



AGENDA FOR THE LICENSING SUB COMMITTEE C

Members of Licensing Sub Committee C are summoned to a meeting, which will be held in Committee Room 4, Town Hall, Upper Street, N1 2UD on, **11 September 2018 at 6.30 pm.**

Yinka Owa
Director of Law and Governance

Enquiries to : Zoe Lewis
Tel : 020 7527 3486
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Despatched : 30 August 2018

Membership

Councillor Rowena Champion (Chair)
Councillor Vivien Cutler (Vice-Chair)
Councillor Matt Nathan

Substitute

All other members of the Licensing committee

Quorum: is 3 Councillors

Welcome : Members of the public are welcome to attend this meeting.
Procedures to be followed at the meeting are attached.



A. Formal matters	Page
1. Introductions and procedure	
2. Apologies for absence	
3. Declarations of substitute members	
4. Declarations of interest	

If you have a **Disclosable Pecuniary Interest*** in an item of business:

- if it is not yet on the council's register, you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent;
- you may **choose** to declare a Disclosable Pecuniary Interest that is already in the register in the interests of openness and transparency.

In both the above cases, you **must** leave the room without participating in discussion of the item.

If you have a **personal** interest in an item of business **and** you intend to speak or vote on the item you **must** declare both the existence and details of it at the start of the meeting or when it becomes apparent but you **may** participate in the discussion and vote on the item.

***(a) Employment, etc** - Any employment, office, trade, profession or vocation carried on for profit or gain.

(b) Sponsorship - Any payment or other financial benefit in respect of your expenses in carrying out duties as a member, or of your election; including from a trade union.

(c) Contracts - Any current contract for goods, services or works, between you or your partner (or a body in which one of you has a beneficial interest) and the council.

(d) Land - Any beneficial interest in land which is within the council's area.

(e) Licences- Any licence to occupy land in the council's area for a month or longer.

(f) Corporate tenancies - Any tenancy between the council and a body in which you or your partner have a beneficial interest.

(g) Securities - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

This applies to **all** members present at the meeting.

5. Order of Business	
6. Minutes of Previous Meeting	1 - 6
B. Items for Decision	Page and ward
1. Greenspace, Charterhouse Square, London, EC1M 6AN - New premises licence	7 – 92 Bunhill

2.	Fora, Fifth Floor, 9 Dallington Street, London, EC1V 0BQ - New premises licence	93 – 190 Bunhill
3.	Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA - New premises licence	191 – 230 St Mary's
4.	Le Coq Epicier, 1 Camden Passage, Islington, London, N1 8EA - Premises licence variation	231 – 252 St Peters

C. Urgent non-exempt items

Any non-exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

D. Exclusion of public and press

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of the Access to Information Procedure Rules in the Constitution and, if so, whether to exclude the press and public during discussion thereof.

E. Urgent Exempt Items (if any)

Any exempt items which the Chair agrees should be considered urgently by reason of special circumstances. The reasons for urgency will be agreed by the Chair and recorded in the minutes.

ISLINGTON LICENSING SUB-COMMITTEES -

PROCEDURE FOR HEARING LICENSING APPLICATIONS UNDER THE LICENSING ACT 2003

INTRODUCTION

TIME GUIDE

- 1) The Chair of the Sub-Committee will open the meeting and invite all members of the Sub-Committee, Officers, the applicant and anybody making representations, including witnesses (who have been given permission to appear) to introduce themselves.
- 2) The Chair will introduce the application and draw attention to the procedure to be followed as detailed below.

CONSIDERATION OF APPLICATIONS:

N.B. The Sub-Committee have read all the papers. All parties should use this time to present a summary of their key points and not to repeat the detail already provided in the report.

- 3) **The Licensing Officer** will report any further information relating to the application or representations. Where necessary the relevant parties will respond to these points during their submissions.
- 4) **Responsible Authorities** to present the key points of their representations; and clarify any points requested by the Authority. Witnesses, given permission by the Authority, may appear. 10 mins
- 5) The Sub-Committee to question the responsible authorities on matters arising from their submission.
- 6) **Interested Parties** to present the key points of their representations; and clarify any points requested by the Authority. Witnesses, given permission by the Authority, may appear. 10 mins
- 7) The Sub-Committee to question the objectors on matters arising from their submission.
- 8) **The applicant** to present the key points of their application, address the representations and clarify any points requested by the Authority. Witnesses given permission by the Authority may appear. 10 mins
- 9) The Sub-Committee to question the applicants on matters arising from their submission.
- 10) If required, the Licensing Officer to clarify matters relating to the application and the Licensing Policy.
- 11) The Chair may give permission for any party to question another party in the order of representations given above.

CASE SUMMARIES

- 12) **Responsible Authorities**
 - 13) **Interested parties**
 - 14) **Applicant**
- 2 mins each

DELIBERATION AND DECISION

- 15) The Sub-Committee may retire to consider its decision. The Committee Clerk and Legal Officer will remain with the Sub-Committee.
- 16) If the Sub-Committee retires, all parties should remain available to provide further information or clarification.
- 17) The chair will announce their decision giving reasons and any conditions to be attached to the licence. All parties will be informed of the decision in writing.

London Borough of Islington

Licensing Sub Committee C - 3 July 2018

Minutes of the meeting of the Licensing Sub Committee C held at Committee Room 4, Town Hall, Upper Street, N1 2UD on 3 July 2018 at 6.30 pm.

Present: **Councillors:** Champion (Chair), Cutler and Nathan

Councillor Rowena Champion in the Chair

- 1 **INTRODUCTIONS AND PROCEDURE (Item A1)**
Councillor Champion welcomed everyone to the meeting and officers and members introduced themselves. The procedure for the conduct of the meeting was outlined.
- 2 **APOLOGIES FOR ABSENCE (Item A2)**
There were no apologies for absence.
- 3 **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**
There were no declarations of substitute members.
- 4 **DECLARATIONS OF INTEREST (Item A4)**
Councillor Cutler declared that the Queen's Head was in her ward.
- 5 **ORDER OF BUSINESS (Item A5)**
The order of business would be as per the agenda.
- 6 **MINUTES OF PREVIOUS MEETING (Item A6)**
RESOLVED
That the minutes of the meeting held on the 24 October 3018 be confirmed as a correct record and the Chair be authorised to sign them.
- 7 **OLD QUEENS HEAD, 44 ESSEX ROAD, LONDON, N1 8LN - PREMISES LICENCE VARIATION (Item B1)**
The licensing officer advised that a noise management plan had been submitted and following the modification of an existing condition which had been agreed by the applicant, the noise team had withdrawn their representation.

In a response to concern from a member that the licence was for 270 people including staff and the application stated 270 people excluding staff, the applicant's legal advisor stated that the applicant was willing for the 270 figure to include staff.

The applicant's legal advisor confirmed that the applicant had agreed the condition proposed by the noise team. He stated that this was an unusual case. The applicant was not seeking to change capacity, hours, licensable activity; just to bring the front room into use.

The applicant's legal advisor referred to the objection from the resident, who was not in attendance at the hearing, and stated they were under the misapprehension that the

Licensing Sub Committee C - 3 July 2018

applicant wanted to increase capacity. The applicant was simply seeking to reconfigure the space.

In response to questions from members, the applicant's legal advisor explained the location of the front room and advised it looked over Essex Road and assured the sub-committee that the 270 capacity figure would not be exceeded as this was the legal limit. The variation would give the applicant more flexibility in terms of the use of the space within the premises.

RESOLVED

1) That the application for a premises licence variation in respect of the Old Queens Head be granted to :

- add an additional room on the second floor of the premises but not increase the overall capacity.

Conditions detailed in Annex 2 and Annex 3 on pages 36, 37 and 38 of the agenda shall be applied to the licence with Condition 5 in Annex 3 amended to read

"The licensee shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures, which may include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise from patrons and music from the second floor front and rear room. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to second floor of the premises being used for regulated entertainment".

The following additional condition shall be applied to the licence:

Maximum levels of sound for both rooms on the second floor should be expressed on the premises licence.

REASONS FOR DECISION

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

The Sub-Committee took into consideration Licensing Policies 2 & 3. The premises fell within the Upper Street/Angel cumulative impact area. Licensing policy 3 created a rebuttable presumption that applications for the grant or variation of premises licences which were likely to add to the existing cumulative impact would normally be refused following the receipt of representations, unless the applicant could demonstrate in the operation schedule that there would be no negative cumulative impact on one or more of the licensing objectives.

One local resident submitted written representations opposing the application and one local resident submitted written representations supporting the application.

There were no verbal submissions from any residents and none of the Responsible Authorities made any submissions.

The application was for variation to add an additional room on the second floor of the premises but not to increase the overall capacity.

The Sub-Committee was satisfied that the granting of the application for a variation with the added conditions, specifically the conditions in relation to numbers in that there would be no increase to the permitted number of people in the premises including staff at any one time. The Sub-Committee was satisfied that the granting of the application, would not negatively impact on any of the licensing objectives.

The Sub-Committee accordingly decided to grant the application subject to the additional conditions.

8 LE PECHE MIGNON, 6 RONALDS ROAD, N5 1XH - PREMISES VARIATION APPLICATION (Item B2)

The licensing officer advised that additional correspondence had been circulated to the committee, licensee and residents who had made representation. This would be interleaved with a copy of the agenda. She stated that she had checked whether any noise or smell complaints had been made to the council regarding the premises and none had been made.

The resident advised that he had not made any complaints but he sometimes had to close his windows. If the garden was used in the evening as well as the day, this would mean the noise and smells would go on for longer and this would be more of a problem. He raised concerns that this would result in the peace being disturbed all day and all evening long and did not consider it appropriate to have a previous residential garden turned into a café garden. He did not object to the café having a licence but did not want the garden of the café to be used at night.

In response to a question from a member, the applicant advised that the garden was approximately 12m². The garden's usage was weather dependent as there was no cover and there would be a maximum of 10 people using the garden at any one time.

In response to questions from members, the resident stated that he did not object to the licence for inside the premises being granted until the time specified but considered that licensing the garden until this time would harm amenity in the evening.

The applicants stated that they were sorry to hear that the café had caused problems for the resident. They advised the committee that they had run the café for 12 years. The café was not the only commercial premises in a residential area and there were other businesses nearby. Their premises had always been commercial.

The applicants advised the sub-committee that they were also residents and lived above the café with their young children. They did not want to impact upon their children or neighbours. The premises was a café that also sold specialist foods including organic, low intervention, biodynamic wine, beer from microbreweries, preserves and cured meats. Wine was currently sold by the bottle but if granted, the licence would mean it could be sold by the glass to customers wanting to have a glass with food. The shop was 35m² and the kitchen was very small. There was no room for expansion.

In response to a questions about the food the café served, the applicants replied that there was a breakfast trade in the morning and mainly croissants and pastries were served. At lunchtime sandwiches and cheeseboards were served. The food served at lunchtime would be served in the evening. Food would not be cooked in the evening.

The licensees stated that they had not known there were any issues with smells but would be willing to look at extraction.

Licensing Sub Committee C - 3 July 2018

In response to a question about the capacity of the indoor area of the café, the applicants advised that although it was 20, this would not be reached as it included a large communal table against a wall.

In response to a question from the chair as to whether, if the sub-committee was minded to grant the variation, the applicant would accept the garden being open until 8pm, the applicant stated they would.

In response to a question as whether any steps could be taken to reduce noise in the garden, the applicants stated that they could replace their metal garden furniture with wooden furniture.

RESOLVED

- 1) That the application for a premises licence variation, in respect of Le Peche Mignon, be granted to allow:-
 - 1) To allow the provision of on and off sales of alcohol from 11:00 until 22:00 Monday to Sunday;
 - 2) Opening hours from 07:30 until 22:30 Monday to Sunday.

- 2) That the conditions detailed in Annex 2 on pages 68 and 69 of the agenda shall be applied to the licence with the exception that Condition 8 shall be substituted with Condition 8 on page 65 to read:

Alcohol for sale shall be limited to specialist wine (including sparkling wine) and beer (organic and biodynamic wines from small independent winemakers and beer from local microbreweries).

- 3) The following condition shall be applied to the licence:

Last orders for the outside tables and chairs shall be 20:00 and then the outside area shall be cleared by 20:30. Adequate notices shall be displayed to inform patrons of this requirement.

REASONS FOR DECISION

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

The premises did not fall within a cumulative impact area.

Four local resident objections had been received from two addresses. There had been No representations made by the responsible authorities. One resident representative made verbal submissions at the hearing.

The Sub-Committee also received verbal submissions from the applicant.

The business concerned was a small business which sold food and specialist wine and beer. The application to vary the licence in essence concerned the ability to provide on sales of alcohol and to extend the hours to 22:00 Monday to Sunday.

Licensing Sub Committee C - 3 July 2018

The main concern of the resident who made verbal submissions was the noise that would emanate from the 12sqm garden and the effect this would have on his neighbouring residential property, seven days a week and until 10pm each night.

The applicant was responsive to the concerns of the resident.

The Sub-Committee took the concerns of the resident into consideration in reaching a decision and decided to grant the application.

The alcohol for sale to be limited to specialist wines and beers as set out in condition 8 on page 65 of the application, and that last orders for the outside tables and chairs should be 20:00 and then the outside area should be cleared by 20:30. Adequate notices should be displayed to inform patrons of this requirement.

The Sub-Committee concluded that the application with the added conditions referred to above more than adequately covered all the licensing objectives and accordingly concluded that the new application should be granted.

9 ODEON LUXE AND DINE, 13 ESTHER ANNE PLACE, ISLINGTON, LONDON, N1 1UL - NEW PREMISES APPLICATION (Item B3)

The Sub-Committee noted that this application had been withdrawn from the agenda as it had been agreed with all parties.

The meeting ended at 7.40 pm

CHAIR

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11 September 2018		Bunhill

Delete as appropriate		Non-exempt
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Subject: NEW PREMISES LICENCE APPLICATION
RE: GREENSPACE, CHARTERHOUSE SQUARE, LONDON EC1M 6AN

Synopsis

- 1.1 This is an application for a new premises licence under the Licensing Act 2003.
- 1.2 The application is to allow:
 - i) The sale by retail of on sales of alcohol, provisions of live and recorded music, the provisions of plays and the provisions of films on the site from 11:00 until 22:00 Monday to Sunday.
 - ii) Opening hours, from 11:00 until 22:00 Monday to Sunday.
 - iii) Maximum of 10 events to take place in one calendar year
- 1.3 Please note, the application originally requested the above activities from 08:00 until 23:00 daily. Following discussion with the applicant and a public meeting they held with residents on 11 June, they clarified their position in relation to the application and confirmed that they only wanted 10 events on the site per year and would condition any licence granted to this effect.
- 1.4 The application was therefore amended by way of an email on 13 June 2018 to the above activities and times.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	Yes
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes – 28 residents
Other bodies	Yes - One residents association

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: amendment email;

Appendix 3: representations;

Appendix 4: applicants response to the representations;

Appendix 5: suggested conditions and map of premises location.

3.2 The premises are located in the Bunhill Cumulative Impact Area. However, the terminal hour of the application complies with those recommended within the policy.

3.3 The Licensing Authority received 34 letters of representation in opposition to this application. These were from 30 local residents, Florin Court Freehold Limited (resident association) Islington Council's Noise Service, the Licensing Police, the Licensing Authority.

3.4 Following the amendment to the application, and at the time of writing the report, one resident representation confirmed he was not satisfied with the application and withdrew his representation.

3.5 I can also confirm that Rep 24 has been withdrawn, as it was made in error and should have been made in respect of another application on the square.

3.6 In response to the representations, the applicant wrote a statement responding to each of the concerns of the representors.

4. Planning Implications

The Planning Service has reported there is no planning conflict in terms of established use or Conditions, nor are there any enforcement cases open in relation to the property.

5. Recommendations

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

5.2 If the Committee grants the application it should be subject to:

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (See appendix 5);
- ii. conditions recommended by Responsible Authorities deemed appropriate by the Committee (see appendix 5); and
- iii. any additional conditions deemed appropriate by the Committee to promote the four licensing objectives.

6. Conclusion and reasons for recommendations

6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions it considers appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing

Policy Licensing Act 2003

Secretary of States Guidance

Final Report Clearance

Signed by



Service Director – Public Protection

29/8/18

Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

Section 1 of 21

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

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

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

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

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

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

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

Applicant Business

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

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name If your business is registered, use its registered name.

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

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

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

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

Section 4 of 21**NON INDIVIDUAL APPLICANTS**

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

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

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

Provide a general description of the premises

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

private garden square owned by the charity and is adjacent to the Charterhouse buildings

Continued from previous page...

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of a play take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

Continued from previous page...

State 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.

plays/films/live music/recorded music/dance/late night refreshment/supply of alcohol/

State any seasonal variations for performing plays

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

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

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

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

Will the exhibition of films take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations for the exhibition of film

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

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

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

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing indoor sporting events?

Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

- Indoors Outdoors Both

State 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.

State any seasonal variations for the performance of live music

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

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

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

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations for playing recorded music

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

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

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

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of dance take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State 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.

Continued from previous page...

State any seasonal variations for the performance of dance

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

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

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

Section 13 of 21

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

[See guidance on regulated entertainment](#)

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

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

Give a description of the type of entertainment that will be provided

see previous lists

Will this entertainment take place indoors or outdoors or both?

Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations for entertainment

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

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

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

Continued from previous page...

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

Continued from previous page...

State any seasonal variations

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

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

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

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

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

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

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

Name

First name

Family name

Date of birth / /

Continued from previous page...

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

Section 16 of 21

ADULT ENTERTAINMENT

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

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

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

Continued from previous page...

TUESDAY

Start End

Start End

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations

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

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

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

Section 18 of 21

LICENSING OBJECTIVES

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

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

Continued from previous page...

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

those using the square will have to follow strict guidelines and sign a contract to be followed at all times

b) The prevention of crime and disorder

charterhouse security are available 24/7
client will monitor the event in accordance with our contract
There will be a designated person in charge of every event

c) Public safety

There will be a designated person in charge of every event
Risk Assessment will be completed in advance of an event
client will monitor the event in accordance with our contract

d) The prevention of public nuisance

There will be a designated person in charge of every event
client will monitor the event in accordance with our contract
charterhouse security are available 24/7

e) The protection of children from harm

There will be a designated person in charge of every event
client will monitor the event in accordance with our contract
Risk Assessment will be completed in advance of an event

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

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

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

* Full name

* Capacity

* Date / /
dd mm yyyy

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

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

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

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

From: Donna Birkwood [mailto: [REDACTED]]
Sent: 13 June 2018 11:20
To: Jones, Carol <Carol.Jones@islington.gov.uk>
Cc: Alan Tyrrell [REDACTED]; Burrell, Ryan [REDACTED]
Subject: RE: The Charterhouse, Charterhouse Square, Islington, London.

Dear Carol

Thank you for taking the time for a chat this morning. After discussing the points you raised, we have decided to make some alterations as below, but we will proceed with the application. If I now put this information on the blue notices today with the 12 July as the date representation must be received, is that ok?

The sale of alcohol, which may be consumed on the premises	Monday-Saturday 11:00-22:00
Recorded Music	Monday-Saturday 11:00-22:00
Live Music	Monday-Saturday 11:00-22:00
Films	Monday-Saturday 11:00-22:00
Plays	Monday-Saturday 11:00-22:00
Maximum of 10 events to take place in one calendar year	
Opening Hours 11:00 until 22:00 on the 10 occasions events are taking place.	

Best
Donna

Donna Birkwood
Clerk to the Brothers



Charity number: 207773

Rep 1

I am writing about my concerns about the granting of a new licence for all week sale of alcohol, late night refreshment, facilities for dance, recorded and live music at The Charterhouse, Charterhouse Square.

I am a resident of the [REDACTED]. This is an historic quiet square, an oasis of peace in the humdrum of the city. The amenity of residents will be affected by the granting of such a licence. There are plenty of places selling alcohol within a minute's walk on the side streets near the square. These cause a lot of noise and pavements are frequently blocked with people spilling onto the road. This is bad enough near the square but they are not actually on the square.

Our residential building is listed and single glazed. We are, therefore, affected by any increase in noise especially late at night.

When the commercialisation of the Charterhouse started, we were promised that there would be no alcohol permitted in the square. This seemed very sensible. The square is built over a medieval burial ground. More bodies were discovered during the Crossrail works. I have a problem with an alcohol licence being granted on a medieval burial site. It does not seem right to me. I strongly object.

Rep 2

To whom it concerns,

I am a resident of [REDACTED], the 1936 Art Deco building overlooking Charterhouse Square in the borough of Islington.

I write in connection with the above application for a "Premises Licence/Club Premises Certificate" for Charterhouse Square. After having examined the application I wish to OBJECT STRONGLY to this initiative.

There is simply NO WAY that this relatively small space, bounded on four sides by buildings that we residents of the square already know to be the perfect place for containing and amplifying noise, should be opened up as a site for public performances such as plays, films, live music, dance etc.- let alone opened up to such events alongside the sale and consumption of alcoholic beverages.

First and foremost, this plan should be forbidden straight away because of the noise (public nuisance) it will generate, in an area that is already under pressure, especially in the summer months, from noisy patrons of Fabric and other Smithfield- area venues. These mostly young people tend to congregate in the area around the square during the evenings and throughout the early hours of the morning.

Moreover, the numbers of such gatherings of noisy "hanger-outers" around the square are expected to increase once Farringdon opens as a Crossrail station later this year - particularly since one of the main entrances to the new station entrance will be just yards from the square.

We also get noise from students walking past, on their way to the Queen Mary University of London Campus, which opens onto the square.

To continue, there is also the risk that this type of plan will favor a certain type of night-time economy and the consequent anti-social behavior due to late night drinking as well as the crime and violence linked to it.

Also important to consider is the fact that we are talking here about what is effectively the grave of thousands of people who died of plague in the 1300s. Their suffering and deaths were considered reason enough for a group of Chartusian monks to travel here from France to establish a monastery overlooking (but important, not on top of) the spot.

Worth nothing here is that for the next more than 600 years, generations of Londoners have

continued to respect the dead plague victims of our square by refraining from building on the site, or doing anything more with it than leaving it as a natural area of trees and grass.

We understand from press reports that the Charterhouse was awarded a £1,5 million grant from the Heritage Lottery Fund in 2015, it also receives income from properties around the square that it owns. If it finds that it still needs more money, we suggest they open up more spaces on their side of the walls surrounding the square for public use.

But opening up the square garden for public events - as though it were Hyde Park, and not a mere patch of green space in one of London's most congested and urban neighbourhoods - would be wrong as it would adversely affect those of us who live here, and must NOT BE ALLOWED to go ahead.

In view of the above, I would urge the Licensing Service of Islington to refuse the application.

Sincerely

Rep 3

My name is [REDACTED] and I work evening shifts opposite Charterhouse Square I am totally against this. Profit above anything and everybody is unacceptable Please minimise the noise and the number of people standing in the square all day giving nuisance

Rep 4

Dear Sir/Madam

I refer to the application for Alcohol and Entertainment licence application for Charterhouse Square Garden, Application reference: WK/1800145000. Applicant: Alan Tyrrell, Carthusia Ltd.

I am a leaseholder in [REDACTED] [REDACTED] and I would like to object to this license application on the grounds that considering the neighbourhood it is likely to cause excessive noise, public nuisance as well as crime and disorder.

Best regards

Rep 5

Ref: Premises: Charterhouse Square (and garden within). Application reference: WK/1800145000. Applicant: Alan Tyrrell, Carthusia Ltd.

I am writing to register the views of myself and my Wife regarding the above application, and I hope that the Licensing Committee will take them in to account in making any decision.

We own and reside at [REDACTED]. Our property is at the front of [REDACTED] and directly overlooks the Garden Square, and will therefore be directly affected by the proposals being made under the above application.

Whilst we understand that some occasional and limited use of the Square for entertainment purposes is reasonable, we are strongly opposed to the granting of any license that effectively gives freedom for unlimited use of the Square for such purposes.

Whenever an event takes place, we are directly affected by the noise that results from it. Indeed, recently there have been several drinks receptions held either on the street or in the Square itself. On both occasions we were inconvenienced by both the late night noise and drunken behaviour of some of the attendees.

We are reasonable people, and would ask that the Licensing Committee to behave similarly in reaching its decision.

Regards,

Rep 6

Dear sir / madam,

Reference number: WK/180014500

I am a neighbour of the premises which are the subject of the application.

I strongly object to this application for a new premises license, especially with respect to the potential use of the garden square in the centre of Charterhouse Square. This has historically been a relatively small and quiet/peaceful garden square. The granting of the license would inevitably result in excessive outside noise and cause a disturbance for myself and the many other residents that live around the square, as well as any visitors.

This would be a major issue, as the surrounding properties (including mine) are on the square itself - and as such the gardens at the centre of the square are just a few meters away, and any external noises are already very easily audible inside the flats. Granting the license would significantly increase public nuisance and disorder. My sleep will no doubt be disturbed. It would make the area a less desirable place to live and visit. Given the nature of the applicant and its premises, I do not believe there is any practical/realistic way in which these concerns could be satisfactorily addressed or mitigated. On this basis I ask you to disallow the license.

Yours faithfully,

Rep 7

Dear Sirs,

I would prefer that the Charterhouse be given temporary event licences rather than a permanent licence.

Best regards,

Rep 8

Dear Islington Council,

As the owner of a flat in [REDACTED], Charterhouse Square I write to express my wholehearted opposition to proposed changes in the licensing and entertainment laws there. My flat overlooks the square and I do not wish to be disturbed by noise and anti-social behaviour resulting inevitably from such a proposal. The events would invariably be in temporary marquees rather than soundproofed venues and I find it wholly inappropriate to suggest such changes when a residential block overlooks the Square.

In my opinion this proposed scheme should be vetoed and other alternative sites found in non-residential areas of the City for such events.

Yours faithfully

Rep 9

Dear Sirs

I would like to register my objection to granting permission to the above application on the grounds that I wish to see retained the tranquil nature of this green oasis which contains residential properties.

Yours faithfully

Rep 10

We strongly object to the provision of a general license for the use of the Square (and Gardens within).

There already have been instances of excessive noise, the consumption of alcohol and the playing of loud music in the Gardens and the Square where the security services of the Charterhouse have not intervened and the residents of Florin Court were deprived of quiet enjoyment. The Charterhouse is well aware of the requirements for security within the Charterhouse but has shown little ability to extend this to the Gardens and the Square.

Charterhouse Square lies within a "Cumulative Impact Area" which already has an over-saturation of licensed premises for the sale of alcohol and the provision of entertainment. There is no need for the Square and Gardens to be used to increase the general availability of alcohol and entertainment.

If there are specific events which the Charterhouse wish to host in the Gardens or the Square rather than in the confines of the Charterhouse itself, then the Charterhouse is entitled to apply for a special license for each event which can then be considered on its merits.

There is no need for Gardens and Square to be turned into a permanent event location. If the Charterhouse wishes to increase its earnings from events, then these should be hosted within the Charterhouse buildings and not in the Gardens or the Square.

The location of the Gardens in Charterhouse Square is within close proximity to Florin Court which is a residential building of 124 units.

The Square has hitherto been considered as a quiet residential “garden square”.

The application indicates under paragraphs 18 and 19 that the license is to be available from 08.00-23.00 seven days a week. Both the start times and the end times will ensure disturbance and deprive residents of quiet enjoyment.

The Charterhouse has hitherto not demonstrated that it gives the long term interests of the residents and office users the necessary priority with regard to the use of the Gardens and the Square.

We are thus of the opinion that the Licensing Officer can have no confidence that the Charterhouse will maintain sufficiently high standards of surveillance and discipline necessary to avoid any disturbance.

We also understand the Square to be a burial ground. As such, it seems greatly disrespectful to party on the graves of Londoners.

Yours faithfully

Rep 11

Dear sirs

It is my understanding that the Charterhouse, under a company name Carthusia Ltd, has applied for a premises licence for the sale of alcohol and provision of entertainment in the garden of Charterhouse Square for 10 events a year **between the hours of 11am to 10pm Monday to Saturday to include the sale of alcohol, record music, live music, films, plays.**

Background

I am the owner of [REDACTED]

Unlike the other buildings around Charterhouse Square which have a lease and are tenants of The Charterhouse, Florin Court has a Deed dated 1993 which sets out the rights by which Florin Court leaseholders can use the gardens in Charterhouse Square as well as vehicular access around the square. Florin Court is expected to contribute to the maintenance of the Square. Last year we paid The Charterhouse £5,600.

If a Premises licence is granted this sets a precedent and can in future be amended to extend the licence provisions. As we know Masters of The Charterhouse come and go and there is no commitment to continue as the previous one has. I feel it is important to protect the square for the quiet enjoyment for generations to come.

Objections

I am hereby objecting to the licensing application on each of the following grounds:

1. The prevention of public nuisance;
2. The prevention of crime and disorder;
3. Public Safety; and
4. The protection of children from harm.

Past behaviour of future events

By way of example of that will happen should a licence be granted, I set forth the following:

On 21st June, the new proprietors of the café at 14 Charterhouse Square with the support of the Charterhouse, were granted a premises license for the sale of alcohol and entertainment including live music.

On Monday 25th June, the Charterhouse's architects refurbishing number 5 Charterhouse Square held a drinks party in the roadway outside number 5 with the consent of the Charterhouse (the event was co-hosted by the architects and The Charterhouse as noted on the London Festival of Architecture week website). The noise was such that various residents were disturbed by the noise and commotion created. The event blocked access to Florin Court and was finally disbanded at 10.00pm only after much noise pollution, disturbance, drunkenness, littering and anti-social behaviour.

On Wednesday evening the 26th June, the Charterhouse obtained a single licence for a private event for the PR company Hudson Sandler for a drinks reception with a marquee in the square garden. The event which ended at 8:30pm was well managed. However at previous local community meetings held by The Charterhouse, The Master had said there would be no marquees in the square and on the recent letter circulated by the Master about events that are in the calendar it was not mentioned.

On Thursday afternoon the 27th June between 12pm and 4pm another private event took place in the central section of the garden which was loud, disturbed all those in the gardens and had little supervision of the individual attendees and the alcohol they consumed. Again this caused drunkenness, noise disturbance, littering and constituted antisocial behaviour.

More regular events under licence will only lead to further examples of drunkenness, noise pollution, antisocial behaviour, litter and disturbance to children within family units of Florin Court.

Furthermore, a licence will infringe our rights as set out within the above referenced deed and the nature by which it was entered into. The garden will become an events venue whilst it ought to be preserved for the quiet enjoyment for all those who live in or around the square including without limitation those residents of Florin Court and those who will come after us.

