



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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	23 rd April 2013	32	Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
69-73 St John Street, London EC1M

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to:
 - i) permit the premises to sell alcohol, on supplies only, Sundays to Thursdays from 11:00 until 23:00 and Fridays and Saturdays from 11:00 until 00:00;
 - ii) supply Late Night Refreshment (hot food and drink) on Fridays and Saturdays only to 00:00.

2. Recommendations

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

- 2.2 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (See appendix 3);
 - ii. conditions recommended by responsible Authorities (see appendix 3); and
 - iii. any conditions deemed necessary by the Committee to promote the four licensing objectives.

3. Background

3.1 Papers are attached as follows:-

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

3.2 A premises licence held in respect of these premises, when it operated as North Road, lapsed in December 2012 when the company holding the licence entered liquidation. This licence allowed:

- The premises to sell alcohol for consumption on and off the premises, Mondays to Saturdays from 10:00 to 23:00, and 12:00 to 22:30 on Sundays.
- The playing of recorded music, 24 hours, 7 days a week.
- The provision of Late Night Refreshment, Mondays to Saturdays until 23:30.

3.3 The premises is located within the Bunhill and Clerkenwell Cumulative Impact Policy area, adopted by the Council on 24 January 2013.

3.4 The Licensing Authority initially received 11 letters of representation, however 4 of these were subsequently withdrawn. Of the remaining 7 representations, the author of one has requested that they remain anonymous.

3.5 In response to the representations the applicant requested that an amended application be considered, with reduced hours in line with those set out in 1.2 above. The applicant also requested that permission to allow recorded music be removed from the application.

4. Planning Implications

4.1 Islington's Planning Service have confirmed that the site was granted planning permission to use the premises as a restaurant and wine bar in 1987, between the hours of 09:00 and 00:00 on any day.

5. Conclusion and reasons for recommendations

5.1 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 necessary 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 10/4/13

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

wk/2013045 < J

Appendix 1



ISLINGTON

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Prandial Enterprise

(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 69-73 St John Street			
Post town	London	Postcode	EC1M 4AN

Telephone number at premises (if any)	0203 217 0033
Non-domestic rateable value of premises	£87 500

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)

ISLINGTON COUNCIL LICENSING	
Date	21/2/13
Fee Paid	900-00
Cash/Cheque	10000 Z
Receipt Number	0663018
	62

- 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)

<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Ms	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 Prandial Enterprise Limited
Address 15B Lonsdale Place, N1 1EL London, UK
Registered number (where applicable) 08298497
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
0 8	0 4	2 0 1 3

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 consist of two dining spaces, a bar and a kitchen on the ground floor, and a mezzanine area. There is table seating for 66 on the ground floor plus a bar that can sit 8 people, and the mezzanine area can seat an additional 30.

There are two emergency exits downstairs, and a one upstairs.

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

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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

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	08:00	00:00	Background music will be played to accompany lunch and dinner. Music played will be jazz or of similar nature to lift mood without being obtrusive.		
Tue	08:00	00:00			
Wed	08:00	00:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	08:00	00:00			
Fri	08:00	01:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	08:00	01:00			
Sun	08:00	00:00			

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Provision of hot food from our regular menu		
Mon	23:00	00:00			
Tue	23:00	00:00			
			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Wed	23:00	00:00			
Thur	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)		
Fri	23:00	01:00			
Sat	23:00	01:00			
Sun	23:00	00:00			

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 checked="" type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)					
Mon	11:00	00:00						
Tue	11:00	00:00						
Wed	11:00	00:00						
Thur	11:00	00:00				Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	11:00	01:00						
Sat	11:00	01:00						
Sun	11:00	00:00						

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

Name Andrew Needham	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known) Westminster	

K

<p>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).</p>

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	08:00	00:00		
Tue	08:00	00:00		
Wed	08:00	00:00		
Thur	08:00	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)
Fri	08:00	01:00		
Sat	08:00	01:00		
Sun	08:00	00:00		



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)

We intend to provide high-end / Michelin-star type food. We hope this will help anchor Clerkenwell on the high-end gastronomy map, attracting well heeled / older customers to the neighbourhood whose primary goal is to enjoy an excellent dinner.

