also be a major concern, particularly for the many families that live in the block with infants and young children. This doesn't apply to me directly, but it's nice to see young families enjoying a calm residential area in the early stages of their adventure. I really hope you won't let Fora Space spoil this feeling.

Just to summarize:

- the application seems inconsistent with the council's previous decision on the same application (Condition 9), which is peculiar as there's no reason for this to have changed;
- off-premises alcohol sales and late hours (including weekends!) would result in severe nuisance for many residents of Seward Street and nearby areas;
- this would be particularly damaging for young families in the area and their young children, who would see their sleep and air quality significantly reduced.

I hope you will consider this objection and that you would agree with the motivations presented.

Best Regards,

Hughes, Alexandra

From:
Sent: 13 September 2016 23:06
To: Licensing
Subject: Re: Fora Space, 71, Central Street, Islington, London EC1V8BJ

Dear Alexandra,

This is my address.

On 13 Sep 2016, at 15:06, Licensing <Licensing@islington.gov.uk> wrote:

Dear

Thank you for your email. In order for us to add your objection to the application, please provide your full address.

Kind regards,
Alexandra Hughes

From:
Sent: 13 September 2016 13:57
To: Licensing
Subject: Re: Fora Space, 71, Central Street, Islington, London EC1V8BJ

Re: Fora Space, 71, Central Street, Islington, London EC1V8BJ

Dear Sir/Madam,

I am writing to you with regard to application of a new licence for the premises referred above ("Fora Space"). I am a resident I would like to voice my concerns.

Considering and its neighbourhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amount of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,

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.

Hughes, Alexandra

From:
Sent: 14 September 2016 15:11
To: Licensing
Subject: Fwd: Islington Licensing application ref: WK/160026006
Attachments: image2016-09-14-134128.pdf; ATT00001.txt

> To: licensing@islington.gov.uk
> Re: Fora Space, 71 Central Street, Islington, London EC1V 8BU

> Dear Sir/Madam,

> I am writing to you with regard to application for a new licence for the premises referred above ("For a Space").

> Considering its neighbourhood are predominantly a residential areas, I would like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight everyday, save for Sundays, will result in substantial amount of additional noise and cause unreasonable interference with the residents' enjoyment of their homes, for example, their right to a quiet sleeping environment and safe access to their homes.

> For this reason, the proposed licence application increases substantially the risk of public nuisance and disorder in our community and hampers our safety and protection. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

> Yours sincerely,

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Hughes, Alexandra

From:
Sent: 14 September 2016 00:01
To: Licensing
Subject: RE: FORA SPACE, 71 Central Street, Islington, London EC1V 8BU
Attachments: letter-to-islington-borough-public-protectoin-division.pdf

Due to an issue with my previous email being cut off, I am re-sending this email. Apologies for the inconvenience.

13 September 2016

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

Dear Sir/Madam

RE: FORA SPACE, 71 Central Street, Islington, London EC1V 8BU

I am writing in response to your letter, dated 24th of August 2016, concerning the premise licence application for Fora Space (Reference: WK/160026006).

As a resident I am deeply concerned about this new application, particularly related to the sale of alcohol for consumption both on and off the premises, the showing of films, and the sale of late night refreshments until late hours of the day for all days of the week.

Specifically, I am concerned that the granting of the licence would negatively contribute and affect **all four** of the licensing objectives set out by the council.

- **The prevention of crime and disorder:** Having large groups of people under the influence of alcohol at late hours will almost certainly negatively affect the neighborhood with regards to crime and disorder. Studies have shown that 60% of binge drinkers admitted involvement in criminal and/or disorderly behaviour during or after drinking, compared with 25% of regular drinkers, with the link between drinking and offending was particularly strong for violent crimes, and high prevalence of having "taken part in a group fight in a public place". While understanding that moderate consumption of alcohol is expected from a majority of responsible adults, this is still of great concern given the nature of the licence application.
- **The prevention of public nuisance:** There is also the concern of public nuisance, likely manifesting in the form of air pollution (e.g., cigarette smoke), litter (e.g., cigarette ends), and noise pollution (e.g., noise from congregating in groups outside the venue). The residence of Worcester Point are already dealing with this from the ongoing roadworks happening on Central Street, even though they happen in the day and only partially over the weekends. I am deeply concerned that having a venue with the proposed licence application granted would further exacerbate the situation. The right for a quiet sleeping environment will almost certainly be put in jeopardy due to the nature

of the activities that can be associated with the sale of alcohol and the showing of films at late hours of the day and close proximity to another pub on Goswell Road.