It is clear from the results of the planning application for the bar Neo on Carthusian Street which was for a pizza restaurant, how the reality can be very different once an application is

approved. The Square will inevitably be used in future as an overspill for the Malmaison hotel events or for wedding parties for example.

Per communication to the board of Florin Court management, The Charterhouse Board of Govenors expects to hold events in the garden as part of the "opening up of The Charterhouse" remit.

In conclusion

I feel it is important that the Charterhouse acts consistent with our Deed and that the provision of such licence will contravene not only the deed but will lead to the disturbance of our rights of access and quiet enjoyment. There will be a significant increase in drunkenness, litter, noise pollution, disturbance of family units including children and the endangerment of the public and others in and around the square during licensed events.

Please confirm and acknowledge receipt of these objections.

Yours faithfully

Rep 12

Dear Islington council,

I am writing to officially make a complaint under the act of prevention of public nuisance. The Charterhouse under a company name Carthusia Ltd, has applied for a premises licence for the sale of alcohol and provision of entertainment in the garden of Charterhouse Square 10 events a year **between the hours of 11am to 10pm Monday to Saturday for the sale of alcohol, record music, live music, films, plays.**

We very strongly feel it is important to protect the square, keeping it a tranquil and peaceful place. Not only because this is residential area but for the respect of the bones that were found in the Charterhouse square that date back to the plague times. It is a well known fact that this square used to be a dumping ground for the plague and marked a very important point in history when these bones were excavated. One would not think of partying in a graveyard or on top of tomb stones, and we should adopt the same respect for the bodies of the Charterhouse Square.

The Charterhouse Square has had a number of events in the past that have never been run past any of the residents of Florin court. Completely disregarding our freedom of speech and opinions whether they be against it or other. We were not warned or asked before the events, but had to suffer the consequences of being kept up due to the noise these events bought. We have a right, as residents of Florin court, to have a say in the applications that are being put forth for these events that are looking to be held in the square. The Charterhouse is going against our rights and the deed by not approaching the residents of Florin court. We as residents feel violated, disrespected and that our freedom of speech is being completely violated by the Charterhouse to such a point that I request that the current master which

resides there Anne, be replaced. The reason that I request that she be removed from her post is:

She clearly has no respect for the residents of Florin court, as we own half of the square, it is within her interest to work with us and not against us. Until now, the interaction with her has been very unprofessional from her side and very undermining of the residents of Florin court. There has been no respect from her for the residents of Florin court.

There is no consideration of the impact that this may have on the residents of Florin court and has become a persona business venture for her. This is our home, we want to live in peace. These events can be held on the inside of the Charterhouse, where the sound will not vibrate and affect others.

There has been a violation and manipulation of the deed by the Charterhouse in that they have not once communicated with Florin court in advance of what events the Charterhouse is wanting to launch. There must be a monthly meeting where event requests are put forth to a board, with two Islington council members present. This must then be communicated to all residents of Florin court via printed paper through letter boxes, as well as notice in the lift and via email.

If there are objections from Florin court residents, then this event must be reconsidered.

There is currently no structure in place to communicate anything to the residents, we have a right to be made aware. It is then each individual's choice to do what they please with the information. By not making the residents aware, the Charterhouse are violating our rights of freedom of speech. This is also a massive disrespect to the residents and I personally feel extremely upset by this situation to the point that it has made me consider moving. Such unimportant and unnecessary events should not have such a big impact on a resident's life to make them consider moving from what has been their home for the past 2 years. I have another neighbour who is also considering moving if these events are approved. Do you as Islington council believe you are doing good service to the public by making them feel like and believe that they must move home to find peace and quiet? This is not what I pay my council for. I expect support from you, and a guarantee that you will represent me and speak for me when I cannot. I need to know that I can trust my council and that you have compassion and understanding for the public. At present, I do not feel any support from you in this matter.

Please support us in denying the Charterhouse its license for any future events to take place in the square.

I look forward to hearing from you in the near future for an acknowledgment of my complaint as well as an update on this case.

Thank you,

Rep 13

AGAINST

-CLOSE FRIEND OF ANOTHER PUB'S LANDLORD

-THERE ARE ALREADY TOO MANY PLACES SELLING ACOHOL IN THE AREA, TAKING AWAY BUSINESS FROM THE HISTORICAL AND GOOD ONES

-MY DORMITORY IS LITTERALLY AT THE BACK OF THE CHARTERHOUSE, PLEASE LET US SLEEP

-ALREADY NOW THERE ARE TOO MANY VAN DELIVERIES IN THE EARLY MORNING (FROM 6:30AM) ON A DAILY BASIS, IT WOULD BE DETRIMENTAL IF THEY STAY OPEN TILL 11:00PM EVERY SINGLE DAY OF THE WEEK

Rep 14

I wish to object to the granting of this licence.

Successive Charterhouse Masters have assured residents of Charterhouse Square that events open to the public would be kept to a minimum and I am therefore at a loss to understand why the catering manager is now applying for a blanket permission to allow use of the Square garden from 0800 to 2300, 7 days a week.

The Charterhouse garden is a quiet space in an area more than amply provided with entertainment venues of all kinds. It has its origins as a burial ground, not as a pleasure ground.

The building in which I live has 124 residential units and it is the residents of this building who would be most affected.

The Charterhouse itself has space within its private gardens in which to hold money raising events. One can only assume that the application to hold events inside the grounds is not being put forward as such events would impact on the residents within, whereas they would be protected from nuisance in Charterhouse Square garden by the barrier of the Gatehouse, Chapel and museum. The same regard is not given to the noise and nuisance to which the neighbours outside on the Square would be subjected.

I would not object to a strictly limited number of events being held within the Charterhouse Square garden but only when the Charterhouse has demonstrated it would be able adequately to monitor and police such events. The catering manager's application states only that "Charterhouse security are available 24/7" but, as far as I am aware, Charterhouse security is one Porter at the Lodge. I have seen no evidence on prior occasions that a member of staff was present who would have been able to properly police a public event of any scale. I am unconvinced by the statements, lacking any detail as they do, that "client will monitor" and "there will be a designated person in charge of every event".

I hope the application will be rejected and the peace of this not merely residential area but a truly historic open space will be respected and maintained.

Rep 15

Dear Sirs,

I am the owner of 3 apartments in [REDACTED] and live in one of them. [REDACTED] [REDACTED] is a residential building of 124 units and very closely located to the premises for which the licence application is made. I unreservedly object to the provision of a general license for the use of the square and gardens within it as foreseen in the license application.

This development, if approved, will be to the severe detriment of both residents, including children, and office workers in Charterhouse Square, specifically with regards to the activities being proposed. In its licence application, The Charterhouse has previously stated that it will make sure that the users of the square and gardens adhere to a specific code of conduct to ensure that children will be adequately protected. I have no confidence in this happening based on current (virtually empty) security and surveillance activities.

We are already suffering from rapidly increasing instances of unacceptable noise and disturbance and, based on personal experience, current security and surveillance activities are deficient/non-existent outside of the Charterhouse itself. This will only worsen in circumstances of the licence being granted, especially if the license is to be available from 08.00-23.00 seven days a week.

Furthermore, the security providers for the Charterhouse, to my knowledge, have never intervened in any incidents in Charterhouse Square. This is despite assurances that following the recent change of use it would not be detrimental to the residents and office users of Charterhouse Square. The Charterhouse assured all stakeholders that high standards of security, cleanliness and surveillance would be implemented – this is not the case. I believe that the Charterhouse demonstrates little or no regard for the best interests of neighbouring residents and office users in the Square.

I therefore urge the Licensing Officer to acknowledge that The Charterhouse has clearly demonstrated an ongoing failure to provide adequate levels of surveillance and disturbance management/controls necessary to prevent serious disturbance in the gardens and the square. Specifically with regard to alternative provision of activities within the licence application, it should be noted that neighbouring licenced premises are already creating numerous instances of public disorder and violence, almost always alcohol related and generally linked to a licenced premises with additional facilities for live/recorded music and dance. This uncontrolled and inconsiderate behaviour of the patrons already deprives Florin Court residents of reasonably expected levels of quiet enjoyment and safety. This will only be severely worsened by the granting of this licence application.

My concern are increased further by the inevitability of the desire to put on 'live events' in the gardens and the square. This requires a very proactive/hands-on entity to administer and control events. I have no confidence that, in such circumstances, the gardens and square will be adequately provided with security and surveillance services whatsoever.

Finally, Charterhouse Square is in a Cumulative Impact Area. There are already significant over provision of licensed premises for the sale of alcohol music/dance entertainment. The square and gardens should therefore not be used to increase the overall pool of availability of alcohol and entertainment. This is neither necessary nor will extending of the number of

licences premises in the general area improve matters of disturbance control in any way – it will only extend the geographical footprint of ‘problem locations’ even further.

Best regards

Rep 16

This representation is being made in my capacity as Chairman of Florin Court Freehold Limited, representing the interests of 124 residential flats in Florin Court as well as the resident of 115 Florin Court.

We strongly object to the provision of a general license for the use of the Square (and Gardens within).

The Charterhouse is pursuing a particular approach to open the Charterhouse to a wider audience. Part of this exercise included remodelling the gardens in Charterhouse Square and to make them accessible to the general public on at least 6 days a week.

The residents and Board of Florin Court were given assurances that this change of use would NOT be to the detriment of the residents and office users of Charterhouse Square and that the Charterhouse would ensure high standards of security, cleanliness and surveillance. We have now had more than a year to observe the performance of the Charterhouse in practice and the Board of Florin Court of which I am Chairman, can conclude that:

- noise and disturbance have increased considerably
- security and surveillance are lacking outside the confines of the buildings which comprise the Charterhouse itself .
- Events within the confines of the Charterhouse are more numerous and appear to be adequately managed. We have little confidence that this management can be extended into the Gardens and the Square since we believe that the primary intention is to stage “Events” in the Gardens and the Square for which very different organisation is required.
- Those activities of the Charterhouse that extend to the Square and the Gardens show a lack of regard for the best interests of neighbouring residents and office users, are inadequately managed and demonstrate inadequate regard for , and management of, security.

There already have been instances of excessive noise, the consumption of alcohol and the playing of loud music in the Gardens and the Square where the security services of the Charterhouse have not intervened and the residents of Florin Court were deprived of quiet enjoyment. The Charterhouse is well aware of the requirements for security within the Charterhouse but has shown little ability to extend this to the Gardens and the Square. Charterhouse Square lies within a "Cumulative Impact Area" which already has an over-saturation of licensed premises for the sale of alcohol and the provision of entertainment. There is no need for the Square and Gardens to be used to increase the general availability of alcohol and entertainment.

If there are specific events which the Charterhouse wish to host in the Gardens or the Square rather than in the confines of the Charterhouse itself, then the Charterhouse is entitled to apply for a special license for each event which can then be considered on its merits.

We strongly object to the provision of a general license for the use of the Gardens and the Square as foreseen in the license application.

There is no need for Gardens and Square to be turned into a permanent event location. If the Charterhouse wishes to increase its earnings from events, then these should be hosted within the Charterhouse buildings and not in the Gardens or the Square.

The location of the Gardens in Charterhouse Square is within close proximity to Florin Court which is a residential building of 124 units.

The Square has hitherto been considered as a quiet residential “garden square”.

The application indicates under paragraphs 18 and 19 that the license is to be available from 08.00-23.00 seven days a week. Both the start times and the end times will ensure disturbance and deprive residents of quiet enjoyment.

In particular, children also living in Florin Court use the square and gardens at the times foreseen in the licenses and have a right to use the gardens outside of the times the garden is closed to the public.

Children from the local school on Charterhouse Square also use the garden as their playground area in a separate arrangement with The Charterhouse during the times foreseen in the licences.

The Charterhouse has indicated in its application that it will ensure that on each occasion, the users of the Square and Gardens will be required to adhere to a specific code of conduct to ensure that children will be protected. We do not have confidence that adequate security will be maintained.

We note that the applicant is the catering manager of Carthusia Limited and is neither an officer of Carthusia Limited nor of the charity which embodies the Charterhouse. We therefore doubt that the applicant will have the authority to commit the Charterhouse to any action nor to enforce any supervision or codes of conduct.

The Charterhouse is suggesting that it will require third parties to perform in accordance with its unknown guidelines.

The Charterhouse has hitherto not demonstrated that it gives the long term interests of the residents and office users the necessary priority with regard to the use of the Gardens and the Square.

We are thus of the opinion that the Licensing Officer can have no confidence that the Charterhouse will maintain sufficiently high standards of surveillance and discipline necessary to avoid any disturbance.

Yours faithfully

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

Your Name: [REDACTED]

Interest: NEIGHBOUR

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

Your Address: [REDACTED]

Email: [REDACTED]

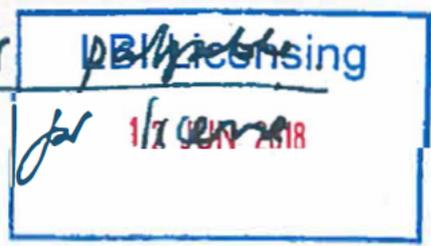
Telephone: [REDACTED]

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

Public Nuisance The Square is peaceful it is a residential area with many families who resent this. We already suffer noise from the two bars on Charterhouse St. right behind 14 as many elderly residents.

Crime and Disorder The clubs in the surrounding streets have not quite made their way up to the square. It is smelt and drunk and the police regularly patrol for drug deals etc.

to Mayor get late with any encourage this. Since the sq is open to the public till 1am now the increase in rubbish is [REDACTED] will resent the people applying for [REDACTED] DON'T LWE HERE !!



Protection of Children from Harm

Yes children living here
in the evening at the present enjoy
a relatively quiet neighbourhood.

Public Safety

— One a (use as granted, then
another, then another. we don't want
a nightmare upon the road that goes.

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:

[Empty box for explanation of anonymity request]

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: _____

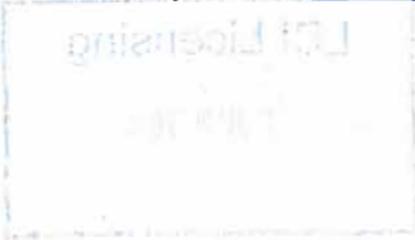
Date: _____

8-March 2018.

Please ensure name and address details completed above

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Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London
N1 1XR
or send by email to: licensing@islington.gov.uk



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

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

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

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

I understand that the site in question will become a pub. Charterhouse Square has always been a quiet area for residence & for the nearby school. ~~It is~~ Introducing a pub where loud music and dance will disrupt this. ~~Further if hot food is served outside the premises it will leave waste and make~~

Crime and Disorder

~~the area~~ small back for residents and kids.

Dependent on opening hours, if the venue is opened past 10/11pm, this could fuel drunk behaviour & alcohol related crime ~~and~~ towards residents heading home from work or other activities.

Indeed I on Fridays drink lunch hours there are drinkers work parties, this could result in crime towards children that play in the square.

Protection of Children from Harm

There is a school in the square. As mentioned above, it is not desirable for children to have to play in an area with a pub, and further drunken behaviour could cause harm to the school children.

Public Safety

As mentioned above, ~~drunk~~ alcohol related crimes could be committed or vandalism heading here from work. Further, broken glass from the pub could injure those walking through the square (residents or not). This is particularly

I wish my identity to be kept anonymous:

Yes

dangerous as a lot of the paths are washed.

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:

[Empty box for explanation of anonymity request]

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Signature: 

Date: 7/06/2018

Please ensure name and address details completed above

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

or send by email to: licensing@islington.gov.uk

Protection of Children from Harm

Children also may be at risk. There is a primary school in Charterhouse St. and those children often use Charterhouse Sq. for playing during lunch time.

Public Safety In general, the safety of people living and working in Charterhouse Sq. can be highly affected, as a result of school consumption and noise, but no mention the risk of disturbing illicit activities.

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:

[Empty box for explanation of anonymity request]

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: [Redacted]

Date: 9/6/2018

Please ensure name and address details completed above

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London Borough of Islington
3rd Floor
222 Upper Street
London
N1 1XR
or send by email to: licensing@islington.gov.uk



11 July, 2018

Licensing Service
London Borough of Islington
222 Upper Street (3rd floor)
London N1 1XR

To whom it concerns,

I'm a resident of [REDACTED], the 1936 Art Deco building overlooking Charterhouse Square in the borough of Islington, and I wish to register my **very strong objection – AGAIN** – to the application for a “Premises Licence/Club Premises Certificate” for Charterhouse Square.

(Request for a Premises Licence or Club Premises Certificate,
No. WK/180014500)

As I pointed out in my first objection letter last month, there is simply *NO WAY* that this relatively small space, bounded on four sides by buildings that we residents of the square already know to be a perfect amphitheatre for containing and amplifying noise, should be opened up as a site for public performances such as plays, films, live or recorded music, dance etc.

Let alone should it be opened up to such events alongside the sale and consumption of alcoholic beverages!

I am aware of the Charterhouse's claims that their events will be no big deal, all over and done by 10pm, and they're talking of closing the gates to the square (closest to their own windows, it should be noted!)

This doesn't wash over here, I'm afraid. We who live here – and I've been here 12 years, though I will leave if this goes through (I'm a renter, so I can) – know better.

What's more, though your list of reasons we're allowed to mention for not permitting this project doesn't allow us to object over the question of whether an institution that is supposed to be the custodian of the memory of the history of the area should be the first organisation in six centuries to finally propose to “make use” of this graveyard, otherwise left in peace until now, it is nevertheless the elephant in the room of this discussion.

What we are talking about here is effectively the grave of thousands of people who died of plague in the 1300s. Their suffering and deaths were considered reason enough for a group of Carthusian monks to travel here from France to establish a monastery overlooking (but importantly, **not on top of**) the spot.

Then, for the next more than 600 years, generations of Londoners have continued to respect the dead plague victims of our square by refraining from building on the site, or doing anything more with it than leaving it as a natural area of trees and grass.

(Below is a well-known engraving of the square, said to be from 1770, which shows how little changed the square was even until recently, when new paths were added to what had been a single path, stretching from the southeast to northwest corner.)



But, keeping to your list of reasons we're allowed to object, first and foremost, this plan should be vetoed straightaway because of the noise ("public nuisance") it will generate, in an area that is already under severe pressure, especially in the summer months, from noisy patrons of Fabric and other Smithfield-area venues.

These mostly young people tend to hang out in the area around the square during the evenings and throughout the early hours of the morning.



Not only do they typically shout, sometimes play loud music, and otherwise generally cause noise and commotion, but they oftentimes may be seen urinating into the garden through its railings.

(This is not to suggest that we are keen to see a "weekend urinal" installed here, like the one they sometimes put up by the intersection of Charterhouse and St John streets (see photo, left).

To be sure, the recent removal of the parking spaces that used to line the square has helped bring down the noise level in the appropriately-named “wee hours” somewhat (fewer people coming into the square to retrieve their cars and drive home), the numbers of such gatherings of noisy hanger-outers beneath our windows are expected to increase once Farringdon opens as a Crossrail station later this year (and becomes one of the UK’s busiest train hubs) – particularly since one of the main entrances to the new station entrance will be just yards from the square.

If you come by here of a summer’s evening, you’ll notice that the entrance to Florin Court is a natural, cobble-stoned, softly-lit “piazza”, with an inviting staircase on which to sit, or gather in front of.

Meanwhile, we understand from press reports that the Charterhouse was awarded a £1.5 million grant from the Heritage Lottery Fund in 2015; it also receives income from properties around the square that it owns. If it finds that it still needs more money, we suggest they open up more spaces on **their** side of the walls surrounding the square for public use.

(They also have rooms with roofs, so there is simply NO NEED AT ALL for marquees and tents, like the one they erected the other day in the square...how unnecessary. In a city full of roofed buildings, which typically come complete with electricity, plumbing, seats and so on, do we really need tents on our too-few precious patches of grassy public spaces?)

For example, they might offer more rooms and buildings within the Charterhouse’s grounds to the commercial rental market than they now do – this is a widespread income generator for many convents and monasteries in Europe.

That way, **any noise or disturbance would be theirs to either endure or address**, rather than inflicting it on us, for their gain.

I’ve also heard some people grumbling that a charity, which the Charterhouse is, which is looking to raise revenue, should possibly not be so aggressively looking to lure customers from businesses in the neighbourhood that don’t enjoy its tax breaks.

In other words, a glass of wine sold inside the square, on which no tax is paid, could mean one less glass of wine being sold in a Farringdon pub, and thus a few pence less in tax for the Treasury.

I don’t think anyone is suggesting that the Farringdon pubs are going to go out of business because of the Charterhouse’s decision to go into the business of entertaining on a grand scale, but it does seem a bit wrong.

Again, if they MUST do it, why not inside their own walls? I've been inside, there are lots of open spaces in there. Also nice rooms for events. What's more, they could easily arrange an entrance on Clerkenwell Road – now just a big, high brick wall – which would take the noise of their commercial enterprises well away from the square.

But opening up the square garden for public events on the scale proposed – as though it were Hyde Park, and not a relatively small patch of green space in one of London's most congested neighbourhoods – **would be utterly and completely wrong, and must not be allowed to go ahead.**

One final point. I come from the US. I grew up in suburbia, in towns where the oldest building was a Victorian house, possibly. I even went to Methodist churches, founded by a former pupil of the Charterhouse School, John Wesley (how cool is that?)

Coming from that background, it is utterly beyond my understanding why this country fails to appreciate its history; and why it is rushing to destroy special spaces like this square. (Also all the historic buildings that have been razed recently for Crossrail; and that new building that totally obliterates the view of St Paul's dome, which we used to see from Florin Court. Now you can't even see it from the roof, which you used to.)

Again, this isn't on your list of reasons to approve or disapprove of a premises licence, but then, that's probably the problem –, and symptomatic of the reason so many special buildings and places are being lost in this country.

Sincerely,

A large black rectangular redaction box covering the signature area.

(see attachments below)



Charterhouse Square at lunchtime, full of people enjoying the open space, grass and trees. What it SHOULD BE FOR!!!!

Rather than, please, this:



Below are some examples of what I would argue is toe-curlingly tasteless use of open public spaces in an area of historic and architectural importance, and beauty: these were photographed in Paternoster Square, beneath dome of St Paul's Cathedral, during the summer two years ago (a time when it was thronged with foreign tourists).

Here we see how a property owner/developer's desire to maximise its property assets can result in a truly eyebrow-raising juxtaposition of tat next to something (St Paul's) that many people in the rest of the world would say it never should be allowed anywhere near.



Pop-up 'crazy golf'



TV, with lawn chairs arranged in front, and brandishing advertisements for Mitchum anti-perspirant (“Great moments in life make you sweat”). That building in the background is St Paul’s Cathedral...

Licensing Act 2003 representation pro-forma

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

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

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

I am concerned that the square will be used for many events, & the noise & inconvenience will not keep it as a quiet area - I am not objecting to events indoors at

Crime and Disorder

the Charterhouse

LBI Licensing
12 JUN 2018

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes No

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

[Empty box for explanation]

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: [Redacted]

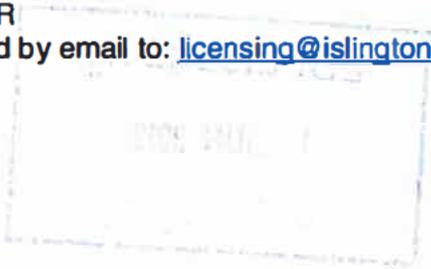
Date: 27/6/18

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222 Upper Street
London
N1 1XR

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Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

Your Name: _____

Interest: _____

(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

this is a quiet residential area - though much disturbed recently by Crossrail construction - and should remain so - precious in central London.
 Crossrail will already bring more people, but passing through. The area is not lit well and this may already cause disruption so more would not be welcome

Crime and Disorder

more people, bad lighting, noise from "events" and drink all cause crime + disorder
 and does desecrating graves (a sacred place) count as a crime! London is proud of its history and the plague victims uncovered recently prove this areas long history - and also its link to the monasteries of the middle ages.

I am unclear about two things

- Is this the "square" only outdoors or does it include the other spaces owned by the Charterhouse, eg the coffee shop buildings + the building on the west side of the square
- Late night refreshment says 8:0 - 23:0 so I assume they are NOT applying for a licence 1/21 JUST 2018 but only til 11.0 (bad enough!)

Protection of Children from Harm

the square is used as the playground of The Charterhouse Sq. School - young children 'cavort' on the grass - with large public events with alcohol they will find broken glass, condoms, etc + dare I say it, play where men have "relied" themselves

Public Safety

Where does the continuing quiet (for central London) life of the residents come into this. I assume the Charterhouse is doing it for L&E and maybe even their residents will be disturbed + object. They own lots of land + buildings in a quiet oasis + they should find way to "exploit" it without ruining the area + changing it totally. their historic improvement

I wish my identity to be kept anonymous: ~~Yes~~ / No ^{the square was wonderful.} **this is AWFUL!**

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:

[Empty rectangular box for providing reasons for anonymity]

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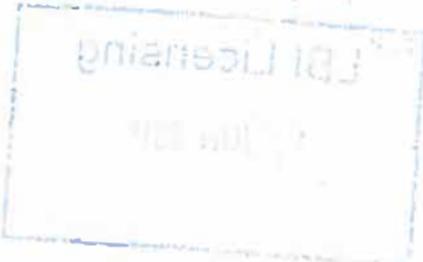
Signature: _____

Date: _____

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Licensing Act 2003 representation pro-forma

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Please feel free to attach additional sheets.

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

Premises Name and address The Charterhouse, Charterhouse Square, Islington, London EC1.

Your Name [REDACTED]

Interest: Resident

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

Your Address: [REDACTED]
EC1

Email: [REDACTED]

Telephone [REDACTED]

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

Public Nuisance

Charterhouse Square is an ancient quiet, leafy cobbled Square. It should be kept that way and not run the risk of disturbance by outside drinkers blocking the Square, causing noise and drinking in the new gardens. Now open (at times) to the general Public.

Please remember this is a largely residential area with a very high percentage of elderly residents. There are already very many licensed establishments within very close proximity to the Square. The Public's need is very well catered for.

LBI Licensing
07 JUN 2018

Crime and Disorder

Could well flow for the reasons mentioned above and below.

Protection of Children from Harm

There is an infant school opposite. The children use the Square during school time. Regardless of attempts to stop customers from so doing, it is obvious alcohol etc will be taken into the gardens where the children are.

Public Safety Alcohol and open grassed areas where people can sleep, sit and urinate and do other unmentionables do not mix well. Certainly with children close by.

I wish my identity to be kept anonymous 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:

[Empty box for providing reasons for anonymity]

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_Tuesday 6th June 201

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

Licensing Act 2003 representation pro-forma

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Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

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 Charterhouse Sq already suffers from noise at night due to the array of local licensed premises. Frequent noise, singing & confrontation occur already. These are usually confined to the South side but an additional bar on the North would spread the issue. There have also been occasions when unruly groups have congregated outside access points of Florin Court. Florin Court has a Grade II listed facade with single glazed windows exacerbating noise concerns. Meanwhile, I note that at least two licensed premises nearby lie vacant (The Charterhouse & The Localist)

Crime and Disorder

There are already many incidences of antisocial behaviour around the square including frequent fights. This is likely to be exacerbated.

LBI Licensing

06 JUN 2018

Protection of Children from Harm

Broken glass is a blight on the Square and bottles have occasion-ally been thrown in to the park in the middle. As the park is also the playground for the Charterhouse Square School and Nursery, the danger to children is clear. The addition of a licensed premises to the North of the Square may well worsen this issue

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

I do not know the names and home addresses of the applicants and see no reason why they should be in possession of information that is not reciprocated

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: _____

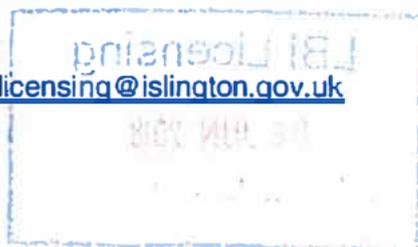
Date: 5/6/14

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



[REDACTED] [REDACTED] [REDACTED]

Licensing Service,
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
12 June 2018

Ref: THE CHARTERHOUSE - APPLICATION RELATING TO "CHARTERHOUSE SQUARE" **

We wish to make an OBJECTION to this application.

This all-encompassing application from THE CHARTERHOUSE seeks permission for:

- The sale of alcohol 8 AM to 11PM
- Late Night refreshment 8 AM to 11PM - Hot Food or drink (11PM – 5AM)
- Facilities for Dance 8 AM to 11PM
- Recorded Music 8 AM to 11PM
- Live Music 8 AM to 11PM
- Films 8 AM to 11PM
- Plays 8 AM to 11PM
-

Monday to Sunday, SEVEN days a week, all year round.

The prospect of such a range of activities being conducted in the above timeframe (maximum 15 hours daily - from Monday to Sunday) undoubtedly has the potential to alter radically the special character and quality of this historic Square, which lies at the heart of a unique [Conservation Area](#).

Surely, given the recent re-development of rooms within the Charterhouse, there are sufficient venues within the main building (and immediate grounds) for hosting entertainment related and revenue engendering events, without needing to use the Square.

CUMULATIVE IMPACT AREA

Charterhouse Square and the recently re-landscaped gardens it encompasses, fall within the Borough of Islington's "Cumulative Impact Area".

There are already three licensed premises in nearby Carthusian Street – the Sutton Arms pub, Erebus Bar & Lounge, and across the road there's the NEO late night bar which has been the subject of a series of complaints (made to the City of London) over the past seven years by local residents.

On the north side of the Square, in terms of licensed premises, there is the Malmaison Hotel (and Cocktail Bar), and just beyond the western edge of the Square there's the Fox & Anchor, The Vestry (incl. cocktails), Be At One Bar, and the Smithfield Tavern (re-opening in six weeks time).

In addition to those noted above, the Charterhouse's Café application for a separate alcohol licence is currently being considered by [Islington Council's Licensing Service](#)

There are certainly more than enough venues in the immediate vicinity for the consumption of alcohol.

Should this licence application be approved, there is the danger that the numbers of people attending the events on the Square could impact on current levels of “public safety”. Additional traffic and taxis can only add to the existing pollution problem if the Square is to be regularly used as a venue for the range of activities listed in the application.

The application refers to the Charterhouse security being available “24/7” but all indications to date are that this existing small team of staff may not be sufficient in number to deal with additional demands on their services, nor properly qualified with relevant specialized experience. There is the question of whether their existing skill-set is sufficient to deal with the demands of special events or managing crowd control.

There’s also the question of noise and disturbance caused by the events, which would cause a “public nuisance”, together with the matter of rubbish generated by such events and how this will be dealt with.

At present there are very few provisions for rubbish in the Square and gardens, and bags of rubbish around the Square are already an ongoing problem, sometimes remaining for days at a time (mostly since the garden Square re-opened).