In order to ensure this has a positive effect on the community, we will:

- Ensure drinks are not served without food
- Provide staff with adequate training to deal with situations of disorderly conduct
- Provide staff with an appropriate evacuation plan
- Participate in the local Pubwatch scheme

b) The prevention of crime and disorder

We will:

- Ensure training is provided to staff to ensure compliance with licensing laws
- No alcohol will be served to customers appearing to be drunk, aggressive and on drugs. This will be underlined by signage.
- Not serve drinks without food
- Work with local authorities where required to ensure that we or our patrons do not contribute to any crime or disorder
- Sign up to the Clerkenwell licensing charter

c) Public safety

We will:

- Carry out full risk assessment for the premises, for staff and public, prior to the opening of the premises, and on a regular basis thereafter
- Carry out regular electrical and gas safety checks
- Ensure staff are trained on a regular basis on emergency procedures
- Keep first aid equipment on premises

d) The prevention of public nuisance

We will:

- Keep doors will be kept shut to prevent noise onto the street
- Prevent bottles or glasses from being taken off the premises, particularly when patrons go smoking. We will place signage up in the restaurant as well as remind patrons in person that drinks must stay inside.
- Place notices to ask patrons to keep noise to a minimum outside our premises, respect our neighbours and not obstruct the pavement
- Control sources of noise (refrigeration and ventilation units)

e) The protection of children from harm

We will:

- Only accept children to the dining room with their parents / guardians until 9pm
- Train staff to ensure compliance with the law in relation to consumption of alcohol of under 18s, including prevention of adults buying alcohol for children. This would include operating a Challenge 25 policy.
- Staff will be asked to sign a declaration that they will verify IDs of guests looking 25 years of age and under.
- Signage will be displayed informing patrons of our Challenge 25 policy.

We will:

- Only accept children to the dining room with their parents / guardians until 9pm
- Train staff to ensure compliance with the law in relation to consumption of alcohol of under 18s, including prevention of adults buying alcohol for children
- Ensure proof of age is asked when someone appears underage

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	<i>[Handwritten Signature]</i> Vianane Leroux
Date	18/02/2012
Capacity	Director

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)

Viviane Lorans

[REDACTED]

Post town	London	Postcode	[REDACTED]
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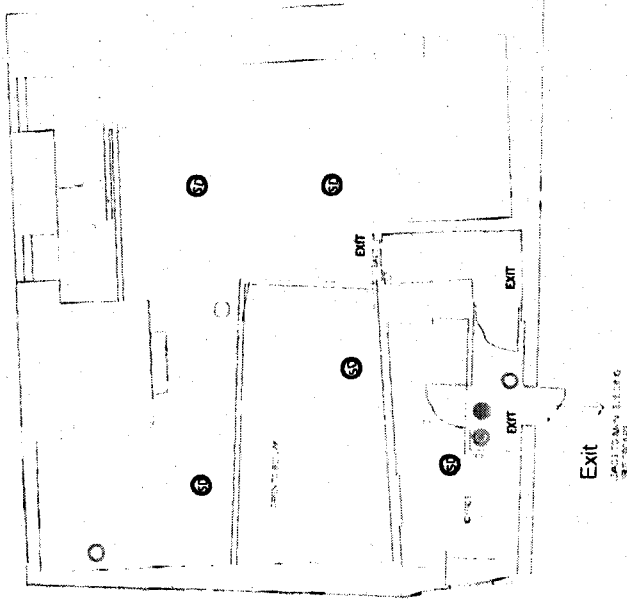
Telephone number (if any)	
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