- **Public safety:** The residential-friendly area of Central Street and Seward Street and the Islington council's commitment to health and safety to the neighborhood has been lauded and contributed to everyone's overall happiness and well-being. However, granting the proposed licence to the establishment seems counter-productive to the many objectives laid out by the council, such as working towards ensuring that the "smokefree public places legislation is enforced," and "to ensure that business premises don't cause a nuisance to their neighbours."
- **The protection of children from harm:** Just taking ' into consideration, the number of families with infants, toddlers and/or children is high. As a resident, I would hope to protect such families and their children and ensure they are able to enjoy their rights to safe access to their homes and also be able to enjoy the neighbourhood without fear of congestion, noise and pollution.

For these reasons, I seek your understanding and respectfully request that you take my concerns and proposal to **reject the licence application** for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 14 September 2016 23:40
To: Licensing
Subject: Re: Fora Space, 71 Central Street, Islington, London EC1V 8BU

Dear Sir / Madam,

I am writing to you with regards to the application of a new licence for the premises referred above ("Fora Space").

Considering [redacted] and its neighbourhood is a predominantly residential area, I'd like to express my great concerns in respect of the new licence applied for Fora Space. In particular, granting a licence allowing sale of alcohol which may be consumed both on and off the premises and provision of late night refreshments until midnight every day, save for Sundays, will result in substantial amounts of noise and cause unreasonable interference with the public's enjoyment of their homes, for example, their right for a quiet sleeping environment and safe access to their homes.

For this reason, proposed licence application constitutes substantial risk for prevention of public nuisance and disorder and also protection of public safety. Hence, I kindly ask you to consider my rightful concerns and reject the licence application for Fora Space.

Yours sincerely,

Hughes, Alexandra

From:
Sent: 15 September 2016 13:36
To: Hughes, Alexandra
Subject: Re: Fora Space, 71 Central Street

Hi Alexandra,

Apologies if I filled it out wrong on the form, my address is:

Thanks,

On 15 Sep 2016, at 09:40, Hughes, Alexandra <Alexandra.Hughes@islington.gov.uk> wrote:

Dear

Thank you for your objection for the above application. In order for us to add your comments to the file, could you please provide me with your full address?

Kind regards,
Alexandra Hughes

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.

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:

Fora Space, 71 Central Street, Islington, London, EC1V 8BU

Your Name:

Interest:

Resident*

(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

It is already loud enough with lots of neighbours but fortunately this dies down towards the end of the evening. The proposed changes will increase the noises levels past what is an acceptable hour in a primarily residential area.

Crime and Disorder

Currently there are no late night evening drinking premises nearby. to allow the sale of alcohol will increase the amount of litter from smashed glasses, public urination which is already a problem on the street. It will also increase the likely hood of violent fights occurring, with already one stabbing happening this year.

Protection of Children from Harm

We already have large problems with ~~high~~ traffic hurtling down the street as well as cars sitting in the ~~road~~ road blocking chances to cross. with the increased hours and change of hours. countless uber drivers will be sitting in the road causes more issues for children trying to ~~cross~~ cross. Also the amount of ~~second hand~~ ~~smoke~~ ~~for~~ ~~sake~~ ~~will~~ ~~increase~~

Public Safety

In all ways is this bad for public ~~safety~~ safety. This is just a ~~first~~ first step before they try to sneak a bar licence through. It is in the councils interest to stop this, ~~or~~ less they break they're own licencing ~~politic~~ policy.

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:

The council has no right to ~~keep~~ ~~publish~~ publish my details, simply for objecting to a bar opening on the ground floor of my building as is my right