There are children living in our building, as well as in Florin Court, not to mention the 200 children who attend the Charterhouse Square School, and this needs to be taken into consideration.

Events held in the Square have already caused noise and disturbance, calling for a degree of tolerance on our part, given that “it’s the Charterhouse”, plus the assurance that these were isolated events.

However, given that this licence application opens-up the prospect of a wide-ranging series of activities (anytime between 8AM and 11PM, with the possibility of “Late Night Refreshments”) we are inevitably left with no choice but to **object** to this application.

This historic Square created by monks is also a plague pit cemetery which should be allowed to retain its dignity, peace and tranquility rather than be turned into a venue for events.

Yours sincerely,

██████

██████

** Our objection relates to the Licence Application listed below:

Licence Type	Premises Licence
Application Date	16th May 2018
Representations By	13th June 2018
Status	New Waiting Issue

Representation

Operating Schedule

Activities Plays
Films
Live Music
Recorded Music
Facilities for Dance
Late Night Refreshment
Alcohol Cons. ON Premises

Location	Ground Floor
Max Number	
	Hours
Sunday	08:00 - 23:00
Monday	08:00 - 23:00
Tuesday	08:00 - 23:00
Wednesday	08:00 - 23:00
Thursday	08:00 - 23:00
Friday	08:00 - 23:00
Saturday	08:00 - 23:00

Islington Council website link:

http://planning.islington.gov.uk/Northgate/Online/EGov/Licence_Registers/StdDetails.aspx?PT=&TYPE=LicenceRegistersFullDetailsPK&PARAM0='WK/180014500'&PARAM1=0&XSLT=/Northgate/SiteFiles/Skins/Islington//xslt/Licensing/LicenceRegistersDetails.xsl&FT=Licence%20Details&LAYOUT=UE&DAURI=EGov

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]
[REDACTED]
[REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

Crime and Disorder
DRUNKEN MAN

LBI Licensing
12 JUN 2018

Protection of Children from Harm

TOO MUCH NOISE

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

[Empty box for explanation]

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: 4th JUNE

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Chateaux, Chateaux Square, Islington, London

Your Name: [REDACTED]

Interest: RESIDENT'S BOYFRIEND

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

ALREADY NOW TOO NOISY
THEY LEAVE ALL CHAIRS AND TABLES
OUTSIDE AT NIGHT, SHOWING A LAZYNES
IN PREVENTING NOISE AND DRUNK PEOPLE
SITTING THERE ALL NIGHT

Crime and Disorder

THE SQUARE IS A QUIET PLACE,
SERVING ALCOHOL WILL NOT HELP,
SCREAMING AND LOUD BEHAVING ARE
ASSURED

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

I ALREADY EXPOSED MYSELF IN OTHER COMPLAINTS WITH THE CHARTERHOUSE

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

Signature: 

Date: 21/6/18

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

2003 representation pro-forma

To comment on the licence application please use this form to help you. Please do not forget 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 refer to the guidance notes for further advice).

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

Your Name: [Redacted]

Interest: RESIDENT

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

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

Public Nuisance

Excessive noise (see attachment) in what should be a quiet corner of peace in London

Crime and Disorder

Drinking will exacerbate antisocial behaviour

LBI Licensing
13 JUN 2018

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes No

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

[Empty box for explaining the reason for withholding name and address details]

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: 12/10/19

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



10 June, 2018

Licensing Service
London Borough of Islington
222 Upper Street (3rd floor)
London N1 1XR

To whom it concerns,

I'm a resident of , the 1936 Art Deco building overlooking Charterhouse Square in the borough of Islington, and I wish to register my **very strong objection** to the application for a "Premises Licence/Club Premises Certificate" for Charterhouse Square.

There is simply *NO WAY* that this relatively small space, bounded on four sides by buildings that we residents of the square already know to be a perfect amphitheatre for containing and amplifying noise, should be opened up as a site for public performances such as plays, films, live or recorded music, dance etc. – let alone opened up to such events alongside the sale and consumption of alcoholic beverages.

First and foremost, this plan should be vetoed straightaway because of the noise ("public nuisance") it will generate, in an area that is already under pressure, especially in the summer months, from noisy patrons of Fabric and other Smithfield-area venues. These mostly young people tend to congregate in the area around the square during the evenings and throughout the early hours of the morning.

The numbers of such gatherings of noisy hanger-outers around the square are expected to increase once Farringdon opens as a Crossrail station later this year (and becomes one of the UK's busiest train hubs) – particularly since one of the main entrances to the new station entrance will be just yards from the square.

We also get noise from students walking past, on their way to the Queen Mary University of London campus, which opens onto the square.

Also important to consider is the fact that we are talking here about what is effectively the grave of thousands of people who died of plague in the 1300s. Their suffering and deaths were considered reason enough for a group of Carthusian monks to travel here from France to

establish a monastery overlooking (but importantly, not on top of) the spot.

Worth noting here is that, for the next more than 600 years, generations of Londoners have continued to respect the dead plague victims of our square by refraining from building on the site, or doing anything more with it than leaving it as a natural area of trees and grass.

(Below is a well-known engraving of the square, said to be from 1770, which shows how little changed the square was even until recently, when new paths were added to what had been a single path, stretching from the southeast to northwest corner.)



We understand from press reports that the Charterhouse was awarded a £1.5 million grant from the Heritage Lottery Fund (part of a £4.2 million award) in 2015; it also receives income from properties around the square that it owns. If it finds that it still needs more money, we suggest they open up more spaces on **their** side of the walls surrounding the square for public use.

But opening up the square garden for public events – as though it were Hyde Park, and not a mere patch of green space in one of London's most congested and urban neighbourhoods – would be wrong, as it would adversely affect those of us who live here, and must not be allowed to go ahead.

Sincerely,

[Redacted signature]

Flat No.

[Redacted flat number]

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address : **The Charterhouse (and garden within) Charterhouse Square, Islington, London** _____

Application reference WK/1800145000. Applicant Alan Tyrrell, Carthusia Ltd.

Your Name: _____

Interest: Resident _____

—

Your Address: _____

EC1M 6EX _____

Email: _____

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

Evidence from current practice shows that security and surveillance are lacking outside the confines of the Charterhouse buildings at number 15.

I myself have had to report alcohol use and excessive noise in Charterhouse Square on a Sunday afternoon to the porter/security guard at The Charterhouse who showed no concern regarding the public nuisance and alcohol consumption despite alcohol use being prohibited in the square and which contravenes The Charterhouse's own rules for use of the square.

Builders working at number 5 Charterhouse Square which is also own owned by The Charterhouse frequently drink alcohol in the Charterhouse Square garden or around the perimeter edge of the garden when it is closed and have being do so since The Charterhouse started the building project some 6+months ago. There has been no intervention to prevent this from happening.

I therefore do not have confidence that the proposed license holder has the authority nor the resources to control the increase in public nuisance that would arise from the granting of the license.

The premises is located in the Bunhill and Clerkenwell Cumulative Impact Area. Granting a license will only add to the disturbance myself and other local residents face from outside drinkers blocking pavements, noise from customers drinking outside and noise when arriving and leaving premises. The area has an 'after work hours' culture so the impact is the greatest between 5pm to 10pm. The area also has late night venues and the impact from these is greatest when customers arrive around 11:30pm/midnight and when they leave from 2am to 7am.

I therefore object to the granting of a premises license.

Crime and Disorder

Security and surveillance are lacking in the open space that is Charterhouse Square and Garden.

The change 12 months ago from electric lighting to gas lighting around Charterhouse Square has resulted in the area being very dimly lit. There have been incidents of drug use, drug selling, alcohol use and nitrous oxide (laughing gas) use.

The re-positioning of the garden railings and the road gates to Charterhouse Square has created a new pedestrianised area which has encouraged the gathering by customers of, on their way to, or leaving other licensed premises in the neighbourhood. This has resulted in street drinking, illegal parking, littering and increased noise levels which are already negatively affecting the residents of Charterhouse Square.

I therefore do not have confidence that the proposed license holder who is an employee of the catering company contracted by The Charterhouse, has the authority nor the resources to control crime and disorder that would arise from the granting of the license.

Protection of Children from Harm

There is a school, The Charterhouse Square School at number 40 Charterhouse Square for children aged 3 to 11 years. An amenity of the school, as listed on their website, is the use of the Charterhouse Square garden. This is used as their play area during the intended times of the license.

Children resident or visiting the local area also use the Charterhouse Square and garden at weekends during the times of the proposed license.

School groups from outside the area also visit the Learning Centre at The Charterhouse, 15 Charterhouse Square which is accessed via the garden and square during the times of the proposed license. They also use the garden after their visit to the Learning Centre which I am witness to now at 12:43pm on the 13th June 2018.

The security and surveillance are lacking outside the confines of the Charterhouse buildings at number 15. Local residents have themselves been asked by The Charterhouse to "encourage visitors not to smoke and drink in the square".

I therefore do not have confidence that the proposed license holder who is an employee of the catering company contracted by The Charterhouse, has the authority or the resources to protect children from harm.

Public Safety

Security and surveillance are lacking outside the confines of the Charterhouse buildings at number 15. The area is dimly lit and there are areas where people can congregate resulting in anti-social behaviour. There are many elderly residents living both in The Charterhouse itself and Florin Court. The premises license would increase the number of people drinking outside their home, street drinking, blocking entrance ways and walkways. Traffic would also be increased to the premises both on the roadway and within the square itself which does not have an adequate traffic management system for the intended entertainment activities applied for under the license.

I wish my identity to be kept anonymous No –

From: [REDACTED]
Sent: 13 June 2018 19:25
To: Licensing <Licensing@islington.gov.uk>
Subject: Premises application Charterhouse Square WK/1800145000. Applicant: Alan Tyrrell, Carthusia Ltd.

Date: 13/06/2018

To: licensing@islington.gov.uk

Re: Premises Name and address: The Charterhouse (and garden within) Charterhouse Square, Islington, London

Application reference: WK/1800145000.

Applicant: Alan Tyrrell, Carthusia Ltd.

This representation is being made in my capacity as a Director of Florin Court Management Limited which represents the interests of 124 residential flats in Florin Court, 6-9 Charterhouse Square, Islington.

We strongly object to the provision of a premises license for the use of Charterhouse Square (and Gardens within).

The reason for the objection is that it will contribute to alcohol induced crime and disorder, public nuisance and fails to protect children from harm.

The location of Charterhouse Square and the gardens (the premises) is within close proximity to Florin Court which is a residential building of 124 units. The Square has hitherto been considered as a quiet residential "garden square".

The location of the premises is also located by a school for 3-11 year olds and the garden square (the premises) is used by the children on weekdays as their playground.

The location of the premises is within a "Cumulative Impact Area" which already has an over-saturation of licensed premises for the sale of alcohol and the provision of entertainment. There is no benefit to the area to be gained from the granting of a license because the area already has a diverse mix of premises providing a wide variety of entertainment, arts and cultural activities, business, employment and career opportunities.

Moreover it would be irresponsible for the Square and Gardens which is an open space with a low railing on all sides, to be used to increase the general availability of alcohol and entertainment in an area where there is already a high concentration of street drinking, noise and disturbance from office workers drinking outside licensed premises after 5pm, disturbance from late night entertainment venues, noise from special entertainment events, littering, the blocking of pavements, drug use, urinating in public.

The premises is not structurally suitable and there is no facility to control noise nor to prevent alcohol being passed from the premises to underage drinkers.

The application indicates under paragraphs 18 and 19 that the license is to be available from 08.00-23.00 seven days a week. Both the start times and the end times will ensure disturbance and deprive residents of quiet enjoyment.

Since the garden in Charterhouse Square was opened up for public use during day time hours 6 days a week:

- noise and disturbance have increased
- security and surveillance are lacking outside the confines of the buildings which comprise the Charterhouse itself at number 15 Charterhouse Square.
- Those activities that extend to the Square and the Gardens show a lack of regard for the best interests of neighbouring residents and office users, and demonstrate inadequate regard for, and management of, security.

If there are specific events which the Charterhouse wish to host in the Gardens or the Square rather than in the confines of the Charterhouse itself, then the Charterhouse is entitled to apply for a special license for each event which can then be considered on its merits.

The applicant for the premises license however is not The Charterhouse but would appear to be an employee of Carthusia Ltd. and is neither an officer of Carthusia Limited nor of the charity which embodies the Charterhouse. We therefore doubt that the applicant will have the authority to commit

the Charterhouse to any action nor to enforce any supervision, security or codes of conduct as referred to in section 18.

The applicant has indicated in the application that it will ensure that on each occasion, the users of the Square and Gardens will be required to adhere to a specific code of conduct to ensure that children will be protected. We do not have confidence that adequate security will be maintained.

The applicant is suggesting that it will require third parties to perform in accordance with it's unknown guidelines.

There already have been instances of excessive noise, the consumption of alcohol and the playing of loud music in the Gardens and the Square where the security porter based within The Charterhouse at 15 Charterhouse Square has not intervened and the residents of Florin Court were deprived of quiet enjoyment. The Charterhouse is well aware of the requirements for security within the Charterhouse but has shown little ability to extend this to the Gardens and the Square.

We have no confidence that the applicant will maintain sufficiently high standards of surveillance and discipline necessary to enforce and adhere to Islington's licensing objectives and would ask that you reject this application for a premises license.

[Redacted]

Director

Florin Court Management Limited

[Redacted]

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Charterhouse, Charterhouse Square, Islington, London

Your Name: [REDACTED]

Interest: NEIGHBOR

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

Your Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

NOISE, ECHO, DRUNK, LOUD MUSIC,
NOISY EVENING FOOTBALL
NO PEACE TILL 11.00PM

Crime and Disorder

VOMIT, URINE CLOSE TO MY BUILDING



Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

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

Signature: 

Date: 3 JUNE 2018

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

The Charterhouse Licensing Application - Addressing the concerns of objectors

Update August 2018:

As a result of the Charterhouse meeting with an Islington Licensing Officer and responding positively to the concerns expressed by the Islington Licensing Team, Licensing Police and Noise Team and agreeing to comply with 31 conditions, Islington Council has now withdrawn all their objections.

The Master has now met with one of the main objectors, John Cutts (Chairman, Florin Court Freehold Ltd), on Monday 20 August and they are now discussing his ongoing concerns in the hope that they can be resolved. Another meeting is booked for Friday 24 August.

1. Times on license 0800-2300 – incorrect information as this was altered after the first objections were received. Now changed to 11am to 10pm.
2. Charterhouse Square is in a Cumulative Impact Area – We have been assured by Islington that the charity's events fall under the 'exceptions' section of the Policy:
 - a. The provision of mixed use or flexible premises that
 - i. Support the people visiting the area during the day
 - ii. encourage people to stay in the area after work
 - iii. encourage people staying in local hotels to socialise in the area
 - iv. support the wider cultural offer in the area
 - b. Premises that are not alcohol led
 - c. Premises with hours of operation consistent with framework hours
 - d. Premises supplying alcohol for consumption on the premises with robust arrangements to prevent vertical drinking, for example fully seated venues (any drinking would be contained within the event space)
 - e. Premises that can demonstrate high standards of management with respect to preventing public nuisance associated with waste management and littering
3. Clubs etc already in surrounding area – this is not under our control.
4. Increase in noise 'public nuisance' – after discussions with the Islington Noise Team we have agreed a number of ways for any noise to be minimised e.g. no amplification if there is music, plastic drink containers to be used, only the gate opposite the gatehouse will be open for attendees to exit the Square after the event so they are away from residential areas, event staff will supervise the event and respond if noise levels escalate.
5. young people tend to hang out in the area around the square during the evenings and throughout the early hours of the morning. – we are aware of this and in an attempt to reduce the numbers coming into the Square, we lock the pedestrian gate in the evening that leads in to the Square by the Malmaison.
6. children's play area but broken glass, condoms, men have relieved themselves – these are problems for any open space in London, not as a result of an event that we would hold in the Square.
7. playing of loud music/entertainment – we would not allow amplified music and the sort of music we would allow would be limited in style to that of a jazz singer, harpist and the like. The charity has no intention in making the Square a site for a music festival in the way other Squares may do.
8. general availability of alcohol – alcohol would only be served via the events team to those attending as part of the event. Staff are trained in Challenge 25 and would operate under that policy.

9. No confidence that there will be sufficiently high standards of surveillance, security and discipline necessary to avoid any disturbance/ anti-social and drunken behaviour due to late night drinking as well as the crime and violence linked to it – after discussion with the Police Licensing Team, we have agreed our plans for operating in a manner that complies with their conditions e.g. a body cam will be worn by the event manager in order that if an incident occurs, it can be recorded and passed on to the police.
10. Public safety - after discussion with the Police Licensing Team, we have agreed our plans for operating in a manner that complies with their conditions e.g. stewards in high viz waistcoats will be on site throughout the event and control any emergency evacuation of the Square.
11. Protection of children from harm/ children playing in an area with a pub and drunken behaviour – during an event, the Square will be closed to the public. The only pubs are in the surrounding area, not within the Square. If any attendees display drunken behaviour they would first be monitored and then asked to leave the event. The police would be contacted if assistance was needed.
12. Cleanliness/ litter and smell – the events team would be responsible for clearing any litter or waste following an event in the Square. Broken glass, outside of pubs is not something we can control and happens everywhere there is a pub.
13. I am unconvinced by the statements, lacking any detail as they do, that “client will monitor” and “there will be a designated person in charge of every event” - after discussion with the Police Licensing Team, we have agreed our plans for operating in a manner that complies with their conditions and the event manager will be present and oversee events in the Square.
14. events should be hosted within the buildings – in order to share the open space of the Square with those within the community, we want to be able to offer events that they can enjoy and due to the restriction of the numbers permitted in our rooms, this can only be done in the Square e.g. the HandleBards Shakespeare group of four actors (no amplification).
15. they might offer more rooms and buildings within the Charterhouse’s grounds to the commercial rental market than they now do – this is a widespread income generator for many convents and monasteries in Europe / Why not use other spaces owned by Charterhouse e.g coffee shop – We no longer run the coffee shop, it is leased to the Shoreditch Coffee Co. We do already use all of the internal and external public spaces of the Charterhouse site for private hire at full commercial rates.
16. No double glazing in windows/ this is our home, we want to live in peace – the elderly residents, staff and tenants with families who live at the Charterhouse also want to live in peace and do not have double glazing, so any disturbance affects us all too.
17. pavements being blocked with people spilling onto the road – when an event ends, the event team will only open the gate opposite the gatehouse and will see the attendees off site and away from the Square.
18. alcohol licence being granted on a medieval burial site/ partying in a graveyard or on top of tomb stones/ first organisation in six centuries to finally propose to “make use” of this graveyard – We have no intention of being disrespectful to the memory of those who are buried here but as discussed with the Islington team, the reality is that most open spaces in London, and even those spaces that have been built over, were used at some point in history as a graveyard. The Square is not designated as consecrated land.
19. disturbance of family units including children and the endangerment of the public and others in and around the square during licensed events - after discussion with the Police Licensing Team, we have agreed our plans for operating in a manner that complies with their conditions e.g. the charity’s staff

all operate under our Safeguarding Policy.

20. for public events/ another pub/ effectively gives freedom for unlimited use of the Square for such purposes – it is not our intention to hold large scale events such as a festival as some other Squares do. In the majority of cases the attendees will be at an event by invitation only or else it will be a community event which would be supervised by the charity's staff. All the events have to comply with strict criteria in accordance with the conditions set out by Islington Council.
21. Profit above anything and everybody is unacceptable/ historical gem needs to be preserved - The Square gardens were improved and extended by the charity at considerable cost, partly with HLF grant aid. But the charity lost the income from parking that formerly brought in £110,000 pa. We now receive a contribution towards that lost sum from Charterhouse Square School for their use of the grass for playground, but still plan to spend some £5,000 a year on maintenance of the shrubs and trees.

The charity is not legally allowed to make a profit and is actually losing money as a result of the project to open the Square to the public.
22. temporary marquees rather than soundproofed venues – events would finish at 10pm so there would not be late night entertainment to cause disturbance.
23. Florin Court has a Deed dated 1993 which sets out the rights by which Florin Court leaseholders can use the gardens in Charterhouse Square as well as vehicular access around the square. Florin Court is expected to contribute to the maintenance of the Square. Last year we paid The Charterhouse £5,600 - In fact the deed is dated 16 March 1990 but was for many years in abeyance and the fee not collected. Residents of Florin Court continued to access the gardens (on nominal payment for a key), and to use the roads and pavements (at no charge). In 2017, an agreement was reached under which Florin Court Ltd contributes to the maintenance of the roads and pavements, but not to the upkeep of the Square gardens. Florin Court Ltd resolutely refused to contribute to the upkeep of the gardens (despite the contents of the 1990 deed) as they had been opened to the public at large by the charity. Thus, the charity now bears the cost of maintenance towards which it is attempting to bring in some income.
24. As we know Masters of The Charterhouse come and go and there is no commitment to continue as the previous one has – the use of the Square is a collective decision by the Governing Body of the Charterhouse and the Master is working under their instruction. A change in Master would therefore not change the remit given by the Governors.
25. On Monday 25th June, the Charterhouse's architects refurbishing number 5 Charterhouse Square held a drinks party in the roadway outside number 5 with the consent of the Charterhouse (the event was co-hosted by the architects and The Charterhouse as noted on the London Festival of Architecture week website). The noise was such that various residents were disturbed by the noise and commotion created. The event blocked access to Florin Court and was finally disbanded at 10.00pm only after much noise pollution, disturbance, drunkenness, littering and anti-social behaviour – The event was run by our architects, Gibson Thornley, as part of the London Festival of Architecture. Following complaints about the noise, an email was sent to the Chairman of Florin Court, as follows:

Dear John (Cutts)

I understand that the event we held with the London Festival of Architecture on the 26th June at No.5 Charterhouse Square is still causing consternation with the residents at Florin Court.

We extend our deepest apologies for the event overrunning.

Whilst the event was approved by the Charterhouse, the event was run by us and the London Festival of Architecture. The closing time was set by the Charterhouse but our responsibility for it overrunning.

We stress that this was a one-off event

Regards

Ben Gibson

Director GIBSON THORNLEY

26. She (the Master) clearly has no respect for the residents of Florin court, as we own half of the square, it is within her interest to work with us and not against us. Until now, the interaction with her has been very unprofessional from her side and very undermining of the residents of Florin court. There has been no respect from her for the residents of Florin court – [the previous Master set up regular residents' meetings to deal with issues relating to Crossrail opening locally. The current Master has continued the regular meetings to provide a forum to address local concerns and organise local social gatherings. Locals are invited to attend and air their views. The last one was in May 2018, before that in January and previously September and May 2017.](#)
27. At previous local community meetings held by The Charterhouse, The Master had said there would be no marquees in the square and on the recent letter circulated by the Master about events that are in the calendar it was not mentioned - [At the Residents meeting in September 2017 we discussed how the charity could replace some of reduced income caused by calming the square \(introducing pedestrianisation and reducing parking\). The options discussed included charging the Charterhouse Square School to allow the schoolchildren to play over lunch or allowing a third-party events company to use the square for six weeks in the summer. The overwhelming response was for the school to use the square and the Charterhouse turned down the third-party option. Any future events will be strictly under the control of the charity. The recent letter to residents from the Master did not mention any events in marquees as there are currently no such events planned.](#)
28. The Square will inevitably be used in future as an overspill for the Malmaison hotel events or for wedding parties for example – [the General Manager of the Malmaison is aware that they would need to have the permission of the charity for any event like this and that it could only be run with a Charterhouse member of staff present.](#)
29. already now there are too many van deliveries in the early morning (from 6:30am) on a daily basis, it would be detrimental if they stay open till 11:00pm (*N.B. incorrect time*) every single day of the week – [the deliveries that we currently have to the Charterhouse would not be changed. Some of the deliveries mentioned are actually for the Malmaison Hotel, not us. Deliveries for an event in the Square would not be permitted to arrive before 9.30am and if clearing the site at the end of the event \(10.00pm not 11.00pm\) would be too noisy, then that would be delayed until the following day.](#)
30. Increase in traffic/ Illegal parking – [All events in the Square will discourage the use of cars, and a reduction in traffic is expected. Our improvements included making part of the Square pedestrianised, thus reducing through traffic to a minimum. Indeed, as a result of our actions, vehicle traffic to Queen Mary University is now directed to their north entrance and not through the Square as in the past.](#)

The parking in the Square is managed by Euro Car Parks PLC, one of the largest operators of parking. They operate over 1000 car parks across the UK, Ireland and Europe, assisting 500,000 motorists a day. Notices are displayed in the Square to ensure that unauthorised parking is kept to a minimum, and PCNs are issued by their staff who attend on a regular basis.

22.08.18

Appendix 5

Police suggested conditions – Agreed with the applicant

1. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:

- (a) The police and, where appropriate, the London Ambulance Service, are called immediately;
- (b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
- (c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
- (d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.

2. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:

- (a) Any and all allegations of crime or disorder reported at the venue
- (b) Any and all complaints received by any party
- (c) Any faults in the CCTV system
- (d) Any visit by a relevant authority or emergency service
- (e) Any and all ejections of patrons
- (f) Any and all seizures of drugs or offensive weapons
- (g) Any refusal of the sale of alcohol

3. At all times when the venue is undertaking licensable activities, and for the full duration of any event, there shall be at least 2 clearly identifiable supervisors on the footprint of the event. Both supervisors will be equipped with a functioning BodyCam system, specified to the satisfaction of the police, and will actively employ said system when responding to or dealing with any incident of note (to include any incidence of criminality, violence or disorder, ejection, dispute etc).

- (a) Said system will comply with the following criteria
 - (a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
 - (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
 - (c) The Police will be informed if the system will not be operating at any event and for any reason;
 - (d) The system will record in real time and recordings will be date and time stamped;
 - (e) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
 - (f) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request

4. The premises will employ a proof of age policy, such as challenge 25, and all staff engaged in the sale of alcohol will be fully trained in its content. Only approved forms of photographic ID (ie passport or UK driving licence) will be accepted.

Noise Team suggested conditions – Agreed with the applicant

5. The licensee shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures, which may include the installation of a noise limiting device, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for entertainment.

6. Upon completion of the above survey, the premises licence shall include the maximum sound levels permitted at the premises to the satisfaction of the Pollution Team. The sound levels quoted on the premises licence shall replace the above condition.

7. The premises shall be fully compliant with the Technical Guidance issued to acoustic consultants. Copy attached.

8. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.

9. In the event of a noise complaint relating to amplified sound substantiated by authorised officers the licensee shall reduce all levels of amplified sound at the premises to the lower levels quoted on the premises licence until such works are carried out to contain sound to the satisfaction of the Pollution Team.

10. There shall be no collections of refuse or between the hours of 23:00 - 08:00 and at no time on Sundays or Bank Holidays.

11. There shall be no deliveries or loading or unloading of vehicles between 8pm and 3am, Mondays to Saturdays, and no deliveries on Sundays or Bank Holidays.

12. In the event of a noise complaint substantiated by authorised officers, the licensee shall reduce all levels of amplified sound until such works are carried out to contain sound and re-assess sound levels at the premises to the satisfaction of the Pollution Team.

13. Exterior lighting shall be directed away from residential properties.

14. The licensee shall develop a Noise Management and Dispersal Policy to control noise coming from the venue, including people noise, and to control noise from customers either congregating outside or leaving the area. The Noise Management and Dispersal Policy shall be agreed with the Council's Licensing Authority and be reviewed and revised periodically or after incidences to ensure that public nuisance is prevented from occurring.

Licensing Authority suggested conditions – Agreed with the applicant

15. The premises licence holder shall consult with the Licensing Authority and the Licensing Police 28 days prior to any event taking place under this licence.

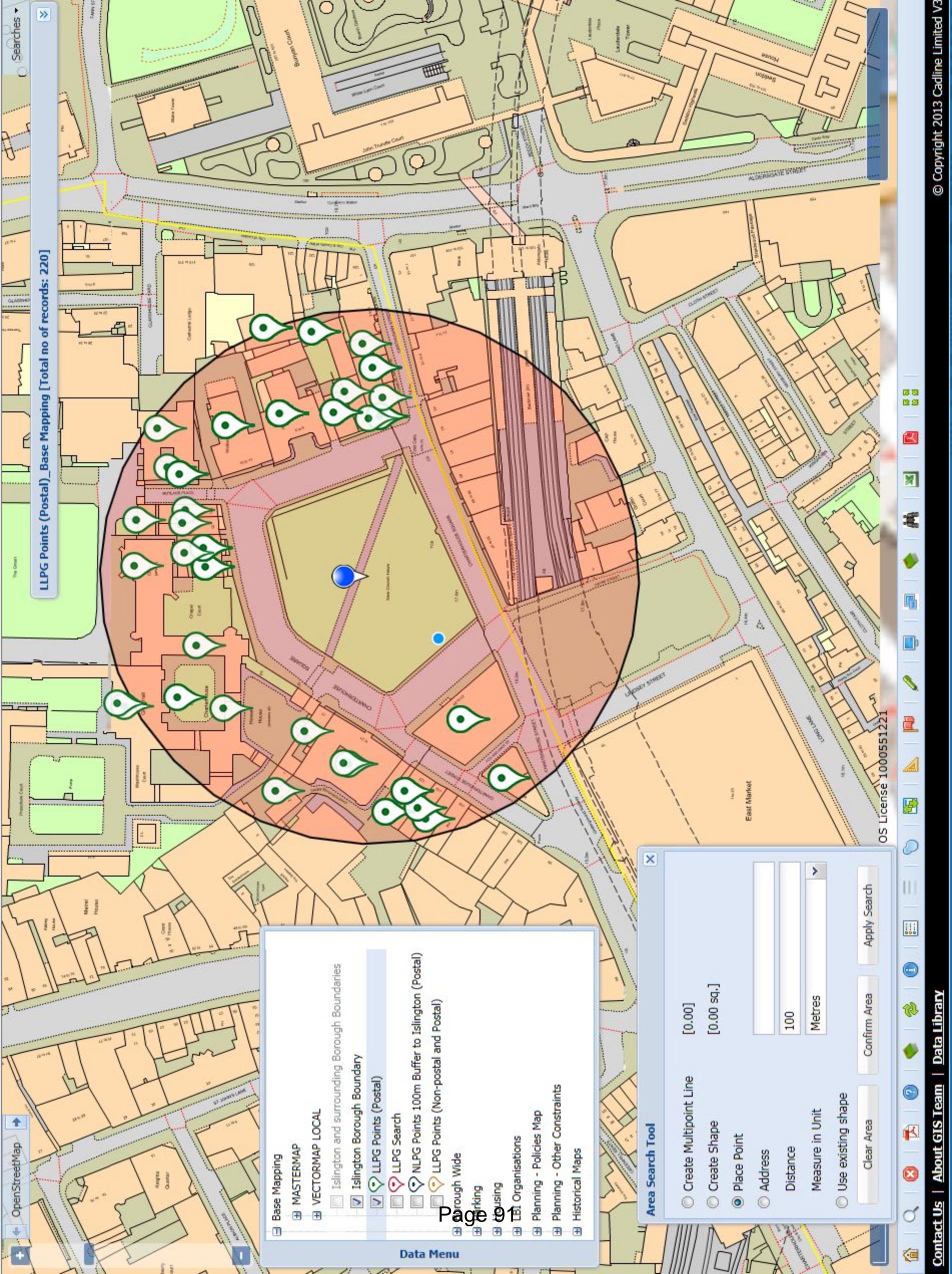
16. The applicant shall also work closely with the Responsible Authorities to ensure the safe running of any events.