Notes for Guidance

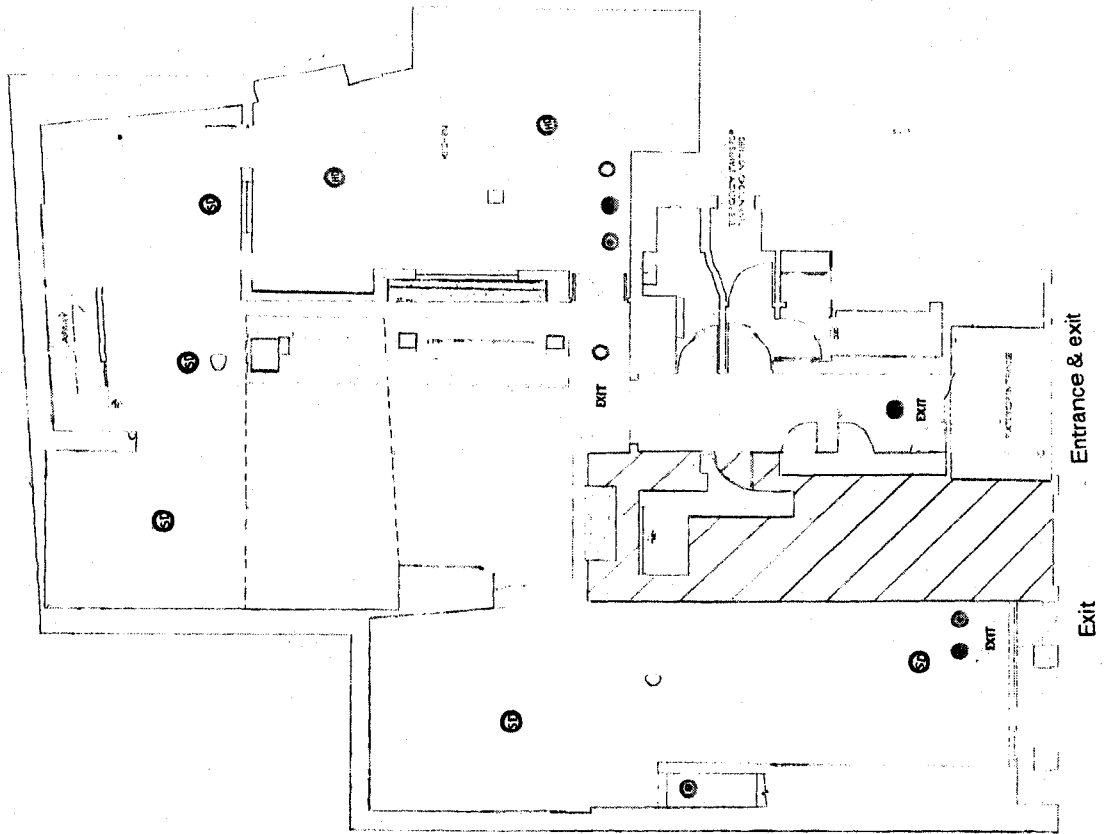
1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Mezzanine

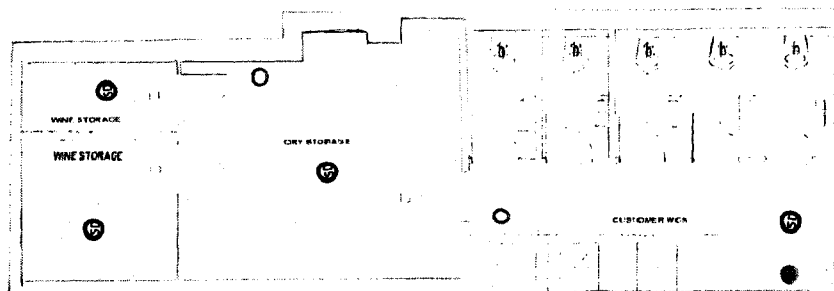


- Smoke detector
- Heat detector
- EXIT
- Break glass unit - Fire alarm
- Fire alarm bell
- Fire extinguisher

Ground Floor



Basement



Your Ref:WK/201304525

12th March 2013

Islington Council
Licensing Service
E licensing@islington.gov.uk

Dear Licensing Service,

**LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW
ADDRESS: RESTAURANT, 69-73 ST JOHN STREET, LONDON EC1M 4AN**

We are the landlords for 62-68 St John Street and our building is located directly opposite the premise licence application at the above address. We object not only on our behalf but on behalf of the residents to:

- Recorded music from 08:00-23:00 Sundays to Thursdays and 08:00-00:00 Fridays and Saturdays
- Sale of alcohol from 11:00-23:00 Sundays to Thursdays and 11:00-00:00 Fridays and Saturdays
- Late night refreshments on Fridays and Saturdays from 23:00-00:00

We are already inundated with bars, restaurants and nightclubs and on exiting are door we are continuously faced with broken glass, rubbish, urinating on the buildings grate and general public disorder and nuisance outside our building. Food and cooking odour is also an issue which currently affects the residents from existing outlets, such as Burger and Lobster.

Furthermore the majority of the residential apartments have bedrooms facing directly onto St John Street . The late licence and noise will greatly affect the residents and there are a number of young children living in the building who will have sleep disturbed. The residents already have to contend with public nuisance, for example people hanging around the building after bars, being noisy and ringing the entry buzzers.

Taking the above objection into consideration we do hope that the Licence is not approved.

Thank you.
Yours sincerely

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address _____

Your Name: _____

Interest: RESIDENT

(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:

<p>Public Nuisance</p> <p>66 ST. JOHN STREET IS A RESIDENTIAL BLOCK. IF A RESTAURANT IS OPENED DIRECTLY OPPOSITE OUR BUILDING THE NOISE LEVELS WILL BE INTOLERABLE. IT WILL BE PARTICULARLY BAD IN THE SUMMER WHEN PEOPLE ARE SITTING OUTSIDE AND WE HAVE OUR WINDOWS OPEN.</p>
<p>Crime and Disorder</p>

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Gallacher, Simon

From:
Sent: 06 March 2013 22:36
To: Licensing
Subject: Licensing application: restaurant, 69-73 St John Street, London, EC1M 4AN

I am concerned about this licensing application for a premises which is very close to my flat.