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: 13/09/2016

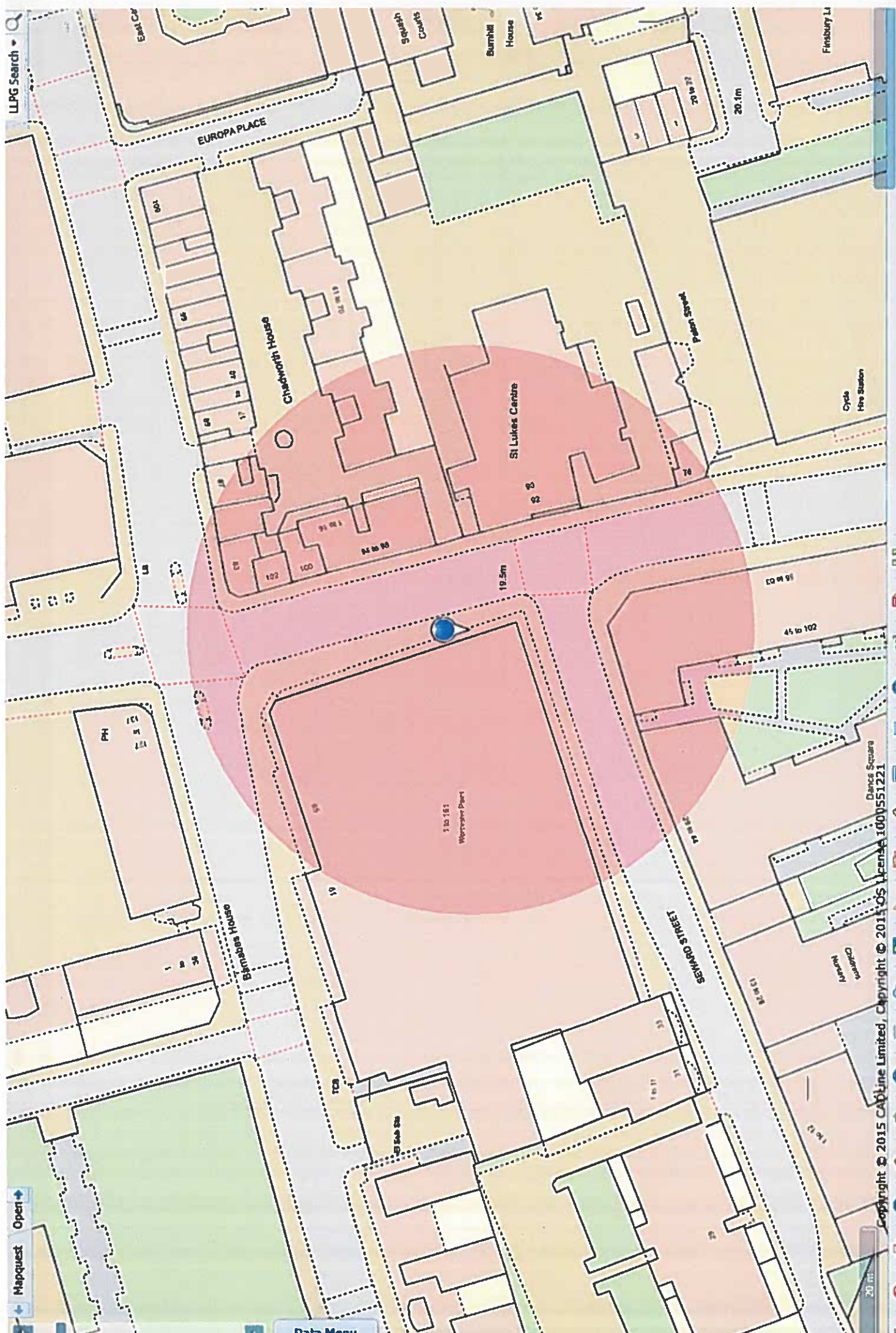
Please ensure name and address details completed above

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

Suggested conditions of approval consistent with the operating schedule

1. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
2. There shall be no off sales other than to the area marked C, D and E on the attached plan ('the meeting room').
3. The provision of off sales as set out in condition 1 to the areas marked C,D and E will be ancillary to the office use of the premises and alcohol will only be provided by way of off sales to the following::
 - a. Office tenants - those persons with a minimum three month contract to occupy office space at these or other Office Group premises;
 - b. Club Room members - those persons who pay a minimum membership of £150 per calendar month;
 - c. Virtual office members - those persons who pay a minimum of £30 per calendar month and who pay a minimum charge of £10 per admission to the premises;
 - d. Persons attending a private pre-booked event or function, a list of functions to be kept at reception for inspection by the relevant authorities;
 - e. Directors and employees of the licence holder and its affiliated companies;
 - f. Persons who have pre-booked a meeting room and paid a minimum charge of £20 per visit;
 - g. Any guests of the above.
4. A list of the names and addresses of members shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council.
5. The sale of alcohol in the area marked A will be to persons who are taking a table meal and ancillary to the table meal (the restaurant).
6. The sale of alcohol in the area marked B will be to a maximum number of 50 persons with seating provided all customers.
7. No drinks shall be taken outside the premises other than to any area licensed by Islington Council and to persons who are seated in such areas.
8. An area shall be identified for smokers outside the venue and smokers shall be monitored and encouraged not to cause noise disturbance and a maximum number of smokers set in relation to that area.
9. Dedicated licence taxi/mini cab service will be available within the premises for customers.
10. Signs shall be displayed at the exit reminding customers to leave quietly and respect the neighbours.

11. There shall be no waste collections or deliveries between 23.00 and 07.00 Mondays to Saturdays and none between 22.00 and 09.00 on Sundays and Bank Holidays.



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