17. Unless otherwise agreed with Police Licensing Team the licence holder or event management for shall employ specialised event security for each licensable event; full detail of the number of SIA security, hours and roles at the event shall be specified in a separately produced crowd management plan. This plan shall be submitted to the Licensing Police and Council's Licensing Team for approval prior to event.
18. An incident log shall be kept on the premises and shall be made available on request to an authorised officer.
19. No alcohol shall be permitted off the premises.
20. Challenge 25 shall be operated at the licensed bars.
21. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
 - The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
 - The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
22. A detailed event operating plan shall be produced which outlines all the safety and emergency procedures for the events held in the park.
23. The licence holder shall product a risk assessment in line with the requirements of HSE event safety guide (Green guide), this risk assessment including a final site plan submitted to appropriate scale, shall be submitted to Council's Safety Advisory Group for approval at least 28 days prior to the licence taking effect.
24. All drinks shall be served in plastic containers.
25. The licence shall fully comply with the requirements of the Fire Regulatory Reform Order 2005.
26. Unless otherwise agreed with the Council Licensing team, a full operating plan, including general risk assessment, fire risk assessments, crowd management plan, noise management plan and a travel management plan shall be submitted to Council's Safety Advisory Group or an affiliate group of its members for approval prior to the licence taking effect.
27. The licensee shall appoint a suitably qualified and experienced noise control consultant to the approval of the licensing authority no later than 20 working days before the event.
 - i. The consultant shall liaise between all parties including the licensee, promoter, sound system supplier, sound engineer and licensing authority on all matters relating to noise control prior to and during the event.
 - ii. The consultant shall submit a noise control plan to the Council's Noise Team at least 15 working days before the event.
 - iii. If necessary, the noise consultant shall carry out a noise survey of the area, including identifying the nearest noise sensitive premises, background noise levels at the quietest time periods the event is planned for, the likely sources of noise and sound levels measured at 1 metre from the source of the noise and identify methods of noise attenuation to prevent noise nuisance to the nearest noise sensitive premises.

28. No amplification shall be used at the event unless the noise control plan has been implemented to the reasonable satisfaction of the Noise Team.
29. The licensee shall comply with any noise control requirements attached to the Licensing Authority's written consent that are submitted to the Licensee within 10 working days of the planned licensable event.
30. Posters to be displayed in a prominent position in and around the park at least seven days in advance to notify park users of forthcoming events. The information should also be displayed on the Council's website. The applicant and the organisers of the event should ensure that their contact details are available on the posters and the Council's website. These contact details should be available before and during the event.
31. A challenge 25 policy shall be operation at all times. A refusal log shall be maintained at the premises and shall be made available to an authorised officer on request.
32. A personal licence holder shall be on the premises at all times that alcohol is available for sale.
33. Where person under the age of 16 are permitted at any time a lost children policy shall be place, this policy shall be incorporated into the festival operating plan produced for approval at the Council Safety Advisory Group or an affiliate group of its members.

Suggested conditions of approval consistent with the operating schedule

34. There shall be a contract in place with all event organisers. All organisers will need to abide by the conditions of the contract.
35. There will be a designated person in control of every event.
36. A risk assessment will be completed in advance of every event.



LLPG Points (Postal) Base Mapping [Total no of records: 220]

Data Menu

- Base Mapping
- MASTERMAP
- VECTORMAP LOCAL
- Islington and surrounding Borough Boundaries
- Islington Borough Boundary
- LLPG Points (Postal)
- LLPG Search
- NLPG Points 100m Buffer to Islington (Postal)
- LLPG Points (Non-postal and Postal)
- Porough Wide
- Parking
- Housing
- LB1 Organisations
- Planning - Policies Map
- Planning - Other Constraints
- Historical Maps

Area Search Tool

- Create Multipoint Line [0.00]
- Create Shape [0.00 sq.]
- Place Point
- Address
- Distance
- Measure in Unit
- Use existing shape

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11 September 2018		Bunhill

Delete as appropriate		Non-exempt
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Subject: NEW PREMISES LICENCE APPLICATION
RE: FORA, FIFTH FLOOR, 9 DALLINGTON STREET, LONDON EC1V 0BQ

Synopsis

- 1.1 This is an application for a new premises licence under the Licensing Act 2003.
- 1.2 The application is to allow:
 - i) The sale by retail of on sales of alcohol and recorded music from 12:00 until 15:30 and from 17:00 until 21:30 Monday to Saturday.
 - ii) Opening hours of the premises, from 07:00 until 23:00 Monday to Sunday.
 - iii) For the residents lounge on the fifth floor, with an outside terraced area.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No – Conditions agreed
Noise	No – Conditions agreed
Health and Safety	No
Trading Standards	No

Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes – 80 residents
Other bodies	Yes - Three residents association

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 The premises are located in the Bunhill Cumulative Impact Area. However, the terminal hour of the application complies with those recommended within the policy.

3.3 The Licensing Authority received eighty two letters of representation in opposition to this application and one letter of support. The letters in opposition to the application were from seventy nine local residents, and the following resident associations; Friends of Bunhill, Friends of Clerkenwell Green and Directors of 9A Dallington Street.

4. Planning Implications

4.1 The Planning team have confirmed there are no enforcement investigations currently open with respect to the use of this part of the property.

4.2 The Planning team further confirm that permission was granted on 18 April 2018 for the fifth floor roof extension to provide an increase in office floor space together with associated works and external alterations.

This was subject to 18 conditions including the following:-

13 HOURS OF OPERATION (COMPLIANCE): The roof terraces hereby approved shall not operate outside the hours of: 9:00am to 6:00pm Monday to Friday.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

5. Recommendations

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

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

6. Conclusion and reasons for recommendations

- 6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions it considers appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing Policy
Licensing Act 2003
Secretary of States Guidance
Final Report Clearance

Signed by  29/8/18
Service Director – Public Protection Date

Received by Date
Head of Scrutiny and Democratic Services

Report author: Licensing Service
Tel: 020 75027 3031
E-mail: licensing@islington.gov.uk

* required information

Section 1 of 21

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

System reference

Not Currently In Use

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

Your reference

FOR003-3-0

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

Fora Space Limited

* Family name

.

* E-mail

andrew@woodswhur.co.uk

Main telephone number

Include country code.

Other telephone number

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

Is the applicant:

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

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

Applicant Business

Is the applicant's business registered in the UK with Companies House?

Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

09826907

Business name

Fora Space Limited

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

VAT number

-

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

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

A private individual acting as an agent

Agent Business

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

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

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

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

Section 4 of 21

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

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

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

Provide a general description of the premises

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

The premises offer workspaces to their members known as residents on a flexible monthly basis throughout the five floor building. This application relates only to a residents lounge on the fifth floor, with an outside terraced area. We are applying for the sale of alcohol and recorded music in this area. Access is at ground floor level.

Continued from previous page...

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State 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.

State any seasonal variations for playing recorded music

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

Continued from previous page...

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

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

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Yes No

Section 13 of 21

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

[See guidance on regulated entertainment](#)

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

Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="15:30"/>
Start	<input type="text" value="17:00"/>	End	<input type="text" value="21:30"/>

THURSDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="15:30"/>
Start	<input type="text" value="17:00"/>	End	<input type="text" value="21:30"/>

FRIDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="15:30"/>
Start	<input type="text" value="17:00"/>	End	<input type="text" value="21:30"/>

SATURDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="15:30"/>
Start	<input type="text" value="17:00"/>	End	<input type="text" value="21:30"/>

SUNDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

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

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

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

Continued from previous page...

Name

First name

Family name

Date of birth / /

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

Section 16 of 21

ADULT ENTERTAINMENT

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

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

Continued from previous page...

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

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

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

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

Continued from previous page...

Section 18 of 21

LICENSING OBJECTIVES

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

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

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

1. This premises licence is for the benefit of Fora Space Limited only and will cease to exist should Fora Space Limited no longer be the operator of the premises.
2. The licence shall apply to the 5th floor café area only.
3. The primary use of the premises will be for office use and the licensed area will be ancillary to this use.
4. The premises will not be used as a nightclub.
5. Fora Space Limited will invite local residents to a quarterly residents meeting at the premises.
6. The consumption of alcohol in the licensed area will cease 30 minutes after the terminal hour permitted for the sale of alcohol . This will apply to all times during which the sale of alcohol is permitted.

b) The prevention of crime and disorder

7. There should be no discounting of drinks at the premises and the minimum price for a glass of wine will be £4.00, the minimum price for a bottle of wine will be £16.00 and the minimum price for a bottle or pint of beer will be £3.50.
8. There shall at all times be a minimum of 40 covers available for customers at the premises.
9. Non perishable snacks will be available at all times for customers.
10. The premises will make available to local residents, a dedicated phone number and email address for a member of the management team at Fora Space Limited.
11. The capacity of the licensed area will be 80.
12. Alcohol will only be sold to the following (i) Fora residents who are registered at either Central Street or Dallington Street (ii) guests of those Fora residents, with a maximum of three guests per resident (iii) those persons attending pre-booked/registered events at the premises.
13. A dedicated mini cab/taxi company will be appointed by Fora and customers will be requested to arrange for a pick up not on Dallington Street.
14. No display boards advertising the bar will be placed on the footpath outside of the premises.
15. Customers will not be permitted to take alcoholic drinks outside the premises.
16. A designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises.
17. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Licensing team. All entry and exit points will be covered enabling frontal identification of every person

Continued from previous page...

entering in any like conditions. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of police or authorised officer throughout the entire 31 day period.

18. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. The staff member must be able to provide a police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

19. Food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold.

20. No external advertisements relating to the sale of alcohol including any placard, poster or flyer which promotes alcohol of the establishment, will be displayed outside the premises.

21. A notice shall be kept detailing all refused sales of alcohol.

22. An incident log shall be kept at the premises and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following:

- a) All crimes reported to the venue.
- b) All ejections of patrons.
- c) Any complaints received concerning crime and disorder.
- d) Any incidents of disorder .
- e) All seizures of drugs or offensive weapons.
- f) Any faults in the CCTV system, searching equipment or scanning equipment.
- g) Any refusal of the sale of alcohol.
- h) Any visit by a relevant authority or emergency service.

23. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take alcoholic drinks with them.

c) Public safety

d) The prevention of public nuisance

24. The area immediately outside the premises will be cleared of rubbish 4 times a day.

25. The licensed area will not be hired out by Fora Space Limited for noise generating events.

26. The terrace doors leading to the balcony will be closed at 6pm except for access and egress.

27. Music will be background music only.

28. Customers will not be permitted to queue outside the premises on Dallington Street and any queuing must take place within the premises.

29. Notices will be prominently displayed asking customers to leave quietly and respect neighbours.

30. A noise limiter will be fitted to any musical amplification system which will be set at a level to provide for background music only at the premises and so as to ensure that no significant noise is caused to local residents or businesses.

Continued from previous page...

31. No noise generated on the premises or by its associated plants or equipment shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the schedule collection times.

33. No waste or recyclable materials including bottles, shall be moved, removed from or placed in outside areas between the hours of 23.00 and 19.00 Monday to Friday and 22:00 and 19.00 hours Saturday, Sunday and Bank Holidays.

34. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises and this area shall be swept and litter and sweepings collected and stored in accordance with approved refuse storage arrangements by close of business.

35. No collections of waste or recycling materials, including bottles from the premises, shall take place between 23:00 and 19:00 Monday to Friday and 22:00 and 19:00 Saturday, Sunday and Bank Holidays.

e) The protection of children from harm

36. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards such as driving licence, passport or proof of age card.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>

DECLARATION

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

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

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

* Full name	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

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

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

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

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

Rep 1**LICENSING REPRESENTATIONS REGARDING****FORA, 5th FLOOR, 9 DALLINGTON STREET, LONDON, EC1V 0BQ**

Submitted by: Friends of Bunhill, local residents action group, [REDACTED]

Summary

1. Friends of Bunhill objects to this application. FoB is a local residents action group and members are residents in and around Dallington St and/or parents of children at adjacent primary schools (Dallington School and St Peter & St Paul Catholic Primary School). We discussed this as a community, so objections will be the same/similar. They mustn't be discounted for that reason.
2. FoB opposes Fora's application for a premises licence, which is the second such application made by applicant in respect of these premises, the first having been withdrawn. This application undermines all four of Islington's licensing objectives and is inconsistent with Licensing Policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and Development Management Policy 4.3.
3. This alcohol-led proposal for the sale of alcohol and recorded music on the 5th floor lounge and terrace, 6 days/week, from 12:00 to 15:30 and 17:00 to 21:30 (48 hours/week) with opening hours 07:00 to 23:00, 7 days/week, will have an adverse impact on residents and schoolchildren in this mixed-use area of commercial, residential, low-income housing and school premises.
4. Fora is in a Cumulative Impact Area (CIA) and it is Fora's burden to demonstrate not added cumulative impact on one or more of the licensing objectives. Fora does not satisfy that burden.
5. Please take special care considering this application given Fora's highly sensitive location. It is in the Bunhill CIA, between Clerkenwell, Angel and Shoreditch CIAs, and shares party walls with two primary schools and two residential blocks. It is on a quiet cul-de-sac off Goswell Rd with virtually no thru-traffic, and is in close proximity to residential blocks, including low-income housing and The Triangle and two other estates. There are vulnerable populations, with one child in a wheelchair and young families on the street with children under 10 years old.
6. On Dallington St there are no licensed premises permitted to sell alcohol or play recorded music, no restaurants and no bars. Residents of Dallington St have, until Fora's arrival, mostly enjoyed a quiet neighbourhood, particularly after business hours and at weekends.
7. Residents and schoolchildren suffered disturbance from noise, light, construction materials and debris, and road/footpath obstructions. Islington intervened as Fora did not comply with safety measures. Fora opened earlier in 2018 and spoke of high management standards, but problems are ongoing (noise, light, smoking, early deliveries and late collections; refer to point 19).
8. In 2017, Fora applied for a licence for the ground floor cafe and 5th floor lounge and terrace. Due to objections it withdrew its application, which sought a licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, from 11am until 11pm.
9. This application offers a modest reduction in hours. If granted, people will be consuming alcohol on the premises from noon until 10pm (with a break from 4-5pm), 6 days/week (54 hours/week).

Reasons to reject this application

10. Fails all four Licensing Objectives
11. Fails Licensing Policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27
12. Fails Development Management Policy DM4.3. – no drinking premises in proximity to schools – and is contrary to Fora's Planning Approval which prohibits use of the terrace at the weekend
13. Contrary to Licensing Policy – vertical drinking proposal akin to a bar serving alcohol and crisps
14. Insufficient justification to break with the Bunhill CIA policy
15. Shares a party wall with two primary schools and two residential blocks
16. Vulnerable population with low-income housing, The Triangle and two other estates

17. No operating schedule provided by the applicant – instead a set of conditions in the application, and these lack the details required by Licensing Policy to demonstrate no cumulative impact:
 - a. No drug policy – expected in LP18
 - b. No noise management plan and no acoustic plan – expected in LP21
 - c. No defined smoking area and no smoking plan – max 6 smokers in TBC area is not a plan
 - d. No plan preventing smoke fume nuisance to residents in proximity – expected in LP24
 - e. No plan to manage maximum capacity, and no maximum capacity for the terrace
 - f. No plan to manage terrace for noise, smell, clearing and tables/chairs – expected in LP24
 - g. No plan to manage deliveries – expected in LP21; application allows anytime day/night
 - h. No dispersal management plan – expected in LP21
 - i. No detailed risk assessment – expected in LP7
 - j. No plan to manage the sale of illicit goods – expected in LP17
 - k. No safeguarding plan to mitigate against sexual harassment – expected in LP20
 - l. No plan to protect children from harm – anyone in Fora's premises can see directly into the classrooms and playground of adjacent schools, but no screening of these individuals
18. Application would cause extensive cumulative impact:
 - a. Noise, ASB and other cumulative impact associated with vertical drinking and increased use
 - b. Noise from greater traffic on this one-way single-lane street
 - c. Noise from pedestrians, taxis/mini cabs and parking
 - d. Noise from the terrace and inside the premises distracting children during school lessons
 - e. Noise from larger number of patrons leaving later at night than would otherwise occur
 - f. Noise from people and recorded music emanating from the lounge through open terrace doors
 - g. Noise and light disturbance from early morning or late-night cleaning of the premises
 - h. Noise from a large group dispersing at later hours and all at once – after pre-booked events
 - i. Risk that noise distracts children 3 years and up studying in classrooms a few metres away
 - j. Increased risk of inebriated adults coming into contact with young children on the street outside given daytime licensable hours and the primary school next door
 - k. Harm to children of unsuitable language – voices are audible via open windows in classrooms
 - l. Inevitable disturbance from increased capacity and more frequent use of the premises
 - m. A greater number of people loitering and smoking in the area
 - n. Increased volume of deliveries and rubbish collections to accommodate higher capacity use
 - o. Potential impact of additional people arriving in the area
 - p. Congestion on this very narrow, single lane street with limited parking and virtually no through traffic – one stopped delivery or collection lorry can block the road, and any increased traffic easily causes congestion particularly at school pick-up and drop-off times
 - q. Increased parking requirements – without suitable arrangements to manage this
 - r. Risk of increased crime in an area with higher crime than neighbours – 256 crimes reported in Bunhill in May 2018 vs. 195 in Clerkenwell CIA and 193 in Angel & Upper Street CIA
19. Fora management at Dallington St has a track record of public nuisance and failure to prevent children from harm – during construction and since the building was occupied earlier this year
 - a. Deliveries before 7am, sometimes before 6am
 - b. Collections late at night
 - c. Blocking the road and public footpath

- d. Delivery and collection lorries reversing up the one-way road onto busy Goswell Rd or, in one instance, reversing into the wall of an adjacent residential building
 - e. Smokers (Fora staff and “residents”) regularly stand right outside or below the adjacent office, nearby gym and bedroom windows adjacent and opposite
 - f. Light pollution waking residents in the middle of the night
 - g. Noise from Fora “residents” drinking alcohol and talking noisily on the public footpath
20. No justification for an office co-working space to sell alcohol or play recorded music 48 hours per week – 1,500 more hours/year than granted for nearby equivalent businesses
21. No justification to break with past Sub-Committees’ decisions for those comparable operations
- a. Two Sub-Committees agreed 4 hours, 5 days/week is sufficient for an office bar and for pre-booked corporate events in a highly sensitive CIA location in proximity to residents
 - b. The Sub-Committee also limited capacity for pre-booked events to 300 people before 18:00 over 5 floors (60 people per floor) and 200 after 18:00 (40 people per floor)
 - c. Fora is in even closer proximity – requiring shorter hours and perhaps smaller capacity

Application fails Licensing Objectives, Licensing Policies and Planning Policy

22. LP2, Prevention of Public Nuisance

- a. LP2 requires that, as there is no delineation of separation between residential and commercial areas in the immediate vicinity of the premises, “careful management is required to prevent conflict between the difference uses” and consideration should be given to these factors:

Whether the premises are located in an area of cumulative impact	Yes, in a CIA bordered by 3 CIAs (Clerkenwell, Angel and Shoreditch)
Mix of premises in area	Two primary schools, commercial premises, residential blocks, low-income housing and three estates
Character of the area	A quiet, one-way dead-end street with no thru-traffic and many residential blocks
Proximity to residential properties	Adjacent to two residential blocks to east and west, 10m from bedroom windows to south, several residential blocks to west, residential blocks and estates to north
Potential impact on residents living in close proximity	Refer to point 18 above
Physical suitability of the building	No evidence provided
Past history of current management	Regular complaints from residents and school parents during construction phase and since Fora “residents” occupied the building
High standard of management	Refer to point 19 above

23. LP3, Prevention of Crime and Disorder, Prevention of Public Nuisance, Protection of Children from Harm

- a. The application and suggested conditions fail LP3’s requirement to rebut the presumptive refusal of new licences likely to add to existing cumulative impact; refer to points 17 and 18 above. It also fails the exceptions to LP3 since it cannot “demonstrate high standard of management with respect to preventing public nuisance associated with waste management & littering.” Rubbish trucks servicing the premises have woken Dallington Street residents late at night on many occasions and have driven the wrong way up this one-way street.

24. LP5, Prevention of Crime and Disorder, Prevention of Public Nuisance, Protection of Children from Harm

- b. LP5 allows the Sub-Committee to restrict opening hours to promote the licensing objectives. The individual circumstances of this application are equivalent to those of two recently licensed premises in the area, which were granted 17:00 – 21:00 licensable hours Mondays to Fridays only and with capacity limits and other restrictions. The only exception between Fora and these other

businesses is that Fora is located closer to residents, has more residents in close proximity and is adjacent to two primary schools.

	Fora lounge	Fora events	H&K application	Wallacespace application
Primary use of the premises as offices	Yes	Yes	Yes	Yes
Lounge will service day and evening use by “residents” and private functions	Yes	Yes	Yes, but evening only	Yes, but evening only
Similar operations in other locations with longer hours	Yes	Yes	Yes	Yes
Not open to the general public	Yes	Yes	Yes	Yes
Used for socialising, celebrating with clients and breakout areas	Yes	NA	Yes	NA
Pre-booked events	NA	Yes	NA	Yes
Licensable activities will only be provided to “residents” (aka office employees), their bona fide guests and persons attending a pre-booked function or event	Yes, first two	Yes, last one	Yes, first two	Yes, last one
Comprehensive licence conditions, restricted access	Yes	Yes	Yes	Yes
Located in a Cumulative Impact Area and in close proximity to residents and a vulnerable population	Yes	Yes	Yes	Yes

25. LP7, All four licensing objectives

- a. The application fails LP7 since there is no detailed risk assessment. The suggested conditions (in lieu of an operating schedule) miss many key items; refer to point 17 above. Without these, the Sub-Committee has insufficient information to decide whether the application will promote the licensing objectives. The cumulative impact of a licensed premises with a large 80-person vertical drinking proposition in a location surrounded by a vulnerable population is substantial.
- b. Logic tells us it is inevitable that noise from the proposed operations *will emanate* from the premises – what with open terrace doors permitted during the day, no maximum capacity on the terrace, no noise management plan for the terrace and drinking permitted on the terrace. And this noise will interrupt the studies of primary school children next door (often with open windows for fresh air) and will cause noise disturbance to neighbours.

26. LP9, All four Licensing Objectives

- a. LP9 sets out that “Applications for premises licences to provide vertical drinking are not encouraged but if made, the operating schedule will be expected to demonstrate robust arrangements for promoting the licensing objectives.” The applicant has submitted no operating schedule, merely a set of conditions listed in the application and these do not demonstrate robust arrangements; refer to point 17 above.

27. LP16, Public Safety, Prevention of Public Nuisance, Protection of Children from Harm

- a. LP16 expects applicants to take a risk-based approach to the use of toughened glassware and polycarbonate, including the hours of operation (includes school time), the extent to which drinking is permitted outside (no limits on people capacity or quantity of alcohol on the terrace) and the licensee’s risk assessment (there isn’t one).
- b. LP16 also states that “outside premises, glass containers... add to street debris, pose risks to street cleaners and pedestrians and generally undermine the objective to minimise public nuisance.” The application fails because it permits drinking on the outside terrace and does not prohibit glasses and bottles being taken outside. If a glass or bottle accidentally fell over the balustrade, it would

fall five stories before potentially injuring a pedestrian or primary school student. The application ignores this risk to public safety.

28. LP17, Prevention of Crime and Disorder

- a. The application fails LP17 which states that “The Licensing Authority expects applicants and premises licence holders to have arrangements in place to prevent the sale of illicit, non-duty paid or stolen goods.” None exist.

29. LP18, Prevention of Crime and Disorder, Public Safety, Protection of Children from Harm

- a. The application fails LP18 because there is no operating schedule and the suggested conditions fail to include a Drug Policy. None of the expectations set out in LP18 are addressed in this application.

30. LP20, Prevention of Crime and Disorder. Public Safety

- a. LP20 applies since this is a vertical drinking application. Suggested conditions state that “Non perishable snacks will be available at all times for customers.” and “Food [undefined] and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold.”
- b. Neither of these includes the industry standard condition for alcohol to be sold in conjunction with a standard table meal. This is the standard condition used for establishments that are not alcohol led. The application therefore fails LP20’s requirement to create a “safe and secure environment for everyone, including safeguards to mitigate against sexual harassment of women and the protection of young adults in licenced venues.”

31. LP21, Prevention of Public Nuisance, Protection of Children from Harm

- a. The application fails LP21 which, to prevent public nuisance by protecting residential amenity, expects licence holders to address these factors in their operating schedule. Fora submitted no operating schedule, and their suggested conditions do not address these factors:

Light pollution	Not addressed: an existing problem waking residents in the middle of the night
Odour, smells and smoke	Not addressed
Litter, waste and street fouling	Not addressed: litter from smokers
Flyposting	Not addressed
Highways and pavement obstructions	Not addressed
Noise	Not addressed: noise of customers, smokers, deliveries, taxis, traffic etc Not addressed: evidence of no noise impact from recorded music & equipment
Recycling facilities	Not addressed
Deliveries and collections	Not addressed: deliveries
Outside drinking, eating and smoking	Not addressed: outside drinking and eating Not addressed: no designated smoking area defined & no plan to stop nuisance from smoke fumes in designated area
Dispersal of patrons	Not addressed
Urinating in public	Not addressed

- b. Fora’s application states that a designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises. After a few months of being open, Fora has still failed to define a designated smoking area and its customers smoke immediately outside the premises, beside the entrance to Dallington School, directly outside open windows of the offices at 9A Dallington St, under the bedroom windows of the building opposite, etc. Cigarette butts are regularly left scattered on the ground outside the premises and the school. Despite multiple requests from the Friends of Bunhill to clarify where the

designated smoking area will be located, Fora has failed to respond. We are therefore sceptical that this condition will be complied with.

- c. Fora's application would lead to highway and pavement obstructions due to a significantly increased volume of foot and vehicle traffic in a street that is already congested, particularly at school pick-up and drop-off times. The 80-person proposed capacity of the licensed area represents a very large number of people coming and going from a narrow and congested street. Although the application states that customers will be "requested" to arrange for taxis to pick them up elsewhere than Dallington St, they cannot be required to do so, and Fora will have no ability to enforce this policy. A proportion of Fora customers are therefore likely to be dropped off or picked up in Dallington St, which will significantly increase vehicle traffic.

32. LP22, Prevention of Public Nuisance, Protection of Children from Harm

- a. LP22 is concerned with noise disturbance from licensed premises in the context of increased noise within urban settings. The sale/consumption of alcohol 9 hours a day, 6 days a week, and the playing of recorded music, is likely to create a noise disturbance and public nuisance.
- b. The application allows playing of recorded music outdoors, yet their lawyer confirmed they do not intend to play music outdoors. This condition must be added if any licence is granted.
- c. Fora proposes alcohol consumption on the 5th floor terrace. After 6pm there will be no alcohol on the terrace and the doors will be shut, but this still means Fora customers will be able to drink alcohol outdoors and recorded music from inside will be audible outdoors for up to 5 hours per day, 6 days a week. This will significantly impact noise levels in the area and is likely to make it difficult or impossible for children to concentrate in their classes, or for anyone to work productively in nearby commercial units or from home. There is no justification for licensable activities on a terrace, and it would be inconsistent with several Sub-Committee decisions that prohibit use of terraces during licensable activities.
- d. Even with terrace doors shut, noise from conversations on the terrace are likely to be heard by local residents due to close proximity of schools and residential blocks. The narrowness of the street, height of the buildings, lack of trees or grass to absorb sound, and poor sound insulation in some buildings, mean that noises are amplified and voices from people speaking on one terrace can be heard inside other residences – more so when windows are open. Fora has failed to specify the maximum decibel level of any noise limiter, so we remain concerned that any music amplification system is likely to cause noise disturbance. Fora also failed to provide a noise assessment of the impact of inebriated customers on the terrace, and failed to consider the noise of Fora customers leaving via the ground floor or loitering outside.
- e. LP22 is also concerned about a rise in complaints about antisocial behaviour. The sale and consumption of alcohol, for up to 9 hours a day, 6 days a week, is likely to increase the risk of public disorder, anti-social behaviour or petty crime in the street. We note the proposed mitigating measures set out in the application but have the following concerns.
- f. Alcohol is proposed to be sold not only to Fora residents registered at their Central St or Dallington St locations, but also guests of Fora residents, with a maximum of three guests per resident, and persons attending pre-booked/registered events at the premises. There will apparently be no checks or pre-registration required for Fora guests. There will be no maximum limits on alcohol served to residents or their guests. Only "snacks" will be available for customers. Given the numbers of people able to consume alcohol at any point in time (up to 80), that inevitably means an increased risk of inebriation, and therefore, increased risk of public urination, vomiting, littering and/or antisocial behaviour.
- g. LP22 also allows for "restrictions and controls on the premises licence to prevent public nuisance and undue disturbance to local residents from licensed premises." We ask that, if granting the licence, the Sub-Committee please add the set out in point 40.

33. LP23, Prevention of Public Nuisance

- a. LP23 encourages applicants to minimise the impact of deliveries/collections where they cause a public nuisance. Dallington St residents are already disturbed by early morning and late-night

collections/deliveries. Adding an alcohol licence will increase these. Residents asked Fora to restrict deliveries/collections to 08:00 – 17:00 Mondays to Fridays only, in-line with other licensed premises in the area, to protect residential amenity. They did not.

34. LP24, Prevention of Public Nuisance

- a. The application fails LP24 which, to prevent nuisance from outdoor smoking, drinking, eating and tables/chairs, expects applicants’ operating plans to address certain factors. Fora has not addressed these in an operating plan (none) or in their suggested conditions.