Me , my husband and two children aged 10 and 8 live at the flat.

I am concerned that the restaurant intends to sell alcohol, play recorded music late at night and serve hot food and drink during the night.

My concerns relate to the potential noise of the recorded music and of people at or leaving the restaurant, which we will hear in our flat from our bedrooms. Our bedrooms are at the back of our flat, which are close to the premises.

They also relate to the potential public nuisance issues we will face and the potential for increased crime and disorder near our flat due to over drinking at the restaurant.

I am also concerned regarding the fact that they want to stay open until the small hours.

I want to ensure that my children are protected both from noise and over drinking.

Anon (5)

Licensing Act 2003 representation pro-forma

Should you wish to comment on the licence application 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: 69-73 St John Street, EC1

Your Name: :

Interest: Flat owner

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:

This is an objection to the proposed license application for 69-73 St John Street to have extended open hours beyond 0:00 and to have a licence to provide late night refreshment between 00:00 and 5:00.

The premises are located within the Clerkenwell Cumulative Impact Area as set out in the Licensing Policy 2013-2017.

Area is now saturated with providers of late night refreshment.

Problems from late night eating and drinking on the streets are documented in the councils pages 10 and 11.

Policy 1 states that in determining licensing applications the Council will take into account the location of premises within a Cumulative Impact Area.

Clerkenwell is a 'Cumulative Impact Area,' under policy 2. There is therefore a rebuttable presumption that applications will be refused.

There is no sound basis for displacing that presumption here.

The use of the premises, in particular the proposed hours of operation, fall outside the exceptional circumstances anticipated in the policy (see para. 6).

When describing the Cumulative Impact Area, the policy states that:

- a. "concerns continue to be raised by residents about public nuisance"
- b. "recent independent research commissioned by the council concerning the impact of licensed premises on Clerkenwell has indicated that 'the impact of licensed premises is a major issue affecting the daily lives of the residents we spoke to' (para. 16).
- c. "whilst improvements have been made the council continues to receive complaints from local residents about the negative impacts of the night time economy in Clerkenwell" (para. 17);
- d. "Having considered all the evidence the Licensing Authority is of the opinion that

Clerkenwell is now saturated with licensed premises and an extension of the cumulative impact area to cover the entire ward of Clerkenwell has been agreed as being appropriate for promoting the licensing objectives” (para. 19).

The premises (and 66 St John Street) both lay within the original Cumulative Impact Area and are now at the heart of the “saturated” extended area. The issues identified in the policy document and the public nuisance it describes, plainly apply to this application.

Para. 59 (under policy 7) recognises “disturbance to local residents living near licenced premises, fast food outlets, bus stops, train and underground stations that continues through the early hours of the morning. Later opening hours also impact on the response times for the Police, Fire and Ambulance Service as peak demand for their services now extends across a longer period of the night / early hours of the morning, correlating with the increase in late opening. The number of late night premises is now at a level where to allow more would adversely impact on this balance”

[emphasis added]. Again this applies to the current application.

Policy 1 also treats as relevant the location of the premises and the character of the area. In this instance the premises are located in proximity to the apartments at 66 St John Street which are already located within the Cumulative Impact Area where the licensing policy document records the problems that are experienced by residents. There is no good reason to add to these issues. Similarly, the existence of other late-night premises elsewhere in the area is not a sound basis for allowing this application (see para. 1), not least because such premises have prompted the need for the Cumulative Impact Area policy in the first place.

Further, there is no evidence (under policy 1) of past compliance history of the management or of any enforceable commitment to a high standard of management.

Allowing this application would therefore run contrary to the purpose and objectives of the Cumulative Impact Areas policy and it is respectfully requested that it be refused.

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:

I do not wish my name, as the owner of an apartment in close proximity to the premises, to be known to the proposed operators. I do not know their credentials and cannot assess any potential risks relating to inappropriate attempts by them to contact me directly. I have no issue however in respect of my being identified generally as an owner of a flat in the building at 66 St John Street.