Location of outside areas available for use	Not addressed – refer to picture below
How outside areas will be managed to prevent noise and smell	Not addressed
Arrangements for clearing, tables and chairs	Not addressed
Preventing nuisance from smoke fumes to residents in close proximity to smoking areas	Not addressed

Location of Outside Areas to be Available for Use



35. Development Management Policy DM4.3

- a. The application fails DM4.3, which states “Proposals for cafes, restaurants, drinking establishments... and other similar uses will be resisted where they Would cause unacceptable disturbance or detrimentally affect the amenity, character and function of an area.” It also states that **“Proposals for drinking establishments... and other similar uses will be resisted where they are in proximity to schools or sensitive community facilities.”**

Conclusion

36. This application fails 15 of 29 Licensing policies, it fails all 4 Licensing Objectives, it fails Planning policy DM4.3 and it breaches Fora's Planning Approval by proposing terrace use at the weekend. It provides insufficient justification to break with the CIA. Management failed to submit an operating plan or adequately consider myriad factors expected by Licensing Policy. The Sub-Committee does not have the required information to consider cumulative impact.
37. There is no requirement, industry standard or presumptive right for businesses to have a premises licence. Most businesses successfully enable their staff to eat, drink and entertain guests – even host pre-booked networking events and lectures - without any premises licence. They are able to apply for TENs as necessary; Fora could too. Nearby co-working office space Work Life has a similar business model and operates with no alcohol licence. Co-working office space Second Home, opening nearby, decided not to seek an alcohol licence despite having one in their Shoreditch location. Nearby H&K and Wallacespace, noted above, have restrictive licences that allow 20 hours/week, no weekends, no daytime, no use of terraces, etc. There is no justification to treat Fora as an exception to the policies or for it to be given a competitive advantage.
38. A reasonable number of reasonably sized premises are welcome provided they respect their neighbours' reasonable needs. This application does not. It will significantly add to the cumulative impact and is contrary to the character of this quiet street.

39. **For all the reasons raised in this representation, we ask the Sub-Committee to please reject this application in order to protect residential amenity in a highly sensitive location.**
40. **If the Sub-Committee decides to grant a licence, we ask you add the below conditions to those suggested by the applicant. This will partially mitigate the cumulative impact.**
- a. Premises licence for on-licence sales in the 5th floor lounge (not the terrace) from 17:00 - 20:00 Mondays to Fridays only, exclusive of 30-minute drinking up time
 - b. Alcohol sales prohibited at all times on Saturdays, Sundays and Bank Holidays
 - c. Alcohol shall be sold to a customer solely when in conjunction with a meal, canapes or buffet for that customer; and this shall not be constituted by bar snacks
 - d. Consumption of alcohol prohibited on the terrace or outside the premises
 - e. Smoking prohibited on the terrace
 - f. Recorded music prohibited at all times on the terrace
 - g. Movable chairs and tables prohibited on the terrace to avoid noise disturbance
 - h. Doors to the terrace to be kept closed during licensable operations
 - i. Doors to the terrace to be locked at all times after 18:00
 - j. Maximum 60 persons permitted before 18:00 (excluding staff); no more than 40 after 18:00
 - k. Of the maximum persons, no more than 10 permitted on the terrace (before 18:00 hours)
 - l. Deliveries and collections prohibited Sundays or Bank Holidays and between 19:00 and 08:00 Mondays to Saturdays
 - m. No deliveries during term-time drop-off/pick-up to ensure a safe route for school children
 - n. Rubbish and recycling prohibited outside residential premises or adjacent school at any time
 - o. Rubbish and recycling prohibited to obstruct adjacent pavements or roadways at any time
 - p. Premises shall be aware not to cause its neighbours noise, smoke fume or light disturbance, to properly manage rubbish collections, to keep plant in good order and to keep footpath clean
 - q. Maximum five patrons or staff permitted to smoke in an area designated by the applicant, and which will not cause a smoke disturbance to residential premises or the school
 - r. Designated smoking area shall be cleaned/cleared of patrons before terminal licensing hours
 - s. Patrons prohibited to stand outside the premises or to loiter in the area
 - t. A staff member of the licence holder shall be present at the ground floor exit from 20:00 until the last patron leaves on any day of operations to direct patrons to nearest transport links and ensure patrons don't cause disturbance or loiter outside, opposite or adjacent to the premises
 - u. The licence holder shall actively disperse persons waiting outside the premises or otherwise obstructing the pavement or roadway, and shall decline them service if they fail to disperse
 - v. The licence holder shall ensure that all lights in the 5th floor lounge are switched off when the premises are closed to save energy and minimise light pollution
 - w. Hiring out as event space for external users (i.e. weddings, birthdays) prohibited at all times
 - x. Use for filming and advertising prohibited to avoid blockages of pavement or roadway
 - y. For the protection of children, the licence holder shall install obscuring stickers to the north and south facing windows of Fora's offices to prevent Fora staff, "residents" and guests looking directly into adjacent primary school classrooms and playground
 - z. For the protection of children, the licence holder shall install obscuring stickers to north and south windows of Fora's offices and visual and acoustic barriers on rear south facing terrace to prevent Fora staff, "residents" and guests looking directly into classrooms and voices and any inappropriate language being audible to schoolchildren as young as 3 years old

Rep 2

LICENSING REPRESENTATIONS REGARDING FORA, 5th FLOOR, 9 DALLINGTON STREET, LONDON, EC1V 0BQ

Submitted by: Friends of Clerkenwell Green, friendsofclerkenwellgreen@gmail.com
Ref: WK/180019930

Summary

1. Friends of Clerkenwell Green worked closely with Friends of Bunhill and parents of children from both adjacent primary schools to consider the application and to draft this objection. We discussed this as a community, so objections will be the same/similar. They must not be discounted for that reason.
2. Friends of Clerkenwell Green objects strongly to this application. We have countered similarly greedy applications for comparable businesses in and around Clerkenwell Green in past years. In all cases, the Sub-Committees decided to restrict hours, capacity, access to terraces and more due to the quiet nature of Clerkenwell Green and the proximity of residents. Fora's location is significantly more sensitive, sharing walls with (and looking directly into) two primary schools, as well as two residential blocks plus many other residents very nearby and a mixed, vulnerable population. For the same reasons (and more) that similar applications were either rejected or substantially constrained by added conditions in Clerkenwell Green, we ask that this Sub Committee uphold Islington's Licensing and Planning policies and recent licensing decisions by rejecting this application.
3. FoCG opposes Fora's application for a premises licence, which is the second such application made by applicant in respect of these premises, the first having been withdrawn. This application undermines all four of Islington's licensing objectives and is inconsistent with Licensing Policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and Development Management Policy 4.3.
4. This alcohol-led proposal for the sale of alcohol and recorded music on the 5th floor lounge and terrace, 6 days/week, from 12:00 to 15:30 and 17:00 to 21:30 (48 hours/week) with opening hours 07:00 to 23:00, 7 days/week, will have an adverse impact on residents and schoolchildren in this mixed-use area of commercial, residential, low-income housing and school premises.
5. Fora is in a Cumulative Impact Area (CIA) and it is Fora's burden to demonstrate not added cumulative impact on one or more of the licensing objectives. Fora does not satisfy that burden.
6. Please take special care considering this application given Fora's highly sensitive location. It is in the Bunhill CIA, between Clerkenwell, Angel and Shoreditch CIAs, and shares party walls with two primary schools and two residential blocks. It is on a quiet cul-de-sac off Goswell Rd with virtually no thru-traffic, and is in close proximity to residential blocks, including low-income housing and The Triangle and two other estates. There are vulnerable populations, with one child in a wheelchair and young families on the street with children under 10 years old.
7. On Dallington St there are no licensed premises permitted to sell alcohol or play recorded music, no restaurants and no bars. Residents of Dallington St have, until Fora's arrival, mostly enjoyed a quiet neighbourhood, particularly after business hours and at weekends.
8. Residents and schoolchildren suffered disturbance from noise, light, construction materials and debris, and road/footpath obstructions. Islington intervened as Fora did not comply with safety measures. Fora opened earlier in 2018 and spoke of high management standards, but problems are ongoing (noise, light, smoking, early deliveries and late collections; refer to point 19).
9. In 2017, Fora applied for a licence for the ground floor cafe and 5th floor lounge and terrace. Due to objections it withdrew its application, which sought a licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, from 11am until 11pm.
10. This application offers a modest reduction in hours. If granted, people will be consuming alcohol on the premises from noon until 10pm (with a break from 4-5pm), 6 days/week (54 hours/week).

Reasons to reject this application

11. Fails all four Licensing Objectives
12. Fails Licensing Policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27
13. Fails Development Management Policy DM4.3. – no drinking premises in proximity to schools – and is contrary to Fora’s Planning Approval which prohibits use of the terrace at the weekend
14. Contrary to Licensing Policy – vertical drinking proposal akin to a bar serving alcohol and crisps
15. Insufficient justification to break with the Bunhill CIA policy
16. Shares a party wall with two primary schools and two residential blocks
17. Vulnerable population with low-income housing, The Triangle and two other estates
18. No operating schedule provided by the applicant – instead a set of conditions in the application, and these lack the details required by Licensing Policy to demonstrate no cumulative impact:
 - a. No drug policy – expected in LP18
 - b. No noise management plan and no acoustic plan – expected in LP21
 - c. No defined smoking area and no smoking plan – max 6 smokers in TBC area is not a plan
 - d. No plan preventing smoke fume nuisance to residents in proximity – expected in LP24
 - e. No plan to manage maximum capacity, and no maximum capacity for the terrace
 - f. No plan to manage terrace for noise, smell, clearing and tables/chairs – expected in LP24
 - g. No plan to manage deliveries – expected in LP21; application allows anytime day/night
 - h. No dispersal management plan – expected in LP21
 - i. No detailed risk assessment – expected in LP7
 - j. No plan to manage the sale of illicit goods – expected in LP17
 - k. No safeguarding plan to mitigate against sexual harassment – expected in LP20
 - l. No plan to protect children from harm – anyone in Fora's premises can see directly into the classrooms and playground of adjacent schools, but no screening of these individuals
 - m. Application would cause extensive cumulative impact:
 - n. Noise, ASB and other cumulative impact associated with vertical drinking and increased use
 - o. Noise from greater traffic on this one-way single-lane street
 - p. Noise from pedestrians, taxis/mini cabs and parking
 - q. Noise from the terrace and inside the premises distracting children during school lessons
 - r. Noise from larger number of patrons leaving later at night than would otherwise occur
 - s. Noise from people and recorded music emanating from the lounge through open terrace doors
 - t. Noise and light disturbance from early morning or late-night cleaning of the premises
 - u. Noise from a large group dispersing at later hours and all at once – after pre-booked events
 - v. Risk that noise distracts children 3 years and up studying in classrooms a few metres away
 - w. Increased risk of inebriated adults coming into contact with young children on the street outside given daytime licensable hours and the primary school next door
 - x. Harm to children of unsuitable language – voices are audible via open windows in classrooms
 - y. Inevitable disturbance from increased capacity and more frequent use of the premises
 - z. A greater number of people loitering and smoking in the area
 - aa. Increased volume of deliveries and rubbish collections to accommodate higher capacity use
 - bb. Potential impact of additional people arriving in the area
 - cc. Congestion on this very narrow, single lane street with limited parking and virtually no through traffic – one stopped delivery or collection lorry can block the road, and any increased traffic easily causes congestion particularly at school pick-up and drop-off times
 - dd. Increased parking requirements – without suitable arrangements to manage this

- ee. Risk of increased crime in an area with higher crime than neighbours – 256 crimes reported in Bunhill in May 2018 vs. 195 in Clerkenwell CIA and 193 in Angel & Upper Street CIA
- 19. Fora management at Dallington St has a track record of public nuisance and failure to prevent children from harm – during construction and since the building was occupied earlier this year
 - a. Deliveries before 7am, sometimes before 6am
 - b. Collections late at night
 - c. Blocking the road and public footpath
 - d. Delivery and collection lorries reversing up the one-way road onto busy Goswell Rd or, in one instance, reversing into the wall of an adjacent residential building
 - e. Smokers (Fora staff and “residents”) regularly stand right outside or below the adjacent office, nearby gym and bedroom windows adjacent and opposite
 - f. Light pollution waking residents in the middle of the night
 - g. Noise from Fora “residents” drinking alcohol and talking noisily on the public footpath
 - h. No justification for an office co-working space to sell alcohol or play recorded music 48 hours per week – 1,500 more hours/year than granted for nearby equivalent businesses
- 20. No justification to break with past Sub-Committees’ decisions for those comparable operations
 - a. Two Sub-Committees agreed 4 hours, 5 days/week is sufficient for an office bar and for pre-booked corporate events in a highly sensitive CIA location in proximity to residents
 - b. The Sub-Committee also limited capacity for pre-booked events to 300 people before 18:00 over 5 floors (60 people per floor) and 200 after 18:00 (40 people per floor)
 - c. Fora is in even closer proximity – requiring shorter hours and perhaps smaller capacity

Application fails Licensing Objectives, Licensing Policies and Planning Policy

- d. LP2, Prevention of Public Nuisance
- e. LP2 requires that, as there is no delineation of separation between residential and commercial areas in the immediate vicinity of the premises, “careful management is required to prevent conflict between the difference uses” and consideration should be given to these factors:

Whether the premises are located in an area of cumulative impact	Yes, in a CIA bordered by 3 CIAs (Clerkenwell, Angel and Shoreditch)
Mix of premises in area	Two primary schools, commercial premises, residential blocks, low-income housing and three estates
Character of the area	A quiet, one-way dead-end street with no thru-traffic and many residential blocks
Proximity to residential properties	Adjacent to two residential blocks to east and west, 10m from bedroom windows to south, several residential blocks to west, residential blocks and estates to north
Potential impact on residents living in close proximity	Refer to point 18 above
Physical suitability of the building	No evidence provided
Past history of current management	Regular complaints from residents and school parents during construction phase and since Fora “residents” occupied the building
High standard of management	Refer to point 19 above

- f. LP3, Prevention of Crime and Disorder, Prevention of Public Nuisance, Protection of Children from Harm
- g. The application and suggested conditions fail LP3’s requirement to rebut the presumptive refusal of new licences likely to add to existing cumulative impact; refer to points 17 and 18 above. It also fails the exceptions to LP3 since it cannot “demonstrate high standard of management with respect to preventing public nuisance associated with waste management & littering.” Rubbish trucks servicing the premises have woken Dallington Street residents late at night on many occasions and have driven the wrong way up this one-way street.

h. LP5, Prevention of Crime and Disorder, Prevention of Public Nuisance, Protection of Children from Harm

- i. LP5 allows the Sub-Committee to restrict opening hours to promote the licensing objectives. The individual circumstances of this application are equivalent to those of two recently licensed premises in the area, which were granted 17:00 – 21:00 licensable hours Mondays to Fridays only and with capacity limits and other restrictions. The only exception between Fora and these other businesses is that Fora is located closer to residents, has more residents in close proximity and is adjacent to two primary schools.

	Fora lounge	Fora events	H&K application	Wallacespace application
Primary use of the premises as offices	Yes	Yes	Yes	Yes
Lounge will service day and evening use by “residents” and private functions	Yes	Yes	Yes, but evening only	Yes, but evening only
Similar operations in other locations with longer hours	Yes	Yes	Yes	Yes
Not open to the general public	Yes	Yes	Yes	Yes
Used for socialising, celebrating with clients and breakout areas	Yes	NA	Yes	NA
Pre-booked events	NA	Yes	NA	Yes
Licensable activities will only be provided to “residents” (aka office employees), their bona fide guests and persons attending a pre-booked function or event	Yes, first two	Yes, last one	Yes, first two	Yes, last one
Comprehensive licence conditions, restricted access	Yes	Yes	Yes	Yes
Located in a Cumulative Impact Area and in close proximity to residents and a vulnerable population	Yes	Yes	Yes	Yes

j. LP7, All four licensing objectives

- c. The application fails LP7 since there is no detailed risk assessment. The suggested conditions (in lieu of an operating schedule) miss many key items; refer to point 17 above. Without these, the Sub-Committee has insufficient information to decide whether the application will promote the licensing objectives. The cumulative impact of a licensed premises with a large 80-person vertical drinking proposition in a location surrounded by a vulnerable population is substantial.
- d. Logic tells us it is inevitable that noise from the proposed operations *will emanate* from the premises – what with open terrace doors permitted during the day, no maximum capacity on the terrace, no noise management plan for the terrace and drinking permitted on the terrace. And this noise will interrupt the studies of primary school children next door (often with open windows for fresh air) and will cause noise disturbance to neighbours.

k. LP9, All four Licensing Objectives

- l. LP9 sets out that “Applications for premises licences to provide vertical drinking are not encouraged but if made, the operating schedule will be expected to demonstrate robust arrangements for promoting the licensing objectives.” The applicant has submitted no operating schedule, merely a set of conditions listed in the application and these do not demonstrate robust arrangements; refer to point 17 above.

m. LP16, Public Safety, Prevention of Public Nuisance, Protection of Children from Harm

- n. LP16 expects applicants to take a risk-based approach to the use of toughened glassware and polycarbonate, including the hours of operation (includes school time), the extent to which drinking is

permitted outside (no limits on people capacity or quantity of alcohol on the terrace) and the licensee’s risk assessment (there isn’t one).

- o. LP16 also states that “outside premises, glass containers... add to street debris, pose risks to street cleaners and pedestrians and generally undermine the objective to minimise public nuisance.” The application fails because it permits drinking on the outside terrace and does not prohibit glasses and bottles being taken outside. If a glass or bottle accidentally fell over the balustrade, it would fall five stories before potentially injuring a pedestrian or primary school student. The application ignores this risk to public safety.
- p. LP17, Prevention of Crime and Disorder
- q. The application fails LP17 which states that “The Licensing Authority expects applicants and premises licence holders to have arrangements in place to prevent the sale of illicit, non-duty paid or stolen goods.” None exist.
- r. LP18, Prevention of Crime and Disorder, Public Safety, Protection of Children from Harm
- s. The application fails LP18 because there is no operating schedule and the suggested conditions fail to include a Drug Policy. None of the expectations set out in LP18 are addressed in this application.
- t. LP20, Prevention of Crime and Disorder, Public Safety
- u. LP20 applies since this is a vertical drinking application. Suggested conditions state that “Non perishable snacks will be available at all times for customers.” and “Food [undefined] and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold.”
- v. Neither of these includes the industry standard condition for alcohol to be sold in conjunction with a standard table meal. This is the standard condition used for establishments that are not alcohol led. The application therefore fails LP20’s requirement to create a “safe and secure environment for everyone, including safeguards to mitigate against sexual harassment of women and the protection of young adults in licenced venues.”
- w. LP21, Prevention of Public Nuisance, Protection of Children from Harm
- x. The application fails LP21 which, to prevent public nuisance by protecting residential amenity, expects licence holders to address these factors in their operating schedule. Fora submitted no operating schedule, and their suggested conditions do not address these factors:

Light pollution	Not addressed: an existing problem waking residents in the middle of the night
Odour, smells and smoke	Not addressed
Litter, waste and street fouling	Not addressed: litter from smokers
Flyposting	Not addressed
Highways and pavement obstructions	Not addressed
Noise	Not addressed: noise of customers, smokers, deliveries, taxis, traffic etc Not addressed: evidence of no noise impact from recorded music & equipment
Recycling facilities	Not addressed
Deliveries and collections	Not addressed: deliveries
Outside drinking, eating and smoking	Not addressed: outside drinking and eating Not addressed: no designated smoking area defined & no plan to stop nuisance from smoke fumes in designated area
Dispersal of patrons	Not addressed
Urinating in public	Not addressed

- y. Fora’s application states that a designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises. After a few

months of being open, Fora has still failed to define a designated smoking area and its customers smoke immediately outside the premises, beside the entrance to Dallington School, directly outside open windows of the offices at 9A Dallington St, under the bedroom windows of the building opposite, etc. Cigarette butts are regularly left scattered on the ground outside the premises and the school. Despite multiple requests from the Friends of Bunhill to clarify where the designated smoking area will be located, Fora has failed to respond. We are therefore sceptical that this condition will be complied with.

- z. Fora's application would lead to highway and pavement obstructions due to a significantly increased volume of foot and vehicle traffic in a street that is already congested, particularly at school pick-up and drop-off times. The 80-person proposed capacity of the licensed area represents a very large number of people coming and going from a narrow and congested street. Although the application states that customers will be "requested" to arrange for taxis to pick them up elsewhere than Dallington St, they cannot be required to do so, and Fora will have no ability to enforce this policy. A proportion of Fora customers are therefore likely to be dropped off or picked up in Dallington St, which will significantly increase vehicle traffic.

LP22, Prevention of Public Nuisance, Protection of Children from Harm

LP22 is concerned with noise disturbance from licensed premises in the context of increased noise within urban settings. The sale/consumption of alcohol 9 hours a day, 6 days a week, and the playing of recorded music, is likely to create a noise disturbance and public nuisance.

The application allows playing of recorded music outdoors, yet their lawyer confirmed they do not intend to play music outdoors. This condition must be added if any licence is granted.

Fora proposes alcohol consumption on the 5th floor terrace. After 6pm there will be no alcohol on the terrace and the doors will be shut, but this still means Fora customers will be able to drink alcohol outdoors and recorded music from inside will be audible outdoors for up to 5 hours per day, 6 days a week. This will significantly impact noise levels in the area and is likely to make it difficult or impossible for children to concentrate in their classes, or for anyone to work productively in nearby commercial units or from home. There is no justification for licensable activities on a terrace, and it would be inconsistent with several Sub-Committee decisions that prohibit use of terraces during licensable activities.

Even with terrace doors shut, noise from conversations on the terrace are likely to be heard by local residents due to close proximity of schools and residential blocks. The narrowness of the street, height of the buildings, lack of trees or grass to absorb sound, and poor sound insulation in some buildings, mean that noises are amplified and voices from people speaking on one terrace can be heard inside other residences – more so when windows are open. Fora has failed to specify the maximum decibel level of any noise limiter, so we remain concerned that any music amplification system is likely to cause noise disturbance. Fora also failed to provide a noise assessment of the impact of inebriated customers on the terrace, and failed to consider the noise of Fora customers leaving via the ground floor or loitering outside.

LP22 is also concerned about a rise in complaints about antisocial behaviour. The sale and consumption of alcohol, for up to 9 hours a day, 6 days a week, is likely to increase the risk of public disorder, anti-social behaviour or petty crime in the street. We note the proposed mitigating measures set out in the application but have the following concerns.

Alcohol is proposed to be sold not only to Fora residents registered at their Central St or Dallington St locations, but also guests of Fora residents, with a maximum of three guests per resident, and persons attending pre-booked/registered events at the premises. There will apparently be no checks or pre-registration required for Fora guests. There will be no maximum limits on alcohol served to residents or their guests. Only "snacks" will be available for customers. Given the numbers of people able to consume alcohol at any point in time (up to 80), that inevitably means an increased risk of inebriation, and therefore, increased risk of public urination, vomiting, littering and/or antisocial behaviour.

LP22 also allows for “restrictions and controls on the premises licence to prevent public nuisance and undue disturbance to local residents from licensed premises.” We ask that, if granting the licence, the Sub-Committee please add the set out in point 40.

LP23. Prevention of Public Nuisance

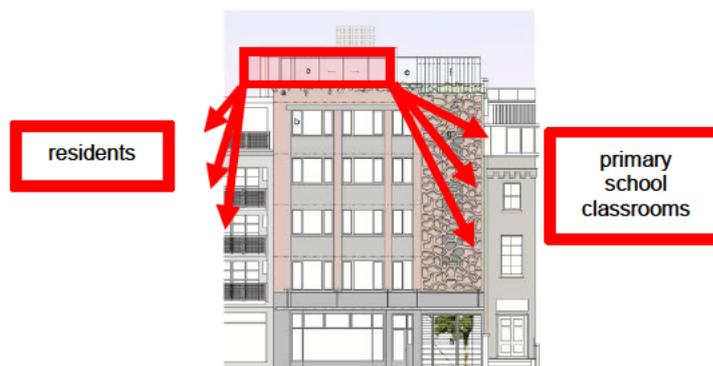
LP23 encourages applicants to minimise the impact of deliveries/collections where they cause a public nuisance. Dallington St residents are already disturbed by early morning and late-night collections/deliveries. Adding an alcohol licence will increase these. Residents asked Fora to restrict deliveries/collections to 08:00 – 17:00 Mondays to Fridays only, in-line with other licensed premises in the area, to protect residential amenity. They did not.

LP24. Prevention of Public Nuisance

The application fails LP24 which, to prevent nuisance from outdoor smoking, drinking, eating and tables/chairs, expects applicants’ operating plans to address certain factors. Fora has not addressed these in an operating plan (none) or in their suggested conditions.

Location of outside areas available for use	Not addressed – refer to picture below
How outside areas will be managed to prevent noise and smell	Not addressed
Arrangements for clearing, tables and chairs	Not addressed
Preventing nuisance from smoke fumes to residents in close proximity to smoking areas	Not addressed

Location of Outside Areas to be Available for Use



Development Management Policy DM4.3

The application fails DM4.3, which states “Proposals for cafes, restaurants, drinking establishments... and other similar uses will be resisted where they Would cause unacceptable disturbance or detrimentally affect the amenity, character and function of an area.” It also states that “**Proposals for drinking establishments... and other similar uses will be resisted where they are in proximity to schools** or sensitive community facilities.”

Conclusion

This application fails 15 of 29 Licensing policies, it fails all 4 Licensing Objectives, it fails Planning policy DM4.3 and it breaches Fora's Planning Approval by proposing terrace use at the weekend. It provides insufficient justification to break with the CIA. Management failed to submit an operating plan or adequately consider myriad factors expected by Licensing Policy. The Sub-Committee does not have the required information to consider cumulative impact.

There is no requirement, industry standard or presumptive right for businesses to have a premises licence. Most businesses successfully enable their staff to eat, drink and entertain guests – even host

pre-booked networking events and lectures - without any premises licence. They are able to apply for TENs as necessary; Fora could too. Nearby co-working office space Work Life has a similar business model and operates with no alcohol licence. Co-working office space Second Home, opening nearby, decided not to seek an alcohol licence despite having one in their Shoreditch location. Nearby H&K and Wallacespace, noted above, have restrictive licences that allow 20 hours/week, no weekends, no daytime, no use of terraces, etc. There is no justification to treat Fora as an exception to the policies or for it to be given a competitive advantage.

A reasonable number of reasonably sized premises are welcome provided they respect their neighbours' reasonable needs. This application does not. It will significantly add to the cumulative impact and is contrary to the character of this quiet street.

For all the reasons raised in this representation, we ask the Sub-Committee to please reject this application in order to protect residential amenity in a highly sensitive location.

If the Sub-Committee decides to grant a licence, we ask you add the below conditions to those suggested by the applicant. This will partially mitigate the cumulative impact.

Premises licence for on-licence sales in the 5th floor lounge (not the terrace) from 17:00 - 20:00 Mondays to Fridays only, exclusive of 30-minute drinking up time

Alcohol sales prohibited at all times on Saturdays, Sundays and Bank Holidays

Alcohol shall be sold to a customer solely when in conjunction with a meal, canapes or buffet for that customer; and this shall not be constituted by bar snacks

Consumption of alcohol prohibited on the terrace or outside the premises

Smoking prohibited on the terrace

Recorded music prohibited at all times on the terrace

Movable chairs and tables prohibited on the terrace to avoid noise disturbance

Doors to the terrace to be kept closed during licensable operations

Doors to the terrace to be locked at all times after 18:00

Maximum 60 persons permitted before 18:00 (excluding staff); no more than 40 after 18:00

Of the maximum persons, no more than 10 permitted on the terrace (before 18:00 hours)

Deliveries and collections prohibited Sundays or Bank Holidays and between 19:00 and 08:00 Mondays to Saturdays

No deliveries during term-time drop-off/pick-up to ensure a safe route for school children

Rubbish and recycling prohibited outside residential premises or adjacent school at any time

Rubbish and recycling prohibited to obstruct adjacent pavements or roadways at any time

Premises shall be aware not to cause its neighbours noise, smoke fume or light disturbance, to properly manage rubbish collections, to keep plant in good order and to keep footpath clean

Maximum five patrons or staff permitted to smoke in an area designated by the applicant, and which will not cause a smoke disturbance to residential premises or the school

Designated smoking area shall be cleaned/cleared of patrons before terminal licensing hours

Patrons prohibited to stand outside the premises or to loiter in the area

A staff member of the licence holder shall be present at the ground floor exit from 20:00 until the last patron leaves on any day of operations to direct patrons to nearest transport links and ensure patrons don't cause disturbance or loiter outside, opposite or adjacent to the premises

The licence holder shall actively disperse persons waiting outside the premises or otherwise obstructing the pavement or roadway, and shall decline them service if they fail to disperse

The licence holder shall ensure that all lights in the 5th floor lounge are switched off when the premises are closed to save energy and minimise light pollution

Hiring out as event space for external users (i.e. weddings, birthdays) prohibited at all times

Use for filming and advertising prohibited to avoid blockages of pavement or roadway

For the protection of children, the licence holder shall install obscuring stickers to the north and south facing windows of Fora's offices to prevent Fora staff, "residents" and guests looking directly into adjacent primary school classrooms and playground

For the protection of children, the licence holder shall install obscuring stickers to north and south windows of Fora's offices and visual and acoustic barriers on rear south facing terrace to prevent Fora staff, "residents" and guests looking directly into classrooms and voices and any inappropriate language being audible to schoolchildren as young as 3 years old

Rep 3 - 30

Summary

1. I object to this application and have discussed this as a community. So if my objection is the same/similar to others, it must not be discounted for that reason.
2. I oppose Fora's application for a premises licence, which is the second such application made by applicant in respect of these premises, the first having been withdrawn. This application undermines all four of Islington's licensing objectives and is inconsistent with Licensing Policies 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and Development Management Policy DM4.3.
3. This alcohol-led proposal for the sale of alcohol and recorded music on the 5th floor lounge and terrace, 6 days/week, from 12:00 to 15:30 and 17:00 to 21:30 (48 hours/week) with opening hours 07:00 to 23:00, 7 days/week, will have an adverse impact on residents and schoolchildren in this mixed-use area of commercial, residential, low-income housing and school premises.
4. Fora is in a Cumulative Impact Area (CIA) and it is Fora's burden to demonstrate not added cumulative impact on one or more of the licensing objectives. Fora does not satisfy that burden.
5. Please take special care considering this application given Fora's highly sensitive location. It is in the Bunhill CIA, between Clerkenwell, Angel and Shoreditch CIAs, and shares party walls with two primary schools and two residential blocks. It is on a quiet cul-de-sac off Goswell Rd with virtually no thru-traffic, and is in close proximity to residential blocks, including low-income housing and The Triangle and two other estates. There are vulnerable populations, with one child in a wheelchair and young families on the street with children under 10 years old.
6. On Dallington St there are no licensed premises permitted to sell alcohol or play recorded music, no restaurants and no bars. Residents of Dallington St have, until Fora's arrival, mostly enjoyed a quiet neighbourhood, particularly after business hours and at weekends.
7. Residents and schoolchildren suffered disturbance from noise, light, construction materials and debris, and road/footpath obstructions. Islington intervened as Fora did not comply with safety measures. Fora opened earlier in 2018 and spoke of high management standards, but problems are ongoing (noise, light, smoking, early deliveries and late collections; refer to point 19).
8. In 2017, Fora applied for a licence for the ground floor cafe and 5th floor lounge and terrace. Due to objections it withdrew its application, which sought a licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, from 11am until 11pm.
9. This application offers a modest reduction in hours. If granted, people will be consuming alcohol on the premises from noon until 10pm (with a break from 4-5pm), 6 days/week (54 hours/week).