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_____

6

Gallacher, Simon

From: Licensing
Sent: 15 March 2013 15:17
To: Gallacher, Simon
Subject: FW: Licensing Act 2003 - 69-73 St John Street London EC1M 4AN

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

From: 
Sent: 11 March 2013 16:28
To: Licensing
Subject: Licensing Act 2003 - 69-73 St John Street London EC1M 4AN

Dear Sirs,

We have tried to submit an application through your website, but as that does not seem to be working we have been requested to email to you our representations. We will structure this email following the form on your website:

We are a neighbour (Resident)

Name: 

Address: 

Postcode: 

Email: 

Comments: We object to the licensing application and in particular to the following:

- a) Playing recorded music in an area which backs onto residential properties, where, in particular, children are living, who go to bed considerably earlier than the 11pm/ 12 midnight hours requested
- b) the area is already saturated with licensed restaurants/ bars/ clubs and eateries and the ensuing urintaion, car damage and rubbish, while tidied up the council early in the morning, is already unacceptably high. We are especially concerned about the location of these premises close to the Passing Alley in this regard.
- c) this application appears to fall within the Council's policy on culmulative impact of the Clerkenwell area.

With thanks for your attention to this

Yours faithfully

7

March 12th 2013

ST JOHNS PROPERTIES LTD

Ref 69-71 St Johns Street/ 71-73 St Johns Street EC1M 4AN

Dear Sir/ Madam,

We are the freeholder of 28 St Johns Lane and 29 St Johns Lane as well as the owner of Flat 3 29 St Johns Lane.

We would like to strongly oppose the application for a restaurant/bar at the above address. In our buildings we have many families with young children who will be disturbed by the late night activities, music, drinking and smoking in the rear of the building where people will congregate. This will have a negative impact on the quality of life of people living in our buildings, not to mention negative impacts on property values.

The area is already full of nightlife that causes disruption/nuisance and the last thing the area needs is more late night drinking. Not to mention the smells and environmental hazards that go with such a venue directly affecting our buildings.

Many thanks for your kind attention to this matter.

Yours faithfully,



M

8

This is an objection to the proposed license application for 69-73 St John Street to have extended open hours beyond 0:00 and to have a license to provide late night refreshment between 00:00 and 5:00.

Area is now saturated with providers of late night refreshment.

Problems from late night eating and drinking on the streets are documented in the councils Licensing Policy 2013-2017 pages 10 and 11.

The area has been a 'Cumulative Impact Area' since 2011.

Clause 19 on page 11 shows clear council policy on limiting new licenses:

19. Having considered all the evidence the Licensing Authority is of the opinion that Clerkenwell is now saturated with licensed premises and an extension of the cumulative impact area to cover the entire ward of Clerkenwell has been agreed as being appropriate for promoting the licensing objectives.

69-73 St John Street lies within the Clerkenwell Cumulative Impact Area and we would request that the council refuse to grant the application.

Suggested conditions of approval consistent with the operating schedule

1. The licensee shall participate in the local Pubwatch scheme.
2. The licensee shall ensure training is provided to staff to ensure compliance with licensing laws.
3. No alcohol will be served to customers appearing to be drunk, aggressive or on drugs. This will be underlined by signage.
4. Drinks shall not be served without food.
5. The licensee shall work with responsible authorities where required to ensure that patrons do not contribute to any crime or disorder.
6. The licensee shall sign up to the Clerkenwell licensees' charter.
7. The licensee shall carry out full risk assessment for the premises, for staff and public, prior to the opening of the premises, and on a regular basis thereafter.
8. Regular electrical and gas safety checks shall be carried out.
9. The licensee shall ensure staff are trained on a regular basis on emergency procedures.
10. First aid equipment shall be kept on the premises.
11. Doors will be kept shut to prevent noise onto the street
12. Measures shall be in place to prevent bottles or glasses from being taken off the premises, particularly when patrons go smoking. Signage shall be put up in the restaurant and patrons reminded in person that drinks must stay inside.
13. Prominent, clear and legible notices must be displayed at all public exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.
14. Prominent notices (a minimum of 2) shall be displayed asking patrons smoking to keep noise to a minimum outside the premises, respect the neighbours and not obstruct the pavement.
15. The licensee shall control sources of noise (refrigeration and ventilation units).
16. Children shall only be accepted to the dining room with their parents / guardians until 9pm.
17. Staff shall be trained to ensure compliance with the law in relation to consumption of alcohol of under 18s, including prevention of adults buying alcohol for children. This would include operating a Challenge 25 policy.
18. Staff shall be asked to sign a declaration that they will verify IDs of guests looking 25 years of age and under.
19. Signage shall be displayed informing patrons of our Challenge 25 policy.