Reasons to reject this application

- 10 Fails all four Licensing Objectives, 14 Licensing Policies 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and DM4.3. – no drinking premises in proximity to schools.
- 11 Contrary to Licensing Policy – vertical drinking proposal akin to a bar serving alcohol and crisps, and insufficient justification to break with the Bunhill CIA policy
- 12 Shares a party wall with two primary schools and two residential blocks and surrounded by a vulnerable population with low-income housing, The Triangle and two other estates
- 13 No operating schedule provided by the applicant – instead a set of conditions in the application, and these lack the details required by Licensing Policy to demonstrate no cumulative impact:

- a. No drug policy, risk assessment, acoustic plan, defined smoking area, plan to prevent smoke fume nuisance or maximum capacity for the terrace
 - b. No overall management plan, including no terrace, delivery, dispersal, illicit goods or safeguarding management plans
 - c. These are all expected in LP7, 17, 18, 20, 21 and 24
 - d. No plan to protect children from harm – anyone in Fora's premises can see directly into the classrooms and playground of adjacent schools, but no screening of these individuals
14. Application would cause extensive cumulative impact:
- a. Noise, ASB and other cumulative impact associated with vertical drinking and increased use
 - b. Noise from more traffic on this one-way single-lane street, pedestrians, taxis/mini cabs and parking, voices and other noise from terrace and internal premises distracting schoolchildren during lessons, larger number of patrons leaving later at night than would otherwise occur, people and recorded music emanating from the lounge through open terrace doors, a larger group dispersing at later hours and all at once (after pre-booked events), and a greater number of people loitering and smoking in the area
 - c. Increased risk of inebriated adults coming into contact with young children on the street outside given daytime licensable hours and the primary school next door, risk that noise distracts children as young as 3 studying in classrooms a few metres away, risk that unsuitable language is heard by schoolchildren since voices are audible when class windows are open
 - d. Inevitable disturbance from increased capacity and more frequent use of the premises, increased volume of deliveries and rubbish collections to accommodate higher capacity use and potential impact of additional people arriving in the area
 - e. Increase parking requirements with no suitable arrangements to manage this and increased congestion on this very narrow, single lane street with limited parking (one stopped lorry can block the road, and any increased traffic causes congestion particularly at school times)
 - f. Light disturbance from early morning or late-night cleaning of the premises
 - g. Risk of increased crime in an area with higher crime than neighbours – 256 crimes reported in Bunhill in May 2018 vs. 195 in Clerkenwell CIA and 193 in Angel & Upper Street CIA
15. Fora management at Dallington St has a track record of public nuisance and failure to prevent children from harm – during construction and since the building was occupied earlier this year
- a. Deliveries before 7am, sometimes before 6am, collections late at night, blocking the road and public footpath and delivery and collection lorries reversing up the one-way road onto busy Goswell Rd or, in one instance, reversing into the wall of an adjacent residential building
 - b. Smokers (Fora staff and “residents”) regularly stand right outside or below the adjacent office, nearby gym and bedroom windows adjacent and opposite
 - c. Light pollution waking residents in the middle of the night
 - d. Noise from Fora “residents” drinking alcohol and talking noisily on the public footpath
16. No justification for an office co-working space to sell alcohol or play recorded music 48 hours per week – 1,500 more hours/year than granted for nearby equivalent businesses
17. No justification to break with past Sub-Committees’ decisions for those comparable operations
- a. Two Sub-Committees agreed 4 hours, 5 days/week is sufficient for an office bar and for pre-booked corporate events in a highly sensitive CIA location in proximity to residents
 - b. The Sub-Committee also limited capacity for pre-booked events to 300 people before 18:00 over 5 floors (60 people per floor) and 200 after 18:00 (40 people per floor)
 - c. Fora is in even closer proximity – requiring shorter hours and perhaps smaller capacity

Conclusion

18. This application fails 15 Licensing and Planning policies and all 4 Licensing Objectives. It provides insufficient justification to break with the CIA. Management failed to submit an operating plan or

comprehensively consider myriad factors expected by Licensing Policy. The Sub-Committee does not have the required information to consider cumulative impact.

19. There is no requirement, industry standard or presumptive right for businesses to have a premises licence. Most businesses successfully enable their staff to eat, drink and entertain guests – even host pre-booked networking events and lectures - without any premises licence. They are able to apply for TENs as necessary; Fora could too. Nearby co-working office space Work Life has a similar business model and operates with no alcohol licence. Co-working office space Second Home, opening nearby, decided not to seek an alcohol licence despite having one in their Shoreditch location. Nearby H&K and Wallacespace, noted above, have restrictive licences that allow 20 hours/week, no weekends, no daytime, no use of terraces, etc. There is no justification to treat Fora as an exception to the policies or for it to be given a competitive advantage.
20. A reasonable number of reasonably sized premises are welcome provided they respect their neighbours' reasonable needs. This application does not. It will significantly add to the cumulative impact and is contrary to the character of this quiet street.
21. **For all the reasons raised in this representation, we ask the Sub-Committee to please reject this application in order to protect residential amenity in a highly sensitive location.**
22. **If the Sub-Committee decides to grant a licence, we ask you add the below conditions to those suggested by the applicant. This will partially mitigate the cumulative impact.**
 - a. Premises licence for on-licence sales in the 5th floor lounge (not the terrace) from 17:00 - 20:00 Mondays to Fridays only, exclusive of 30-minute drinking up time
 - b. Alcohol sales prohibited at all times on Saturdays, Sundays and Bank Holidays
 - c. Alcohol shall be sold to a customer solely when in conjunction with a meal, canapes or buffet for that customer; and this shall not be constituted by bar snacks
 - d. Consumption of alcohol, smoking, recorded music, movable chairs and tables, and open terrace doors after 18:00 prohibited on the terrace or outside the premises
 - e. Doors to the terrace shall be kept closed during licensable operations
 - f. Maximum 60 persons permitted before 18:00 (excluding staff); no more than 40 after 18:00
 - g. Of the maximum persons, no more than 10 permitted on the terrace (before 18:00 hours)
 - h. Deliveries and collections prohibited Sundays or Bank Holidays, between 19:00 and 08:00 Mondays to Saturdays and during term-time drop-off and pick-up
 - i. Rubbish and recycling prohibited to be placed outside residential premises or adjacent school at any time, and prohibited to obstruct adjacent pavements or roadways at any time
 - j. Premises shall be aware not to cause its neighbours noise, smoke fume or light disturbance, to properly manage rubbish collections, to keep plant in good order and to keep footpath clean
 - k. Designated smoking area shall be defined so as not to cause smoke fume nuisance to residents, shall be cleaned and cleared of patrons before terminal licensing hours, and shall have a maximum of five patrons or staff permitted to smoke in the designated area
 - l. Patrons prohibited to stand outside the premises or to loiter in the area
 - m. A staff member of the licence holder shall be present at the ground floor exit from 20:00 until the last patron leaves on any day of operations to direct patrons to nearest transport links and ensure patrons don't cause disturbance or loiter outside, opposite or adjacent to the premises
 - n. The licence holder shall actively disperse persons waiting outside the premises or otherwise obstructing the pavement or roadway, and shall decline them service if they fail to disperse
 - o. The licence holder shall ensure that all lights in the 5th floor lounge are switched off when the premises are closed to save energy and minimise light pollution
 - p. Prohibited at all times to hire out as event space for external users (i.e. weddings, birthdays) or to use or hire out for filming and advertising

- q. For the protection of children, the licence holder shall install obscuring stickers to the north and south facing windows of Fora's offices and visual and acoustic barriers on the south facing terrace to prevent Fora staff, "residents" and guests looking directly into primary school classrooms and to prevent their voices and any inappropriate language being audible to the schoolchildren inside the classrooms, some as young as 3.

Rep 31

I am writing to object an alcohol license put in by Fora on Dallington Street.

I am the parent of a child that attends Dallington School adjacent to Fora and am concerned that if the license is granted it would impact the school and local area for the following reasons:

- Drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Thanks,

Rep 32

Dear licensing at Islington council,

I am a parent with a child at Dallington School.

I am objecting to the FORA development on Dallington Street applying for a license to serve alcohol as I believe this application violates the Islington licensing objectives.

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

We are asking Islington to uphold its policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Kind regards,

Rep 33

We are parents at Dallington school, with two in attendance and one who will start next year. We object to the FORA application for alcohol licensing.

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

We are asking Islington to uphold its policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Rep 34

LICENSING REPRESENTATIONS REGARDING
FORA, 5th FLOOR, 9 DALLINGTON STREET, LONDON, EC1V 0BQ

I object to this application and have discussed this objection with other parents, who have children at the Dallington school.

I oppose Fora's application for a premises licence as the building shares party walls with two primary schools and two residential blocks. It's in a quiet cul-de-sac with virtually no thru-traffic with close proximity to residential blocks.

Fora has applied for a licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, 11AM – 11PM.

Residents and school children suffered disturbance from noise and footpath obstruction as For a didn't comply with safety measures.

For a management at Dallington Street has a track record of public nuisance and failure to prevent children from harm-during construction and since the building was occupied earlier this year.

Rep 35

Dear Sir/Madam,

In regard to Fora Licensing, I [REDACTED], strongly object the licensing application. This will have huge impact on both of my children who are studying at Dallington school.

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

I am asking Islington to uphold its policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Rep 36

Dear Sir/Madam,

Please note our objection to the latest alcohol licence application made by FORA (Dallington st). We are parents of two children at Dallington primary school, next door to the FORA premises. FORA has already changed the peaceful nature of the street and caused considerable disruption. A licence to serve alcohol, and all that entails in terms of noise, mess and behaviour, would be disastrous for the school pupils. It violates the licensing objectives as well as Islington policy. We request that you uphold your policies and continue to protect our children from further disruption.

Many thanks

Rep 37

I write as a parent with a child at Dallington school on Dallington street, next to Fora.

The application gives no regard to protecting the hundreds of children in that school and the other adjacent primary school St Peter & St Paul. It violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington council:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

Please reject this application.

Many thanks,

Rep 38

Good morning,

As a parent of three children attending Dallington School on Dallington Street in Islington, I respectfully request that you reject the alcohol application from Fora, which is right next to the school.

This would violate Islington's own licensing objectives, and is an offense to the education objectives for children. It is brazen that this business is trying for this so soon with this specifically excluded from their planning approval. It will undoubtedly be distracting, along with providing the potential for inebriated individuals within close proximity of children entering and exiting the school during the day and when school lets out.

Please help us preserve the little pocket of space we have for our children's education in this urban environment.

My address is the following: [REDACTED]

Please don't hesitate to contact me with any questions.

Regards,

Rep 39

I'm a parent of a children at Dallington School, and I object to Fora's alcohol licence application as it violates the licensing objectives.

Specifically, it violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace).

The application is for a licence that:

- would allow drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- would cause noise disruption to all classes is obvious, and will be a real distraction for the kids

The application is greedy, in that it gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents

- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

We are asking Islington to uphold its policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Yours faithfully

Rep 40

Good morning,

As a parent of three children attending Dallington School on Dallington Street in Islington, I respectfully request that you reject the alcohol application from Fora, which is right next to the school.

This would violate Islington's own licensing objectives, and is an offense to the education objectives for children. It is brazen that this business is trying for this so soon with this specifically excluded from their planning approval. It will undoubtedly be distracting, along with providing the potential for inebriated individuals within close proximity of children entering and exiting the school during the day and when school lets out.

Please help us preserve the little pocket of space we have for our children's education in this urban environment.

My address is the following: [REDACTED]

Please don't hesitate to contact me with any questions.

Regards,

Rep 41

Hi

I am writing to register my objection to the alcohol license application for **Fora** next to my son's Primary School, Dallington School, on Dallington Street.

As a parent of a child at the school I am particularly concerned about the impact of this application. In particular:

- I consider that the application violates Islington's licensing objectives.
- Drinking and music during school hours will be very close to the classroom windows. This has significant potential to disrupt the children's' classes and distract the children.
- I understood that Islington discourages licensed premises in close proximity to schools and also discourages alcohol-led applications given the likely noise and other disturbances.

As I know the council acknowledges, children are some of our most vulnerable population and should be protected wherever possible,

Many thanks for giving this important matter your attention and please advise me if you require any further information

Rep 42

Dear Sir/Madam,

In regard to Fora Licensing, I [REDACTED], strongly object the licensing application. This will have huge impact on both of my children who are studying at Dallington school.

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, 1 of Islington's planning policies and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications like this because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will negatively impact residents

I am asking Islington to uphold its policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Regards,

Rep 43

Hello

I am writing to object to Fora's application for a daytime alcohol license.

I am a parent of two children at the school and I object to the possible noise disturbance on the terrace and on Dallington Street. I also object to the possibility of cigarette or vape smoke blowing in to the top floors where my children are taught (top and raised ground floor).

I write in hope that Islington would apply its own licensing rules and those of the planning application originally made by Fora.

Should you wish to speak to me my phone number is [REDACTED]. My email address is [REDACTED]

Thank you

Rep 44

LICENSING REPRESENTATIONS REGARDING

FORA, 5th FLOOR, 9 DALLINGTON STREET, LONDON, EC1V 0BQ

Submitted by: Directors of 9A Dallington Street RTM Company Limited

Interest: Local residents

Summary

1. These representations are submitted by the Directors of 9a Dallington Street RTM Company Limited (“the Company”). The Company is responsible for managing 9a Dallington Street, London, EC1V 0BQ, which is a mixed residential and commercial block containing 13 residential flats and two commercial units. In addition, each Director of the Company owns a flat in 9a Dallington Street. 9a Dallington Street is immediately adjacent to the applicant’s premises.
2. The Directors oppose the application for a premises licence made by Fora, which is the second such application made by Fora in respect of these premises, the first having been withdrawn. The supply of alcohol and the playing of recorded music, on the 5th floor of the building, 6 days a week, from 12:00 to 15:30 and 17:00 to 21:30 (a total of 48 hours per week), and opening hours of 07:00 to 23:00, 7 days a week, will undermine all four of Islington’s licensing objectives and will have a significant adverse effect on the immediate surrounding area. It is also inconsistent with Licensing Policies 1, 3, 14, 16, 18, 21, 22 and 24.
3. There is no justification for an office co-working space to sell alcohol or play recorded music 48 hours per week.
4. We remind the Council that, as this application is made in respect of premises in a Cumulative Impact area, the burden is on Fora to demonstrate that the operation of the premises will not add to the cumulative impact on one or more of the licensing objectives. Fora does not satisfy that burden in this case.

Dallington Street

5. Dallington Street is a quiet cul-de-sac off Goswell Road, in the Bunhill and Clerkenwell Cumulative Impact Area of Islington. It is a mixed use street with a combination of residential blocks, small commercial units, and two primary schools in very close proximity to each other. Dallington School is a primary school immediately adjacent to the east (sharing a party wall with the applicant’s premises, located at 8 Dallington Street). St Peters & St Paul Catholic Primary School is immediately adjacent to the north, with its front entrance on Compton Street. Our residential block is immediately adjacent to the west, and there is a residential block directly opposite to the south, with some bedroom windows less than 10 metres away from the applicant’s premises. There is a large low-income housing block further down the street, approximately 20-80

metres to the west. The residential units include vulnerable populations, including one child [REDACTED]. There are young families living on the street, with children under the age of 10.

6. Dallington Street is a very narrow street (single lane) with very limited parking. It is a quiet one-way cul-de-sac with virtually no through traffic. Because of its narrowness and lack of parking, the street becomes easily congested, particularly at school pick-up and drop-off times.
7. There are no licensed premises on the street which are permitted to sell alcohol or play recorded music. There are no restaurants or bars on the street. As a result, for the most part, residents of Dallington Street have, until Fora's arrival, enjoyed a quiet neighbourhood, particularly after business hours and at weekends.

Fora's application

8. Fora opened its premises to the public in March 2018. During the construction phase, there were numerous problems experienced by residents and school children in relation to noise and light disturbance, construction materials and debris on the street, and vehicles obstructing the street or footpaths, which was reported to Islington. Since Fora opened, although the management has sought to engage with local residents and to reassure local residents that it is committed to high standards of management, a wide range of problems have continued in relation to noise and light disturbance, smoking outside on the street, early morning deliveries, and late night rubbish collections.
9. In 2017, Fora submitted an application for a premises licence in respect of both the ground floor café and 5th floor lounge area. In response to residents' objections, Fora withdrew its licence application. That application sought a premises licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, from 11am until 11pm.
10. The current application represents only a modest reduction in hours. Fora's application specifies (at paragraph 6) that alcohol will be consumed for 30 minutes after the terminal hour permitted for the sale of alcohol. This means that, if granted, people will be consuming alcohol on the premises from noon until 10pm (with a break from 4-5pm), 6 days a week i.e. 54 hours per week.

Public nuisance

11. The sale and consumption of alcohol for 9 hours a day, 6 days a week, and the playing of recorded music, is likely to create a public nuisance. The nuisance is likely to come in many forms, including the following:

- Noise – Fora’s application seeks a licence to play recorded music both indoors and outdoors, on the 5th floor terrace. Fora’s customers will also be able to consume alcohol on the 5th floor outside terrace. Although the licence application states that there will be no alcohol on the 5th floor outside terrace after 6pm, and that terrace doors leading to the balcony will be closed at 6pm, this still means that Fora customers will be able to drink alcohol outdoors and that recorded music will be audible outdoors for up to 5 hours per day, 6 days a week. This will significantly impact on noise levels in the neighbourhood, and is likely to make it difficult or impossible for children to concentrate in their classes, or for anyone to work productively in nearby commercial units or from home. There is no justification for any terraced or outdoor area to be permitted for licensable activities, and it would be inconsistent with several Licensing Sub-Committee decisions that there should be no use of terraces for licensable activities.
- Even with the terrace doors shut, noise from conversations and music are likely to be heard by local residents because of the close proximity of the schools and residential blocks. The narrowness of the street, the height of the buildings, the lack of trees or grass to absorb sound, and poor sound insulation in some buildings, mean that noises are amplified and voices and music in one building can be heard inside other residences, particularly in summer months when windows are open. Fora has failed to specify the maximum decibel level of any noise limiter, and we therefore remain concerned that any music amplification system is likely to cause noise disturbance to neighbours. Fora has also failed to take into account the noise of Fora customers departing the premises via the ground floor or standing outside to smoke.
- Smoking – Although Fora’s application states that a designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises, after 5 months of being open, Fora still does not have a designated smoking area in place, and its customers smoke immediately outside the premises, beside the entrance to Dallington School. Cigarette butts are regularly left scattered on the ground outside the premises and the school. Despite multiple requests from the Friends of Bunhill to clarify where the designated smoking area will be located, Fora has failed to respond. We are therefore sceptical that this condition will be complied with.

- Increased traffic - Fora's application, if granted, would lead to a significantly increased volume of foot and vehicle traffic in a street that is already congested, particularly at school pick-up and drop-off times. The proposed capacity of the licensed area will be 80 people, which represents a very large number of people coming and going from a narrow and congested street. Although the licence application states that customers will be "requested" to arrange for taxis to pick them up elsewhere than Dallington Street, they cannot be required to do so, and Fora will have no ability to enforce this policy. A proportion of Fora customers are therefore likely to be dropped off or picked up in Dallington Street, which will significantly increase vehicle traffic.
- Deliveries - Dallington Street residents are already disturbed by early morning and late night collections and deliveries. An alcohol licence is likely to increase the deliveries and collections required. We note that Fora's licence application specifies that collections will only take place 7pm to 11pm Monday to Friday and 7pm to 10pm on weekends, but they have not specified when deliveries will take place. We are concerned that deliveries could take place at any time of day or night, and there is no plan in place to manage deliveries.

Prevention of crime and disorder

12. The sale and consumption of alcohol, for up to 9 hours a day, 6 days a week, is likely to increase the risk of public disorder, anti-social behaviour or petty crime in the street. We note the proposed mitigating measures set out in the application but have the following concerns:

- Alcohol is proposed to be sold not only to Fora residents who are registered at their Central Street location or Dallington Street location, but also guests of Fora residents, with a maximum of three guests per resident, and persons attending pre-booked/registered events at the premises. There will apparently be no checks or pre-registration required for Fora guests. There will be no maximum limits on alcohol served to residents or their guests. Only "snacks" will be available for customers; Fora do not plan to serve meals or more substantial food. Given the numbers of people able to consume alcohol at any point in time (up to 80), that inevitably means an increased risk of inebriation, and therefore, increased risk of public urination, vomiting, littering, petty crime and/or anti-social behaviour on the street as Fora's customers depart.
- We note that Fora's application fails to include a drug policy and has no arrangements in place to prevent the sale of illicit or stolen goods.

Protection of children from harm

13. The sale and consumption of alcohol on the premises is likely to create a risk of harm to the children at the primary schools immediately adjacent to Fora's planned premises.

- The effect of granting the licence will be that Fora members and their guests will be able to drink alcohol in the 5th floor bar during school hours, from Monday to Friday. That means there will be an increased risk of inebriated adults leaving the premises during the day, and coming into contact with young children at Dallington School on the street outside. That is obviously inappropriate and unsafe.
- Even without the risk of inebriation, the noise from drinkers on the outside terrace is likely to distract children studying in classrooms next door. Given the use of alcohol, there is likely to be inappropriate language, which is harmful to children.

Public safety

14. We are concerned about the risk to public safety caused by glasses or bottles falling off the 5th floor terrace onto the street below. We note that Licensing Policy 16 expects applicants to take a risk based approach to the use of toughened glassware, and that the licensing authority will take into account the extent to which drinking is permitted outside. The application fails because it permits drinking on the outside terrace and does not prohibit glasses and bottles being taken outside, or provide any plan to ensure that glasses and bottles cannot fall over the balustrade.

We therefore invite the licensing authority to reject the application.

Rep 45

Hi -

As a resident of [REDACTED], I write to object to the application submitted by Fora to sell alcohol and play music from 1700-2130 Monday through Saturday.

The space around the buildings on this street is extremely confined. As it is, residents can hear noise - even conversations -- as we are all in very close quarters. As a result, I am aware of how many families with young children are in the vicinity. There are also two schools next door.

Serving alcohol would pose a potential problem, both in terms of creating public disturbances and disorderly conduct.

I lived on Cowcross Street until last month and saw daily the problems caused by the bars and pubs in the area; too often male patrons would urinate on the street, against the wall, instead of using the public/free urinal at the junction between St John's and Cowcross St.

Dallington St is completely residential after-business hours and should remain so. Having an establishment serve alcohol and play music on a quiet, private street would be extremely disruptive. And as a single female resident who regularly works until 9pm-10pm, I would feel unsafe returning home at night to know there is alcohol being served every night next door.

Thank you for taking into consideration my concerns.

Rep 46

Dear Sir/Madam

I am the owner of a property in [REDACTED] almost [REDACTED] Fora's premises in Dallington Street and I am very concerned about their new licence application.

Prevention of Public Nuisance

An extension of the opening hours of the Cafe to more than double will seriously disturb the usual quiet of Dallington Street at the weekends

- the area is already well served for cafes and since Fora's offices themselves are closed from 12pm on Saturdays and all day Sundays I do not see why this is necessary.

The refuse on the street which is already considerable will undoubtedly increase.

- how will its removal be monitored?

- as it is removal lorries have trouble navigating this narrow street and removal can be very noisy and especially so if takes place in the evenings.

Recorded music both inside and out for 6 days a week until 9.30pm is also a great concern

- noise even from pedestrians reverberates around the street and if the Cafe doors are open as they have been in this recent hot weather the noise nuisance will be unbearable. - the fact that the Cafe doors are usually opened up across the entire width of the premises will also further increase this disturbance.

Is there any confirmation about the actual details for the designated smokers area?

- who will be responsible for the clearing of cigarette ends or will this just end up creating more litter in the street?

Protection of Children

Since Fora's premises are adjoining a primary school and the possibility that alcohol consumption can lead to anti social behaviour I see no reason why alcohol needs to also be on sale within school hours?

- there are plenty of alternative establishments nearby.

I hope that a mutually acceptable outcome to this application can be achieved.

Please confirm receipt of this email.

Yours faithfully

Rep 47

Dear Licensing Service – Islington

I am writing to object to the new licence application from **Fora, 5th Floor, 9 Dallington Street, London, EC1V 0BQ dated 28th June 2018.**

The reasons for my objection are outlined below.

Prevention of crime and disorder objection

- The disorder in the street at closing time from Fora that will impact the residents living on the street.

Prevention of public nuisance objection

- The outside drinking from the establishment, blocking the pavement.
- The noise from customers leaving or drinking in outside areas, and also the recorded music activity, is a serious concern for residents.

Public safety objection

- The suitability of the premises with regard to location – the proximity to residential properties, and the architecture of the building – is not suitable for the application, impacting health & safety for patrons and residents alike.

The protection of children from harm objection

- The proximity of 9 Dallington Street being next door to a school makes this location unsuitable for the licence application with regard to the protection of children from harm.

I am also attaching a copy of a proforma objection, further outlining my objections to the application.

Rep 48

To Whom It May Concern

Hello,

My name is [REDACTED] and I reside at [REDACTED], just a [REDACTED] from the license petitioner's location.

I would like to express my deep concern about this application to sell alcohol at the premises until 9:30pm Mondays to Saturdays and the mention of the café being open until 11pm. FORA is a co-working space with apparent plans to host late night events at their premises, but I strongly urge you to consider the following as you make your determination:

The Prevention of Public Nuisance

Dallington Street is an extremely narrow passageway that is home to private residences, offices, and two schools. As a resident, I view this street as a sanctuary and I value its peacefulness and safety in the midst of the bustling Clerkenwell neighbourhood, already saturated with pubs and bars. I am worried that allowing FORA to serve alcohol until 9:30pm will introduce noise, potentially unruly and unsafe behaviour, and a significant increase in vehicles entering and leaving our narrow street, which can be hazardous to residents walking or cycling, obstructive to emergency vehicles, and generally disruptive to the peace.

The Protection of Children

As you may be aware, Dallington Street is home to Dallington School, a day school for children ages 3 to 11; the school is located next door to the FORA building. Many countries, including the U.S. and India have implemented laws prohibiting alcohol licenses from being issued if the establishment is "on the same street or avenue and within 200 feet of a building that is used exclusively as a school, church, synagogue or other place of worship". In the state of New York, The Alcoholic Beverage Control Law is known as the "200 foot rule". I am not implying that we should allow other countries to dictate our decisions, but I do think that the underlying reasons for these regulations are relevant, valid, and warrant your careful acknowledgment.

I am extremely worried about introducing alcohol sales in such close proximity during the school day, the potential safety issues associated with inebriated patrons, the additional noise, and increased vehicular traffic, to a street crawling with children as they make their way to and from school.

In addition to the points above, I question why a co-working space needs to play music and sell alcohol at all, and let alone late into the night. I also question the inclusion in the application of

the café's opening hours until 11:00pm. I would like to put forth my strong objection to these late night hours, as I am aware of the fact that the café is only approved to be used until 6:00pm.

Thank You in advance for your thoughtful and responsible consideration.

Rep 49

I wish to object to the subject application.

This application fails to protect children. Fora is next to a school making a license totally inappropriate.

There is no business case for this license and the license if approved will add to the Clerkenwell Cumulative Impact.

Please reject this vile license application.

Thank you.

Rep 50

To whom it may concern.

I live in Dallington square and my flat is [REDACTED] Fora. Our Bedrooms [REDACTED] away from their offices.

Since Fora has moved in, there has been continual disruption to us. Works were done outside official hours and lights were left on continually during the build (and continue to be left on on many occasion). This is our home, a place where we have to live and you can imagine how disruptive it has been with light flooding in in the evenings and all the noise. My husband barely sleeps.

I have been informed of Foras application and I'm incredibly disappointed and believe it should not be granted. As you know, we are all in very close proximity in Dallington street and sound travels immensely. I can hear an average conversation from the street in my living room. I dread to think how badly our quality of living would go down if inebriated people are allowed to loiter until late, especially with music. It should also be noted that Fora's current permissible hours of opening by Islington Planning Department are 8am to 6 pm and that their licence application is inconsistent with this.

You are also aware that there is a children's school nearby. Extending their hours of operation creates more rubbish and also cigarette ends will litter the street, its hugely unfair for children to have to navigate the rubbish left on the street - which it is.

The community is small and close knit, the offices that were there were always hugely respectful of the residents and it has been a lovely place to live. Fora and the other offices that are newly occupied have absolutely no regard for residents, leaving their lights on and rubbish everywhere. Unfortunately the location is so small that it's impossible to ignore. I don't understand why a council would put the needs of a transient office over residents that have lived there for years and supported the area. Why can't Fora actually contribute meaningfully to the area and support the local pubs if they really need to drink and be entertained?

The beauty of a city is made by the residents and the people living in it. Allowing offices to do whatever they want at the expense of the community's quality of life is just plain wrong and I urge you to really look closely at these applications because it is not contributing anything meaningful, in fact, quite the opposite.

Kind Regards,

Rep 51

Dear sir/madam

I am writing to object strongly to this application, which is inconsistent with Islington's licensing policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and Development management policy DM4.3. It is only slightly modified from the previous, rejected, application and does not address the fundamental inconsistencies with the licensing policies or planning breaches.

It would breach the planning conditions attached to the development of the building in the first place (condition 14 of <http://planning.islington.gov.uk/NorthgatePublicDocs/00361021.pdf>), which require that the terrace is only used 9:00-18:00 Monday to Friday.

My particular concern is the severe noise/nuisance impact on local amenity. The Fora terrace which the proposal would allow extended use of (in breach of planning as above), including the playing of amplified music, [REDACTED] my own property and is [REDACTED] bedroom in my flat. I will feel the impact more severely than others, but given the elevation of the terrace the noise is likely to affect all of those in the vicinity in what is a quiet, residential street in the evenings and at the weekend.

Regards



Rep 52

Premises Name and address: Fora, Ground Floor, 9 Dallington St, Islington London, EC1V0BQ

Name: [REDACTED]

Interest: Resident

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Public Nuisance: We already have a couple pubs in the vicinity that stop serving alcohol at 11:00PM (The Slaughtered Lamb, 1920 Bar, Sutton Arms, Simmons Bar), and it's extremely frustrating because as people leave the bar, we often get people drunkenly shouting and making a lot of noise as they make their way home. Compton Passage is a passageway that people often walk through as a shortcut, unfortunately when people make a lot of noise as they walk, it's extremely loud to the residents in our complex... and disturbing to our sleep.

The fact that Fora is actually only a few doors down will only make this problem worst. People like to stand around and chat outside a pub (even after they've stopped serving), and if Fora starts serving alcohol, people will start hanging around when previously there wouldn't be a reason to loiter at Dallington St.

Kind regards,

Rep 53

Dear Sir/Madam

I strongly object to the above licence application which completely contravenes one of your 4 licensing objectives: "The prevention of public nuisance".

I live at [REDACTED]. My entire living area (bedrooms, living room, kitchen and balcony) [REDACTED] the 5th Floor of FORA 9 Dallington street.

FORA is an office block purportedly occupied by people undertaking office-type work. Accordingly, the application for a licence to allow the sale of alcohol to be consumed, and recorded music to be played, on the premises for 6 days per week until 2130 hrs is entirely inappropriate and unnecessary for any office block, let alone one located in a residential area, and is in contravention of one of your 4 licensing objectives: "The prevention of public nuisance". If you allow this licensing application, you will be allowing considerable nuisance to be caused to me during the day and night.

In addition, the application for a licence to allow the opening of a cafe for 7 days per week from 0700 hrs until 2300 hrs is entirely inappropriate and unnecessary for any office block, let alone one located in a residential area, and is in contravention of one of your 4 licensing objectives:

"The prevention of public nuisance". If you allow this licensing application, you will be allowing considerable nuisance to be caused to me during the day and night.

For the above reasons, I respectfully request you to disallow the above licence application in its entirety.

Thank you

Yours faithfully,

Rep 54

Representation to the Islington Licensing sub-committee:

As a resident of [REDACTED], [REDACTED] to the building subject to this application, I ask the Licensing sub-committee to reject this application in order to protect residential and educational amenity in a highly sensitive location for the following reasons:

In the period since FORA has been open for business the management has not proved capable of monitoring or dealing with predicted nuisances, with smokers congregating outside the building, obstructing passage for residents and parents collecting children from the adjacent school. They have been encroaching on the spaces in front of 9A and Dallington School, sitting on the window ledge outside Revolution Films to eat and drink coffee and food bought on FORA premises, making loud calls and smoking, disturbing the offices, residences and school in the vicinity. Despite numerous complaints about the cigarette debris and requests that it be cleared up, all the management have done is provide a very unobtrusive and ignored ashtray and sign forbidding people from smoking outside their premises, which encourages them to linger outside adjacent buildings.

This constitutes a public nuisance and failure to protect children from harm.

When FORA withdrew its last application for a music and alcohol licence it paid lip service to consulting with the community. We have not been aware of any such overtures, and the current application ignores the majority of the concerns previously expressed.

As far as we can tell, there have been no detailed submissions from FORA on how they intend to implement a no-drug policy, acoustic plan, risk assessment, defined smoking area and plan to prevent smoke fumes, nuisance or enforce the maximum capacity for the terrace.

FORA's negligent track record on some of these issues to date is sufficient to cast doubt on their fitness and ability to implement responsibly the much more serious duties associated with a music and alcohol licence and to act in good faith towards their neighbours.

The cumulative impact on the CIA (cumulative impact area) associated with granting this license include:

- Increased noise from music, drinkers and smokers on a terrace that directly overlooks two school playgrounds and numerous offices and residences. Sound reverberates significantly around the narrow street and open space at the back.
- Increased traffic and congestion in a single-lane street.

- Increased parking requirements.
- Risk of groups of inebriated people dispersing, and coming into contact with schoolchildren at pickups and during their daily movements for trips and exercise, as well as young children resident in the street.
- Increased risk of crime.
- Light pollution from early and late cleaning from premises.

I believe this application fails on numerous licensing policies and all four of the licensing objectives, and should be rejected.

Yours faithfully,

Rep 55

As an owner of a property on Dallington St. I object to the application for a license by FORA 5th Floor based on the following premises;

- Fora neighbours two schools.
- The Bunhill area is already saturated with drinking premises. We as a residential force should be respected otherwise this area will become monotonous, pushing out a solid community.
- Excessive hours of drinking will lead to public nuisance issues and potential public safety issues.
- This is a mixed private home and office area in a narrow street, noise travels very easily as we already know with deliveries to Fora. Fora has proven to be a nuisance already - we do not want to further ruin this.
- I believe the value of my property will be jeopardised if an unsavoury community and behaving anti-socially.
- We do not want rubbish/used bottle collections in the middle of the night
- I accept sales of alcohol to people working or visiting the area for an event between 5pm and 8pm Monday to Friday however, I object against the sale of alcohol outside of these hours. The working environment downstairs is open 8am to 6pm - why is this licence application from 7am to 11pm? Why does a working environment need such extended hours of alcohol sales?

Thanks,

Rep 56

Dear Sir/Madam,

Re Licensing Application Fora, 5th Floor, 9 Dallington Street , London, EC1V 0BH - Your Ref WK/180019930

I wish **to object to this licensing application** on the following grounds:

The Prevention of Crime and Disorder

It is a well known fact that alcohol consumption can lead to crime and disorder. All it takes is one too many for glasses to be broken in the street or for somebody to get ideas regarding causing problems for one of the residential blocks of flats nearby. This is meant to be a business, why do they need an alcohol license anyway? The hours of 12 -15:30 and 17:00 - 21:30 are simply

unacceptable for a business. This is not a pub or restaurant of which there are plenty already in the area for the occupants to use.

The Prevention of Public Nuisance

This building is very near residential units and this will likely lead to alcohol being taken onto Dallington Street which is a narrow street of mixed occupation where noise travels very easily. This gets followed by broken glass etc, smoking etc, etc. Then after an event many taxis or Ubers showing up in a narrow street, a few people talking and shouting etc. Why the needed for recorded music, once again noise travels in Dallington Street and especially around the Courtyard at Enclave Court which is next door to Fora. We do not need loud recorded music being played with windows or terrace doors open in a quiet area where noise travels very easily. The terraces at Fora are subject to planning permission use of 9am to 6pm, after a few drinks they possibly start wandering out onto the terraces, breach the curfew and all we get is more noise and people looking into our neighbouring properties.

Public Safety

Dallington Street is a narrow street, after an event at Fora at either lunch or in the evening it is going to cause chaos and noise problems for those who live here. People will leave and then walk up or down Dallington Street in the middle of a narrow road, all it take is one car going a little too fast and with impaired judgement after drinking alcohol....

The Protection of Children from Harm

Fora is located next to Dallington School and very near St Peter and St Paul School. Parents are picking up children at around 3.30pm, they do not need to be see people leaving after the consumption of alcohol. The terraces at Fora look directly into both schools and while Fora are taking measures to limit that impact, after a few drinks people are more likely to chance looking in between the plants and even taking the odd photo. I hope that this never happens for obvious reasons.

Also

Why, in an area that is already oversupplied with premises selling and supplying alcohol has the application even been allowed, when will a halt be called as this area has the highest number of complaints about people drinking in the street in this borough?

The cafe is on the ground floor (A1 use only), not the 5th floor, and has planning permission to open from 8am to 6pm. Why does this application state 7am to 11pm, has anybody from Licensing contacted the Planning Department as this is a clear planning breach?
Also, the 5th floor at Fora is B1 use only.

Kind regards,

Rep 57

Dear Sirs

Re: Fora, 5th Floor, 9 Dallington Street, Islington, EC1V 0BQ
My name: [REDACTED]

Interest / address: [REDACTED]
Email: [REDACTED]

The prevention of crime and disorder

Fora is adjacent to two schools. Granting a late licence would result in broken glass, drug paraphernalia and human urination in the area around the schools. Dallington St is not well monitored and the concern is that there would be an increase in noise, violence and crime associated with late night drinking, especially after closing.

The prevention of a public nuisance

As this is a shared work space, it is unclear why Fora need a licence to sell to people not working at the property. This is a quiet residential street and not a late night entertainment area. Noise will continue into the night, both from revellers leaving the property and from the services required eg late night rubbish collection.

Public safety

As this is a shared work space, it is unclear why Fora need a licence to sell to people not working at the property. This is a quiet residential street and not a late night entertainment area. Noise will continue into the night, both from revellers leaving the property and from the services required eg late night rubbish collection

Protection of children from harm

Fora is adjacent to two schools. Granting a late licence would result in broken glass, drug paraphernalia and human urination in the area around the schools. Dallington St is not well monitored and the concern is that there would be an increase in noise, violence and crime associated with late night drinking, especially after closing.

Regards

Rep 58

Licence Application – Ref: WK/180019930

Fora, Dallington Street, Islington EC1V 0BQI refer to the above application.

We own the property known as [REDACTED] Our property faces onto [REDACTED] Street and [REDACTED] Road.

We object to the above application on the following grounds:

Dallington Street is narrow and is fronted by tall buildings, many of which are residential. Any noise created along the street is magnified due to the configuration of the buildings and the consequent channelling effect. The granting of a license to a company that lets office space on a short term basis to various and largely unknown clients presents a high risk of causing noise and nuisance to adjacent residential buildings. Furthermore, the consumption of alcohol on a potentially routine and regular basis as part of the hire benefits will significantly increase the risk of public nuisance from a transitory clientele. Impairment to Public Safety and damaging influence to local children (the premises are adjacent to a popular Primary School) are clear and obvious risks that would result from the granting of a licence at this location.

The availability of licensed premises in the general area are wide and varied. Granting an alcohol licence to a company that is not involved in leisure and/or entertainment is completely necessary and would result in various anti-social behaviours.

Yours faithfully

Rep 59

As a resident of [REDACTED] I note that a new application has been submitted by Fora, at their premises in Dallington Street, to serve alcohol. I'm very disappointed to see this application revived, as I thought that the earlier objections made by the residents were decisive, and so of course I am objecting again.

The main ground is that it is completely inappropriate to have a venue serving alcohol in such close vicinity to two primary schools. Whether or not alcohol is served on the ground floor, intoxicated customers leaving the premises during school hours creates a nuisance and hazard, with increased risk of smoking on the pavement (which is already causing ingress and smoking debris outside our building). This rubbish, including the possibility of broken glass, will accumulate overnight, and could be a hazard to very young children the following morning.

In addition playing music in the evening is highly problematic as the narrow streets and courtyards intensify the sound through echoes especially in the summer when windows are open.

It is quite obvious that the application violates licensing objectives 2 (public nuisance) and especially 4 (protection of children), with risks of violation of 1 and 3 and should be dismissed.

Your sincerely,

Rep 60

WK/180019930

Licence Application For FORA, 5th Floor, 9 Dallington Street

Dear Sir or Madam,

We are writing to object to the above Licence Application. We are [REDACTED] neighbours of 9 Dallington Street, living in [REDACTED]. Our Flat [REDACTED] the wall which forms part of the property making the application and is at the same level as the 5th Floor of the property. We look [REDACTED] into the rooms which would be used for the sale of alcohol and the playing of music by FORA clients. These facilities are, perhaps, just [REDACTED] from the front of our property.

Our objections are based on the potential public nuisance, not just for us, but also for all the other residents of [REDACTED]. There is also wider potential public nuisance in what is a very narrow street (Dallington Street) of mixed private homes and offices, and in which noise travels very easily. In such a street we also believe that late night drinking and partying could give rise to safety issues.

The application relates to the sale of alcohol and the use of recorded music between the hours of 12.00 – 15.30 & 17.00 – 21.30 on Monday to Saturday and the opening hours of the Café of 07.00 – 23.00 on Monday to Sunday. This contrasts with the planning permission given for the development of 9 Dallington Street, which includes restrictions:

- On the use of the terraces on the 5th floor where access is limited to Monday to Friday, 9am to 6pm, and
- The use of the Café, at least that on the ground floor, only from 8am to 6pm

As such, the Licence Application is going far beyond what the Council thought was reasonable for the use of the property in terms of potential public nuisance.

While we are objecting, on public nuisance grounds, to this application, we do appreciate that the nature of the facilities operated by FORA are such that some, restricted, operation of a café, and even the sale of alcohol, is not unreasonable. We understand that this matter has been discussed at some length between a number of residents in the area, not just those living in [REDACTED], but also in other blocks of flats, and representatives of FORA. We believed that agreement had been reached that alcohol sales between 5pm to 8pm Monday to Friday (with no use of the balconies after 6pm) would be acceptable and reasonable. We were, therefore, very disappointed to see the extent of the Licence Application that was submitted.

Please let us know if there is any further information that you require from us.

Rep 61

I live on [REDACTED] Dallington Street itself. I object on the following grounds:

Prevention of crime and disorder

- alcohol consumption leads to this

Prevention of a public nuisance

- alcohol consumption leads to this, plus additional taxis and cars

Protection of children from harm

- there are two schools in the immediate vicinity incl a nursery school immediately next door - alcohol consumption will be a very bad influence on the children.

This is predominantly a residential road with no other shops or bars or restaurants.

Dallington Street is a narrow road so noise will travel and congestion will happen. It's also a no through road at one end.

The applicants should have applied for an alcohol licence with the original building application and have deliberately done it this way to try and get an alcohol licence, or extension of, by the back door.

Please reject.

Please confirm receipt of this email

Thank you

Rep 62

Dear Sir/Madam

Re: Licensing application for For a, 5th floor, 9 Dallington Street, Islington, London EC1V
OBO ref:WK180019930

I wish to object to the above licensing application. I am a neighbour living at [REDACTED] which the above property [REDACTED]. My objections to the application are on the following grounds:

1 Prevention of crime and disorder

Access to alcohol during and after working hours will lead to increased levels of drunkenness which is associated with increased crime and public order problems. Dallington street is a narrow mixed use street with a significant number of residential properties.

2 Prevention of public nuisance

The premises are offices and it is unclear why an alcohol license would be necessary in an area already very well provided with bars, restaurants and pubs – it is already designated a cumulative impact area. We are concerned that drinking in the day and at night, with a recorded music license would lead to serious noise disturbance. This is further exacerbated by the fact that the building has extensive balconies that are already used for phone call and smoking. It is inevitable that occupants will also drink on the balconies and loud music will be played with doors and windows open causing a nuisance to the surrounding residential properties.

Occupants of the offices have already been observed looking into the schools and surrounding flats from the balconies and taking photos with their mobile phones. When challenged by residents they were rude and dismissive. Alcohol will only add to the nuisance.

It is also likely that late night drinking will lead to increased use of cabs late at night with associated noise and nuisance.

Also drinkers are likely to stand in the street to smoke causing littering, obstructing pavements and causing a nuisance to neighbours.

3 Public safety

Given its narrow nature the presence of up to 400 users of the premises exiting Fora once the bar is closed has the potential to cause blockages in the street and interaction with traffic and accidents. This is particularly true at 15:30 when there is significant traffic on Dallington Street from delivery vehicles and parents collecting children.

4 Protection of children from harm

The Fora building overlooks two schools with direct views into the buildings and playgrounds and although unlikely, it is possible that the behaviour of occupants will be adversely affected by several hours of drinking and could lead to inappropriate behaviour.

It is also unclear why an office building requires a bar that can provide 8 hours of drinking time a day Monday to Saturday – together with recorded music. Although it is flexible use office space it is unlikely that most employers will encourage or permit alcohol consumption during working hours.

The neighbourhood is over supplied with bars, restaurants, pubs and clubs where alcohol is already readily available.

The A1 Café on the ground floor only has planning permission for use from 8am to 6pm so the requirement for alcohol license until 9:30 pm is unclear.

We would therefore ask that you reject any license for alcohol consumption or music on the premises.

Yours sincerely

Rep 63

Objections :

Public Nuisance

Dallington Street is a narrow road lined with tall buildings . The impact of this is that noise travels very easily both at ground and upper levels. This is both traffic noise and loud conversations on the street. This is already apparent when there are early morning deliveries , taxi drop offs and early start work people having group conversations . It is a mainly residential street with a small school and office premises. The area is well served by pubs , bars and restaurants . The premises is meant to be a place of work and not a place of entertainment and the nature of temporary workspace is to have multiple occupants working at different times of the day and so a constant flow of people and no sense of permanent place or neighbourliness.

The proposed application turns a residential street into a place of entertainment until late at night and would cause nuisance through noise (traffic and people) exacerbated by the features of licensed premises in terms of deliveries and disposals of bottles generally early in the morning , late night conversations / arguments aided by alcohol consumption and taxi drop off and pick ups with attendant blockages on a street that has very little parking space.

There seems little to support the need for the licence in terms of appropriate amenities for working people (as there are abundant facilities in the neighbourhood) at the cost of inserting noise and nuisance on a predominantly residential street with a street configuration that already amplifies noise .

I do not need my identity to be anonymous .

Rep 64

Dear Sir/Madam,

I am writing in relation to the license application for the shared workspace at 9 Dallington Street. I live at flat [REDACTED]. Due to a peculiar numbering system on Dallington Street, 9 Dallington Street actually shares [REDACTED] with [REDACTED].

I appreciate that Fora's business model requires their office workers to have access to alcohol on work premises. I appreciate that this is highly lucrative for them. However, I do not understand

why they feel the need to have almost all day drinking, seven days per week. I have visited Wallacespace on Clerkenwell Green. They operate a co-working space but they only run licensed events for a few hours on weekday evenings. As a consequence, the impact of Wallacespace on neighbouring residential premises is negligible. I would therefore request that the Licensing Committee apply the same restrictions to the hours of operation to Fora as those of Wallacespace. The sale of alcohol should be ancillary to the provision of office space. Most people welcome work events that finish at hours consistent with parenting and caring demands and a healthy work/life balance.

I object to the current application on the following grounds:

Public nuisance:

The greatest impact of Fora on our small, predominantly residential street has been noise nuisance. The noise begins at 5 am when catering deliveries take place. The street is too narrow for delivery lorries to enter and leave in the same direction therefore at 5 am we are woken by reversing tones. The lorry parks on the pavement directly outside my bedroom window. Depending on the size of the load the noise disturbance of loading, unloading, slamming doors and driving out again will last for about 20 to 30 minutes. Residents have repeatedly asked for an alternative delivery time to be arranged. This request has been refused. Extended opening hours will result in more deliveries and more refuse collection. I would ask that licensed hours be restricted to limit the noise nuisance on residential premises. I would ask also that the lorry does not mount the pavement having caused a pavement collapse in May 2018.

I would suggest that licensed hours of 5-9pm, Monday to Friday, would allow Fora to run a successful business while being mindful of the sensitive location they have chosen to purchase.

Crime and Disorder:

We live in a cumulative impact area surrounded by cumulative impact areas. We are significantly beyond the tipping point of saturation of licensed premises. Dallington Street is the cut through used by moped thieves to avoid capture by the police. A later license will result in more people on the street, smoking and on their phone waiting for Ubers. They are an ideal target for moped thieves. We do not wish to draw any more attention to the street.

Protection of Children from Harm:

There are 34 school aged children living on Dallington Street. Late night events with alcohol will result in more noise disturbance, more taxis and more street smoking. Many children are being regularly woken at 5 am by the Fora deliveries having only gone back to sleep shortly after closing time and the noise nuisance from the late night economy establishments in the borough. Long term sleep disturbance is well known to have an impact on health, well-being and school performance.

I would suggest that licensed hours of 5-9pm, Monday to Friday, would ensure that anyone leaving Fora would not waken the residential children on the street late at night. I would ask also that the Committee put restrictions on delivery times and refuse collection times given the proximity to homes. For a school aged child being woken at 11pm is late at night.

Public safety:

I do not feel that Fora's presence presents any public safety issue other than significantly increased use of Uber vehicles entering the street. The street is one way in parts, to get around this

Uber drivers use the entrance to our [REDACTED] as a reversing point. Several times the corner of our building and the post of our wall has been chipped by these cars. In addition, many Uber vehicles are electric. There are three wheel chair users in Dallington Street. Due to the width of the pavement, they have to use the middle of the street. Wheelchair users cannot see or hear electric cars approaching and feel unsafe in their own street.

The Fora management team do use Goswell Rd to access Ubers but their office users do not.

I would ask that the committee specify a collection point for taxis and Ubers on Goswell Road. Other licences have had precise restrictions put on pick up points.

Thank you for your assistance in balancing the needs of residents and the demands of local businesses.

Yours faithfully,

Rep 65

Subject: Fora alcohol licence application, Dallington Street

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor bar and terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, Islington planning's DM4.3 policy and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

- Discourages licensed premises in close proximity to schools
- Discourages alcohol-led applications because alcohol sold without food causes more noise and other disturbances
- Notes that children are some of the most vulnerable population, and extra caution must be taken to protect them
- Recently prohibited similar local businesses from using terraces at all when alcohol is being sold in order to protect residents
- Classifies the Bunhill neighbourhood as saturated in alcohol licences and presumes that new licences will add to cumulative impact on residents

Please uphold Islington's policies and recent decisions by rejecting this application. Fora thinks it is special and should be given a licence that flouts policy and recent licensing decisions, regardless the consequence for neighbours and schoolchildren. This should not be permitted.

Thank you,

Rep 66

Dear Sirs,

My wife and I and our family live [REDACTED], a few [REDACTED] from the subject premises and wish to register our strong objection to the application which has been made to sell alcohol for consumption on the 5th floor.

Our grounds are as follows:

1. Dallington Street is a very narrow predominantly residential road and noise bounces and reverberates off the buildings either side. It is already increasingly noisy at closing time as a result of customers leaving the many other licensed premises in the immediate vicinity.

2. Late night rubbish collection is already a problem, with council vehicles frequently in the street at around 11.30 pm and 4am. This would only increase.

3 Office workers smoking outside bedroom windows of residential premises is already a public nuisance issue. This would be exacerbated, particularly if drinks were taken outside 9 Dallington Street.

4. The hours referred to in the Application appear to represent an element of creep and seem inconsistent with the permitted planning use. The opening hours of the premises should not be extended and the permitted use of the 5th floor is not thought to be A1.

5. In any event, use of the terraces at 5th floor level outside the permitted hours is unacceptable, particularly as they would inevitably be used for smoking when they are right next door to existing residential terraces.

6. It is not understood why the Application extends to Saturdays.

Please acknowledge receipt of this objection.

Kind Regards

Rep 67

Dear Sir/Madam

I am live in a property in Dallington Square almost [REDACTED] Fora's premises in Dallington Street and I am very concerned about their new licence application.

Prevention of Public Nuisance

An extension of the opening hours of the Cafe to more than double will seriously disturb the usual quiet of Dallington Street at the weekends .

- the area is already well served for cafes and since Fora's offices themselves are closed from 12pm on Saturdays and all day Sundays I do not see why this is necessary.

The refuse on the street which is already considerable will undoubtedly increase.

- how will its removal be monitored?

- as it is removal lorries have trouble navigating this narrow street and removal can be very noisy and especially so if takes place in the evenings.

Recorded music both inside and out for 6 days a week until 9.30pm is also a great concern

- noise even from pedestrians reverberates around the street and if the Cafe doors are open as they have been in this recent hot weather the noise nuisance will be unbearable. - the fact that the Cafe

doors are usually opened up across the entire width of the premises will also further increase this disturbance.

Is there any confirmation about the actual details for the designated smokers area?

- who will be responsible for the clearing of cigarette ends or will this just end up creating more litter in the street?

Protection of Children

Since Fora's premises are adjoining a primary school and the possibility that alcohol consumption can lead to anti social behaviour I see no reason why alcohol needs to also be on sale within school hours?

- there are plenty of alternative establishments nearby.

I hope that a mutually acceptable outcome to this application can be achieved.

Please confirm receipt of this email.

Yours faithfully,

Rep 68

Dear Sirs

Re: Fora, 5th Floor, 9 Dallington Street, Islington, EC1V 0BQ

My name: [REDACTED]

Interest / address: [REDACTED]

Email: [REDACTED]

The prevention of crime and disorder

The building is a neighbour to two schools - rubbish, broken glass, drug paraphernalia and human urination in the area surrounding the schools would likely be the result of granting the license. Other crime and anti-social behaviour will likely be the result including a large increase to noise, potential for violence and crime on the street (Dallington St is hidden away from the main street and therefore difficult to monitor) especially after closing.

The prevention of a public nuisance

Why is there a need to sell to people other than those working at the property. No need to bring additional people to the area which is a quiet, commercial and residential area and not a late night entertainment area. There are existing alternatives a short distance away.

Taxi's and other traffic will likely increase to a small street which does not support additional traffic.

If the business is busy and operating late into the night the noise will likely continue after closing with inebriated customers, staff coming and going and connected services (e.g. late night rubbish collection and other service providers).

Public safety

Why is there a need to sell to people other than those working at the premises. No need to bring additional people to the area which is a quiet, commercial and residential area and not a late night entertainment area.

Protection of children from harm

The building is a neighbour to two schools - rubbish, broken glass, drug paraphernalia and human urination in the area surrounding the schools would likely be the result of granting the license.

Regards

Rep 69

Re Premises License Application

Fora 5th Floor, 9 Dallington Street, Islington, London ECV 0BQ

Dear Sir

I am the owner of [REDACTED] and object to the licence based on the fact that there are a high number of licensed premises in the area in the immediate proximity to Fora and there is no reason for yet another.

In addition, the premises are immediately adjacent to one primary school and back directly onto another primary school. I believe this proximity could cause the children harm from the risk of people under the influence of excessive alcohol being near the children at lunchtimes and at the end of the school day.

I hope you take these comments into consideration when dealing with the application.

Rep 70

Dear Sirs

I live at

[REDACTED]

Our flat which has a terrace [REDACTED] on to Dallington Street.

I'm not usually one to complain- live & let live.

However I really think that licensed premises in Dallington Street should be refused.

1. There is no need for it.
There are plenty of Bars & restaurants in the area who presumably could do with the business.
2. There will be noise (deliveries) people coming and going outside office hours.
3. Also noise from the terrace will carry much further than noise from a ground floor.
4. Premises on the 5th floor which can only be accessed via an entry phone will be almost impossible to police. I believe that For a have a poor track record with regard to compliance.
5. The street is back water which just doesn't sit with licensed premises.

1. Not sure if there is planning consent but if I had known that they were going to go for licensed premises I would have objected.

Regards

Rep 71

Dear Sir/Madam

I am co-owner of a property in Dallington Square, in close proximity to Fora premises. I wish to express my objection to the licence application in its current form. I have been part of discussions/meetings with representatives from Fora who assure us they wish to work with our community. It is therefore incredibly disappointing to see the current application. I do not consider the granting of such a licence would be appropriate for the reasons stated below.

Prevention of Public Nuisance

Sadly, since Fora began operating earlier this year, we have already noticed an increase in antisocial and problematic issues. The application states Fora will provide a designated smoking area for up to 6 smokers. I am interested to know where this is sited. At the residents last meeting with Fora, this issue was raised. Katrina Larkin (designated premises supervisor) could not provide a definitive site, stating the smokers would be asked to move away from directly outside the premises. To where? Outside the adjacent primary school? Outside residents' homes? And who will be responsible for clearing up the cigarette ends? Already a huge problem in our city. So far we have no solution.

There has already been an increase of refuse left on the pavement, awaiting collection, since Fora opened. The granting of a licence will increase the volume of this refuse. As there will be glass refuse, this will create a noise problem also as it is placed outside and as it is collected, which can be later in the evening.

The cafe is open Mon - Fri 08.00 to 18.00, 50 hours per week. These were the stated hours granted by the planning department. I am concerned to see on the licence application that Fora have also requested an increase in these hours. **An increase of 62 hours, more than doubling the current hours.** Dallington Street is particularly quiet and tranquil at the weekend. The area is well served for cafes and there can be no need for the cafe to open at the weekend. (On their website, Fora state their weekend operational hours as 08.00-12.00 Saturday only. Therefore why are they applying for Saturday *and* Sunday hours until 11pm?). The already considerable amount of refuse on the street will increase. The application states this refuse will not be placed outside until 30 minutes before collection. How will this be monitored? Already, it can be several hours before it is collected. Dallington Street is very narrow and refuse lorries create noise and traffic problems for residents, particularly if they arrive later in the evening (as they have been known to). A refuse lorry, negotiating the narrow street, with its reversing warning in operation, at 21.45 in the evening is antisocial and a noise nuisance. I know because I have experienced this.

The licence application includes the playing of recorded music inside **and** out, six days a week, until 9.30 pm. During the residents first meeting with Fora, Katrina Larkin stated categorically that there would be no music outdoors.

Dallington Street is very narrow with no trees or open areas to dissipate noise. As a resident, I can hear pedestrians' conversations as they walk down the street due to the noise bouncing between

the buildings. Any music broadcast outside will create a noise nuisance and disturbance to residents. During the recent hot weather, the cafe doors have been open across the width of the area. Music played, particularly during the quiet weekend when there is considerably less vehicular and pedestrian traffic, will reverberate around the street.

Protection of Children

The Licensing Service will not need reminding that Fora shares a party wall with a primary school. It is an unfortunate fact that the consuming of alcohol can lead to antisocial behaviour, whether that is increase in noise, use of inappropriate language or worse. Residents have listened to Fora's reasons for wanting to provide alcohol. We have tried to be reasonable, offering 5pm - 8pm, Mon -Fri. I do not see the need to provide alcohol from 12.00 - 15.30, i.e. during school hours, when alcohol related anti social behaviour could be witnessed by primary school children. And given that the Licensing Authority acknowledge in their policy that, "parts of the borough have now reached saturation point" there can be **no** reason for the licence to encompass any part of the weekend. There are plenty of establishments close by.

I am pleased to see, from the application, that Fora intend to hold quarterly meetings with residents. I hope our concerns are listened to and that we can reach a mutually acceptable outcome.

Yours faithfully

Rep 71A

Subject: Fora, 5th floor, 9 Dallington Street

Dear Sir/Madam

I sent in an objection to the above application on 16th July and wish to add the following. This is due to my belief that the initial document sent out to residents does not accurately reflect the requests of Fora, due to Fora making errors and using misleading language on their original application to you.

Point One - Recorded Music

The residents' letter gives no indication of whether the music is indoor, outdoor or both. The application, when viewed in full, states 'both'. Having been assured by Fora 'designated person' Katrina Larkin at an early residents' meeting that there was, categorically, no outdoor music, the community group sought clarification. Fora filled in the form incorrectly, it should read indoor only, not both.

Point Two - Designated Smoking Area

The full application states, 'a designated smoking area will be provided. No customers will be allowed to smoke immediately outside the premises.' On 25/06/18, members of the community group received a mail from Matthew Buckingham, Head of Operations, stating, 'Smoking is now outside the premises and if more than 5 people are there we will politely ask them to move away somewhere else.' Both statements are extremely vague regarding the 'designated site'. The group sought clarification last week from Fora re the site. The response was, 'I will confirm'. No-one has. There is still NO designated area. If smokers are being asked to move away from the office

building they will then be outside the primary school or outside residents' homes and windows - and in the evening possibly outside children's bedroom windows.

Point Three - Opening Hours

The residents' letter state details applied for as 'Opening hours of the cafe'. In my objection I disagreed with these opening hours - and still do. However, in seeking clarification once more, the hours apply to the **fifth floor terrace**. In the application it has been referred to as the 'cafe' which is extremely confusing and misleading for residents as there is a ground floor cafe at the premises. Fora's website does not state any opening hours on Sunday and only 08.00-12.00 Saturday. Why is a licence required at weekends until 23.00? From the department's notification of application, local residents may not be aware of Fora's intention to open the **fifth floor terrace** from 07.00 to 23.00 SEVEN DAYS A WEEK. Even without alcohol, there will be noise nuisance created if the terrace can be accessed from 07.00, in spite of Fora's plans to close it at 18.00. And guests leaving at 23.00 Saturday and Sunday after 'events' will disturb what is currently a very quiet neighbourhood.

Point Four - Food

In the full application, it is stated, 9) Non perishable snacks will be available, and also, 19) Food shall be available in all parts of the premises where alcohol is sold. Which one is it? And what constitutes 'food' as opposed to the snacks? The provision of alcohol without a meal of some description is a bar. This is an office space.

Point Five - Waste management

The application's stated hours are incorrect. Seeking clarification again, Fora apologised for their error - 19.00 hours should be 07.00

Point Six - Protection of Children from Harm

On their application, Fora have mentioned only a Challenge 25 scheme in this area. There is no reference to protection of children from groups of smokers outside their classrooms, or how they will manage possible loud, inappropriate language/behaviour following alcohol intake during the school hours for which they want a licence.

It would be useful if the residents' letter of notification could contain a link to the full application. The three activities referred to are very brief and, as we have discovered, two of them are incorrect/misleading due to Fora's errors when completing the application. It is a cause for concern if they are unable to accurately complete such an important piece of paperwork. How are residents supposed to have confidence or belief in their claim to have high standards of management?

Yours faithfully

Rt Hon Lord Smith of Finsbury



HOUSE OF LORDS
LONDON SW1A 0PW

Licensing Service
Public Protection Division
222 Upper Street
London N1 1XR

from: [REDACTED]
[REDACTED]
[REDACTED]

18 July 2018

Dear Licensing Service,

Licensing Application: Fora, 9 Dallington Street, EC1V 0BQ
Ref: WK/180019930

I am writing to object strongly to the application for a new licence at 9 Dallington Street. This is an application for extensive hours, with the sale of alcohol up to 9.30pm on six days a week, and the operation of the café up to 11pm on every single day. Our local residents' group met with Fora some months ago, and agreed some guidelines for any future application, but these seem to have been completely abandoned, and unilaterally.

The prevention of crime and disorder: Over the past year, we have had a number of instances of windows being smashed in the street, and we are all very worried that the presence of large numbers of people drinking – and listening to music – until late evening, and then spilling out into the street, will encourage lawlessness.

The prevention of public nuisance: For most of the time, especially in the evenings, Dallington Street is a quiet street with a domestic feel. Over the course of the last fifteen years it has become overwhelmingly residential, with many small blocks of flats being created. The fifth floor café and bar will serve drinks until late, will operate as a café until very late, and will play music up to 9.30. Especially in warm weather with windows open both at 9 Dallington Street and in many of the surrounding apartments, noise and disturbance carrying into people's homes will be considerable. Not even Sunday, under these proposals, will be sacrosanct. And as people leave late at night, there will be noise in the street, loud chatter, and considerable disruption to the general peace of the neighbourhood.

Public safety: When Fora first arrived here, they claimed they were providing office space with some minor social spaces attached. They now appear to be transforming what they are trying to do, with far more emphasis on alcohol, café, and music. The presence of drunk and noisy people in what is by and large a quiet residential street, well into the evening, will be threatening at best, and could result in harm. The pavement in front of 9 Dallington Street is relatively narrow, and the danger from traffic passing by, in a very narrow roadway, when a crowd of people are gathered, is very real.



The protection of children from harm: There are several families with children living in the street; there is a primary school – Dallington School – immediately beside the Fora building; and there is another primary school behind. The Fora licence will operate for a considerable period at lunchtime, from noon through till the mid afternoon, before starting again in the evening. This means that the potential for disturbance of children whilst at school, or coming to or leaving from the school, is real.

I very much hope that you will not allow this application to proceed. It would severely damage the peace and quiet of a residential neighbourhood, and would pose both nuisance and danger.

*Yours sincerely,
Chris Smith*

Rt Hon Lord Smith of Finsbury
Freeperson of the London Borough of Islington

[REDACTED]

[REDACTED]

[REDACTED]

July 16, 2018

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

To Whom It May Concern:

REF: WK/180019930

LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW -FORA 5TH FLOOR, 9 DALLINGTON STREET, ISLINGTON, LONDON, EC1V 0BH

I am writing in connection with the above licensing application to which I strongly object. The proposal for this license is ill considered on a number of levels and completely unnecessary at this location.

Dallington Street is, and has been for a long time, a quiet & mainly residential street. The few small office spaces that are on the street work the regular office hours of 9-5, however since the development of Fora at 9 Dallington street there has been a significant increase in activity outside these normal office hours. Dallington Street is a narrow street where noise travels very easily around the area, having a licensed bar will encourage more activity from this building at unsociable hours resulting in noise which is an issue of public nuisance.

The Fora building is also next door to an independent school for 3-11 year olds and backs onto St Peter & St Paul's Catholic Primary School. Having an alcohol license in proximity of so many children is unacceptable and granting this license would expose these young children to the effects of alcohol and encourage public nuisance as well as crime and disorder not to mention the children that already reside in this quiet street.. The increased human and vehicle traffic such as taxi's is also an issue of public safety and the protection of children from harm should be paramount.

There are plenty of bars & cafes in the surrounding area for any of the office workers to go to on their way home after work. Our quiet mainly residential street does not need a café/bar license on it. The weekends are where the residents have two days away from the hustle and bustle of a street now over populated with Fora office staff, this will be ruined by a licensed bar with music allowed to open at weekends. The surrounding residents deserve peace and quiet in their homes.

On these grounds I strongly object to this application in any shape or form.

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, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

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

This is a mixed private home & business area a very narrow street noise travels easily. Cafe on ground floor but application for 1st floor??

Crime and Disorder

Noise. taxis. large groups of noisy people. Broken glass. Next to 2 schools. ~~Extra~~ Additional rubbish associated with drinking.

A licence to 8pm is acceptable (with closing @ 8.30)
A licence for later is not!

Protection of Children from Harm

Next to 2 schools. U. young children next to premises.

Public Safety

If granted a licence beyond 8pm there could be large amounts of people gathering in a U. small area.

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:

[Empty box for explanation of anonymity request]

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 published on-line version of the report will have name and address

Signature:



Date:

20.07.18

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

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, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address:

[REDACTED]

Email: [REDACTED]

Teleph [REDACTED]

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

Public Nuisance ✓✓

I am concerned about loud or even semi-loud music being audible within the [REDACTED] development (internal courtyard), which is adjacent to the Fora building and their terrace. Dallington street is a quiet residential neighbourhood and would be disturbed by music played from

Crime and Disorder

a commercial building at height (5th floor).
I would be particularly upset if Fora is allowed to play music up there, disturbing me, yet I am not allowed entry myself to at least partake in the terrace space, which is a private commercial area so far as I understand. How can they be allowed to disturb us and exclude us? Fora doesn't need to play music to deliver their business; Fora is not a pub, it is a shared office space!

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes / No

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

[Empty box for explanation of anonymity request]

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 

Signature: 

Date: 10 July 2018

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

Licensing Act 2003 representation pro-forma

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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, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]
Teleph [REDACTED]

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

Public Nuisance

NARROW
THE BUILDING IS IN A RESIDENTIAL ST.
THE CAFE IS "OPEN FRONTED". DRINKERS CAN
GET NOISY AND THE SOUND WILL AFFECT
RESIDENTS. THE SAME APPLIES TO THE 5TH FLOOR,
THE TERRACE OF WHICH OVERLOOKS FLATS AND DALLINGTON SCHOOL

Crime and Disorder

Protection of Children from Harm

THE BUILDING IS NEXT DOOR TO DALLINGTON SCHOOL. THE CAFE HAS AN "OPEN FRONT" I DON'T BELIEVE THAT CHILDREN SHOULD STEP OUT OF SCHOOL AND IMMEDIATELY SEE PEOPLE CONSUMING ALCOHOL.

Public Safety

I wish my identity to be kept anonymous: Yes No

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

[Empty box for providing reasons for anonymity]

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

Signature: _____

Date: _____

Please ensure name and address details completed above

Return to:

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London Borough of Islington
3rd Floor
222 Upper Street
London
N1 1XR
or send by email to: licensing@islington.gov.uk

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: Fora, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: [Redacted]

Interest: _____

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

Your Address: [Redacted]

Email: [Redacted]

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

Fora is just opposite our bedroom, their lights keep us awake & due to the nature of the street, All noise reverberates & can be heard clearly. An extended licence will only exacerbate this, & music will be intolerable. Their rubbish already litters the street & later openings will mean the trucks will be even more disruptive

Crime and Disorder

[Empty box for Crime and Disorder comments]

→ Fora constantly leave their lights on which disrupts all the residents home lives, this is without extended hours, the weekends are the only time we get any peace from that office Why disrupt locals lives for a cafe when the area is already well serviced.

Protection of Children from Harm

This office is right next to a primary school
smokers loitering, music & potentially drunk people
will all disrupt the quality of their school day

Public Safety

I wish my identity to be kept anonymous:

Yes No

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

[Empty box for explanation of anonymity request]

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: _____

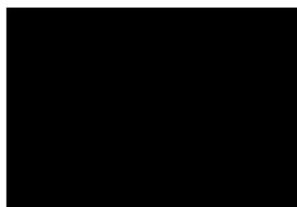
Date: 20th July

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

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



To whom it may concern:

REF: WK/180019930

I am writing to register my objection to the application for a premises licence by FORA for 5th Floor, 9 Dallington Street, Islington, London, EC1V 0BQ.

The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Residents in this area already suffer noise nuisance caused by the influx of workers from FORA who tend to work unsocial hours. Adding a licensed bar with music is unacceptable and will be detrimental to the street. The residents do not wish to be subjected to any more noise pollution and do not want the increased traffic and obvious disruption that a license bar causes. A license until 11pm will encourage workers to stay late and alcohol consumption obviously encourages the issue of public nuisance. The street is also home to two schools whose children's safety would be put at risk with a rise in public nuisance as is the safety of the children that currently live in this quiet street.

There are lots of places for these office workers to go just a short walk away in streets that are already built up with bars & cafes and cater for this activity on their journey home or at lunch time rather than staying late at work and creating more noise than necessary in this mainly residential street.

In view of the above, I would urge the Licensing Authority to refuse the application.



Samantha Paisted



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

13th July 2018

Dear Sir/Madam

**Re: LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW
FORA, GROUND FLOOR, 9 DALLINGTON STREET, EC1V 0BQ**

We are owners of a property, ,
and are writing to register our objection to the above application for licence.

We do not consider that the granting of a licence would be appropriate for the reasons stated below.

Prevention of Crime and Disorder

FORA is planning two different areas within 9 Dallington Street for the sale and consumption of alcohol, 7 days a week, during and after business hours, is likely to increase the risk of crime and disorder. Your Licensing Policy (pg 10, point 13) states an increase in concerns reported to you including theft and damage to property in this area as well as

LBI Licensing
17 JUL 2018

Prevention of Public Nuisance

public urination, litter and noise nuisance.

Anyone leaving this currently very quiet street after 11pm, after an evening's drinking will certainly result in increased noise nuisance from both increased taxi/ minicab traffic as well as from the people themselves. FORA's application stating 'dedicated taxi/minicabs will be available within the premises' does not alter the fact that there will be more traffic noise on the street.

The playing of music, in two different areas will impact local residents and other businesses. FORA has applied for music to be played in both areas (café and fifth floor) indoors *and* out until 18.00. The narrow structure of Dallington Street would mean that music, from two different areas will impact local residents and other businesses. FORA has applied for music to be played in both areas (café and fifth floor) indoors *and* out until 18.00.

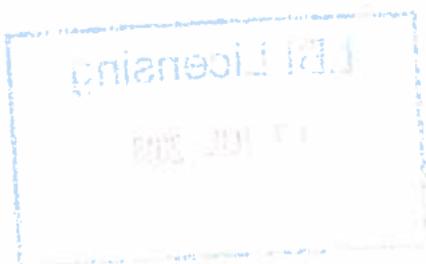
Islington Licensing Policy Model Pool of Conditions states, "Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties." How do FORA intend to achieve this regarding music from the roof terrace until 18.00? The playing of music from 10am to 11pm, 7 days a week, indoors, and out until 18.00 constitutes a public nuisance.

Smokers gathering outside will also add to this general noise factor.

FORA states they will display signs requesting that persons leave the premises quietly. These are commonplace but widely ignored. The Licensing Policy 8, point 65 recognises it can be 'very difficult to eliminate any such disturbance to residents' once clients have left the premises.

Public Safety

Dallington Street is narrow, with limited parking and the pavement on one side of the road being markedly narrower than the opposite side. Persons from FORA gathering outside to smoke will obstruct the pavement. Members of the public will need to either walk into the road or navigate their way through the smokers – and smoke – to continue their journey. This is of particular concern given there is a nursery and primary school adjacent to FORA's building. This will result in the parents of very young children having to choose between two health hazards whilst collecting their children from school. It should be noted that the school is particularly active with external school trips and we observe classes leaving the school at all times during the day leaving children exposed to smokers and their smoke.



Protection of Children from Harm

The application does not make any mention of facilities for smokers and so we must assume that they will allow this to happen in the street as mentioned above.

FORA's neighbour is a primary school with nursery and the granting of this license would allow the sale of alcohol from 10am to 11pm, 7 days a week. This covers practically all of the school day, every day of the school year.

With the obvious implications relating to alcohol sales it would be completely unacceptable and inappropriate for FORA to be able to supply alcohol from 10am to 11pm, 7 days a week given their close proximity to the school.

There is no circumstance where this is appropriate.

The sale of alcohol for consumption in the workplace is inappropriate. As the Licensing Authority acknowledge in their policy, "parts of the borough have now reached saturation point." Therefore, if people wish to consume alcohol at the end of their working day, there are plenty of establishments close by for their enjoyment.

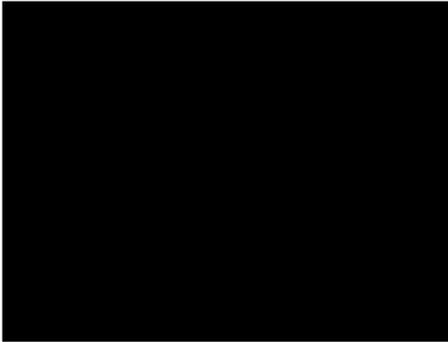
In their application, FORA's list of residents able to buy alcohol on the fifth floor give a clear indication of a much larger number of people than would be expected in a normal office of this size. The list encompasses tenants from other FORA premises, any clients and 'temporary' residents attending private functions. What exactly are these events going to be? How many people are they envisaging entertaining at one time?

The Finsbury Local Plan is an acknowledgement from Islington Licensing Authority that our area needs special consideration regarding the granting of licences of this type:

"Bunhill and Clerkenwell is the only part of Islington that meets the criteria for having an Area Action Plan, known as the Finsbury Local Plan, to meet future population and economic growth in the area. To respond to these challenges the Finsbury Local Plan encourages mixed use neighbourhoods within the area but acknowledges that this approach could cause conflict, particularly where licensed premises are adversely impacting on local residents."

FORA Space Limited is listed at Companies House as 'Other letting and operating of own or leased real estate.' They are not listed as a 'leisure provider' who wish to provide a multi-screen, multi-bar facility for a range of people who go way beyond those who will be renting desk space in the building. Quite simply, there is no reason for a company providing workspace to offer alcohol for sale and consumption for 13 hours a day.

Their website offers "*24-hour access to our spaces Monday to Friday, plus 9am to 11pm on Saturdays*" in one part of the site, and "*24 hour access Mon-Fri, 8am-12am Saturday*" in another part. This raises the question of why they require the licence to cover Sundays, and if the latter point is to be believed, why it is required to cover Saturday after midday.





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

23rd July 2018

Dear Sir/Madam

Re: **LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW**

FORA, 5th FLOOR, 9 DALLINGTON STREET, EC1V 0BQ

I am co-owner of a property, [REDACTED] and am writing to register my objection to the above application for licence.

Firstly I would like to say that, as a member of the Friends of Bunhill, I have been very disappointed with the efforts made by Fora to reach a compromise regarding the application for an alcohol and music licence. Assurances given during discussion are not reflected in their new application. E.g. the playing of recorded music outside on the terraces – we were advised that Fora would not apply for this and they have now changed their position. As a resident living adjacent to the property we do not want to hear music emanating from the building or terraces at any time of day or on any day of the week.

Secondly, Fora is responsible for making sure that its licensing application is in line with current planning permissions. This is not the case as the planning consent for the café hours of opening are 8am to 6pm from Monday to Friday and yet they are applying for opening hours from 7am to 11pm seven days a week for the 5th floor café. The extension of their opening hours is equivalent to a 124% increase in their opening hours and would have a significant impact in terms of public nuisance.

Finally, as part of discussions we offered a compromise where by licensing hours would be available from 5pm to 8pm from Monday to Friday. Fora has only marginally moved away from its original application by excluding opening on Sundays. Dallington Street is in a Cumulative Impact area. Fora's proposed hours are in excess of others recently granted a licence and being in a similar line of business (short term desk space) e.g. Wallacespace. It should also be pointed out that Wallacespace in Clerkenwell Green is not in an area that has the concentration of

residential properties that Dallington Street has and it would be inappropriate for Fora to be granted longer licence hours than Wallacespace.

In addition to the above, I do not consider that the granting of a licence would be appropriate for the reasons stated below.

Prevention of Crime and Disorder

FORA is applying for the sale and consumption of alcohol, 6 days a week, during and after business hours, which is likely to increase the risk of crime and disorder. Your Licensing Policy states an increase in concerns reported to you including theft and damage to property in our area.

Prevention of Public Nuisance

Your policy, as mentioned above, also states public urination, litter and noise nuisance as areas of increased concern. We already have personal experience of urination over our car and witnessed vomiting in the street. Persons leaving after an evening's drinking will result in increased noise nuisance, not only from the people themselves, but from increased taxi/minicab traffic in an otherwise relatively quiet city street. FORA's application stating 'dedicated taxi/minicabs will be available within the premises' does not alter the fact that there will be more traffic noise on the street.

Since Fora opened for business in 9 Dallington Street we have seen a marked increase in deliveries to the building at unsocial times as well as food deliveries by moped drivers for its occupants up to as late as midnight.

As residents, we have also had rubbish collection problems with late collections and large numbers of bags and cardboard being left out from 8pm each night for collection typically after 10pm. The photograph below shows the scale of the rubbish problem before additional refuse is generated from a bar. This problem will only be exacerbated with refuse from a bar which will include large numbers of glass bottle which are particularly loud when removed/collected.



Page 15 30.b of the Licensing policy quotes the need for high standards of management with respect to preventing public nuisance associated with waste management and littering. See photograph above as evidence that this is not happening.

It is assumed that the application to play recorded music applies is for both the café and 5th floor area. As previously stated we understood that Fora would not apply a licence for music to be played outside on any of their terraces which we believe will constitute a public nuisance for local residents. The playing of music, in two different areas will impact local residents and other businesses. FORA has applied for music to be played as late as 21:30, 6 days per week. Due to the physical structure of Dallington Street, being narrow with tall buildings each side, noise travels easily around the street and reverberates around Dallington Square. Islington Licensing Policy Model Pool of Conditions states, “Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.” 9 Dallington Street has bi-fold doors across the whole front of the café premises. It would be unacceptable for any recorded music to be played with the risk that sound would escape from the building during any time of day. This would require a stipulation that the bi-fold doors could not be opened whilst any recorded music is played in the café. We have already experienced noise from neighbouring properties – some of which have been reported to the Council as a nuisance. The playing of music from 12pm through to 9:30pm, 6 days can only constitute a public nuisance.

The Fora application seeks a licence which would allow its residents from Central Street to have access to the 5th floor bar. Residents in Dallington Street have already seen a marked increase in pedestrian activity with 450+ residents now working in 9 Dallington Street. Whilst we understand the economic benefit of this to the local economy its impact on local residents has been significant. This will be exacerbated where residents from Central Street choose to visit Dallington St for the sole purpose of accessing the bar facilities on the 5th floor. There will be an unnecessary further increase in pedestrian footfall with increased noise, smoking and associated littering, taxi activity etc. The use of the 5th floor by Central Street residents also appears to be unnecessary as the Fora building in Central Street already has a licenced bar and restaurant which should negate the need for any visit to Dallington Street. The facility at Fora Central Street has been subject to a number of residents’ complaints that have been reported to Islington Council. This is a major concern to Dallington Street residents.

Public Safety

Dallington Street is narrow, with limited parking and the pavement on one side of the road being markedly narrower than the opposite side.

Since Fora opened in Dallington St I have noticed a marked increase in delivery vehicles parking illegally whilst deliveries have been made. In addition to this I have witnessed a number of vehicles on separate occasions pulling on the pavement and

effect a 'U' turn in front of the Fora premises representing a risk to adults and children in the street.

Despite our pressing Fora for a permanent solution to smoking outside of the office their advice to people working there is to "Go for a walk." They have also tried to limit the numbers of people that smoke at the same time outside. Clearly with over 400 people working there a permanent solution to smoking still needs to be found. The licence to sell alcohol will result in an increase in smoking and exacerbate this problem further.

We have also had an incident of occupants from 9 Dallington St congregating on the pavement outside of 9 Dallington St and consuming their own alcohol (I assume not provided by Fora).

Protection of Children from Harm

We are still amazed that FORA does not have any comment to make on their application regarding the protection of children. (They have made no mention of facilities for smokers, leading to our concern above.)

The fact that FORA's neighbour is a primary school with nursery is one of great concern when regarding the licence application. In practise, this licence would allow the sale and consumption of alcohol during school hours. This covers a large part of the school day, every day of the school year.

Where there is the sale and consumption of alcohol, there is always the possibility of some adults behaving/speaking inappropriately within earshot of children. It is completely unacceptable for FORA to be able to supply alcohol during school hours given their close proximity to the school.

Persons from FORA gathering outside to smoke are already obstructing the pavement when they smoke. Members of the public have to either walk into the road or navigate their way through the smokers – and smoke – to continue their journey. This is of particular concern given there is a nursery and primary school adjacent to FORA's building. It should be noted that the school is particularly active with external school trips and we observe classes leaving the school at all times during the day leaving children potentially exposed to smokers and their smoke. The licence to sell alcohol that Fora has applied for includes a period from 12pm to 15:30 during the school week. Given the risk of unsocial behaviour and increased smoking next to a school it is unacceptable to think that a licence to sell alcohol could be approved during this period.

Finally, I have been discussing the application with other residents and the Friends of Bunhill. I have also submitted my objection in support of the points that they have also made.

Yours faithfully

██████████

4. I question why, on a work premises (which already involves I understand transient work arrangements), there is a perceived need for a license, other than as a commercial imperative to the potential detriment and public nuisance, and consequential risk of disorder to those of us who live in a private home and work street

You will be aware of the number of licenses granted in the nearby vicinity, none of which impinge directly on our home but do make the area a regular haunt for late night entertainment, especially during weekdays. We do not need this to be added to, particularly from what purports to be a work premises.

I would appreciate confirmation by email that both my husband and my objections will be considered in the licence hearing, including the restrictions that might be placed if the licence were to be granted.

Yours faithfully,



From: [REDACTED]
Sent: 25 July 2018 19:10
To: Licensing <Licensing@islington.gov.uk>
Subject: FORA licence application

Dear Licensing,

I write to support the licence application submitted by FORA, 9 Dallington Street.

I am the [REDACTED] and a [REDACTED] Dallington School, based at 8 Dallington Street, next door.

Dallington school was founded forty years ago, [REDACTED] and we have experienced a great deal of change over the years. We both celebrate what developers have brought to the community, including FORA.

Our experience of FORA, our new neighbours, has been extremely positive. The model they offer for a shared working space is forward thinking, professional and I believe an asset to the local community.

I believe that the addition of a licence to the property would give the residents the added benefit of being able to not only host clients but also allow those that work very hard in the business to have a well-earned drink at the end of the day.

I do hope you agree and that your team will grant this application.

Please do not hesitate to call me on my mobile should you have any further questions.

We look forward to hearing the result...

With best wishes,

[REDACTED]
[REDACTED]
[REDACTED] Dallington School, [8 Dallington Street, London EC1V 0BW](https://www.dallingtonschool.co.uk)
[REDACTED]
Tel: [REDACTED]
Mobile: [REDACTED]
www.dallingtonschool.co.uk
FB Dallington School (London)
[REDACTED]

Suggested conditions of approval consistent with the operating schedule

1. This premises licence is for the benefit of Fora Space Limited only and will cease to exist should Fora Space Limited no longer be the operator of the premises.
2. The licence shall apply to the 5th floor café area only.
3. The primary use of the premises will be for office use and the licensed area will be ancillary to this use.
4. The premises will not be used as a nightclub.
5. Fora Space Limited will invite local residents to a quarterly residents meeting at the premises.
6. The consumption of alcohol in the licensed area will cease 30 minutes after the terminal hour permitted for the sale of alcohol. This will apply to all times during which the sale of alcohol is permitted.
7. There should be no discounting of drinks at the premises and the minimum price for a glass of wine will be £4.00, the minimum price for a bottle of wine will be £16.00 and the minimum price for a bottle or pint of beer will be £3.50.
8. There shall at all times be a minimum of 40 covers available for customers at the premises.
9. Non perishable snacks will be available at all times for customers.
10. The premises will make available to local residents, a dedicated phone number and email address for a member of the management team at Fora Space Limited.
11. The capacity of the licensed area will be 80.
12. Alcohol will only be sold to the following
 - (i) Fora residents who are registered at either Central Street or Dallington Street
 - (ii) guests of those Fora residents, with a maximum of three guests per resident
 - (iii) those persons attending prebooked/registered events at the premises.
13. A dedicated mini cab/taxi company will be appointed by Fora and customers will be requested to arrange for a pick up not on Dallington Street.
14. No display boards advertising the bar will be placed on the footpath outside of the premises.
15. Customers will not be permitted to take alcoholic drinks outside the premises.
16. A designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises.
17. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Licensing team. All entry and exit points will be covered enabling frontal identification of every person entering in any like conditions. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of police or authorised officer throughout the entire 31 day period.
18. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. The staff member must be able to provide a police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

19. Food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold.
20. No external advertisements relating to the sale of alcohol including any placard, poster or flyer which promotes alcohol of the establishment, will be displayed outside the premises.
21. A notice shall be kept detailing all refused sales of alcohol.
22. An incident log shall be kept at the premises and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following:
 - a) All crimes reported to the venue.
 - b) All ejections of patrons.
 - c) Any complaints received concerning crime and disorder.
 - d) Any incidents of disorder .
 - e) All seizures of drugs or offensive weapons.
 - f) Any faults in the CCTV system, searching equipment or scanning equipment.
 - g) Any refusal of the sale of alcohol.
 - h) Any visit by a relevant authority or emergency service.
23. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take alcoholic drinks with them.
24. The area immediately outside the premises will be cleared of rubbish 4 times a day.
25. The licensed area will not be hired out by Fora Space Limited for noise generating events.
26. The terrace doors leading to the balcony will be closed at 6pm except for access and egress.
27. Music will be background music only.
28. Customers will not be permitted to queue outside the premises on Dallington Street and any queuing must take place within the premises.
29. Notices will be prominently displayed asking customers to leave quietly and respect neighbours.
30. A noise limiter will be fitted to any musical amplification system which will be set at a level to provide for background music only at the premises and so as to ensure that no noise nuisance is caused to local residents or businesses.
31. No noise generated on the premises or by its associated plants or equipment shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the schedule collection times.
33. No waste or recyclable materials including bottles, shall be moved, removed from or placed in outside areas between the hours of 23.00 and 1900 Monday to Friday and 22:00 and 19.00 hours Saturday, Sunday and Bank Holidays.
34. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises and this area shall be swept and litter and sweepings collected and stored in accordance with approved refuse storage arrangements by close of business.
35. No collections of waste or recycling materials, including bottles from the premises, shall take place between 23:00 and 19:00 Monday to Friday and 22:00 and 19:00 Saturday, Sunday and Bank Holidays.

36. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards such as driving licence, passport or proof of age card.

Police suggested conditions – Agreed

37. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
- (a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
 - (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
 - (c) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
 - (d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - (e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - (f) The system will record in real time and recordings will be date and time stamped;
 - (g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
 - (h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request

Noise Team suggested conditions – Agreed

38. A sound assessment shall be undertaken by an accredited acoustic consultant to ensure that music noise levels are set and controlled by a limiter restricting the volume to ambient background levels of sound at all times.
39. A calibration certificate in relation to the volume of sound shall be provided to the Licensing Team.
40. The limiter shall be recalibrated as necessary to ensure that agreed sound levels approved by the Council are not exceeded.
41. In the event of any changes to the position of speakers and distribution of sound, the limiter shall be recalibrated and the new calibration certificate shall be sent to the Licensing Team for file.
42. The controls for the entertainment noise control system shall be located in a secure, lockable cupboard or similar location. The entertainment noise control system is to be independent of control by persons other than the licensee. Access to the entertainment noise control system is to be restricted to the Licensee or a designated manager.
43. The terrace area shall be closed to customers and locked closed using key operated locks at 18:00 promptly on each day of trade.
44. All outside furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
45. Exterior lighting shall be directed away from residential properties.



AREA SEARCH



X: [] Y: []

E/N Long/Lat

+Add More

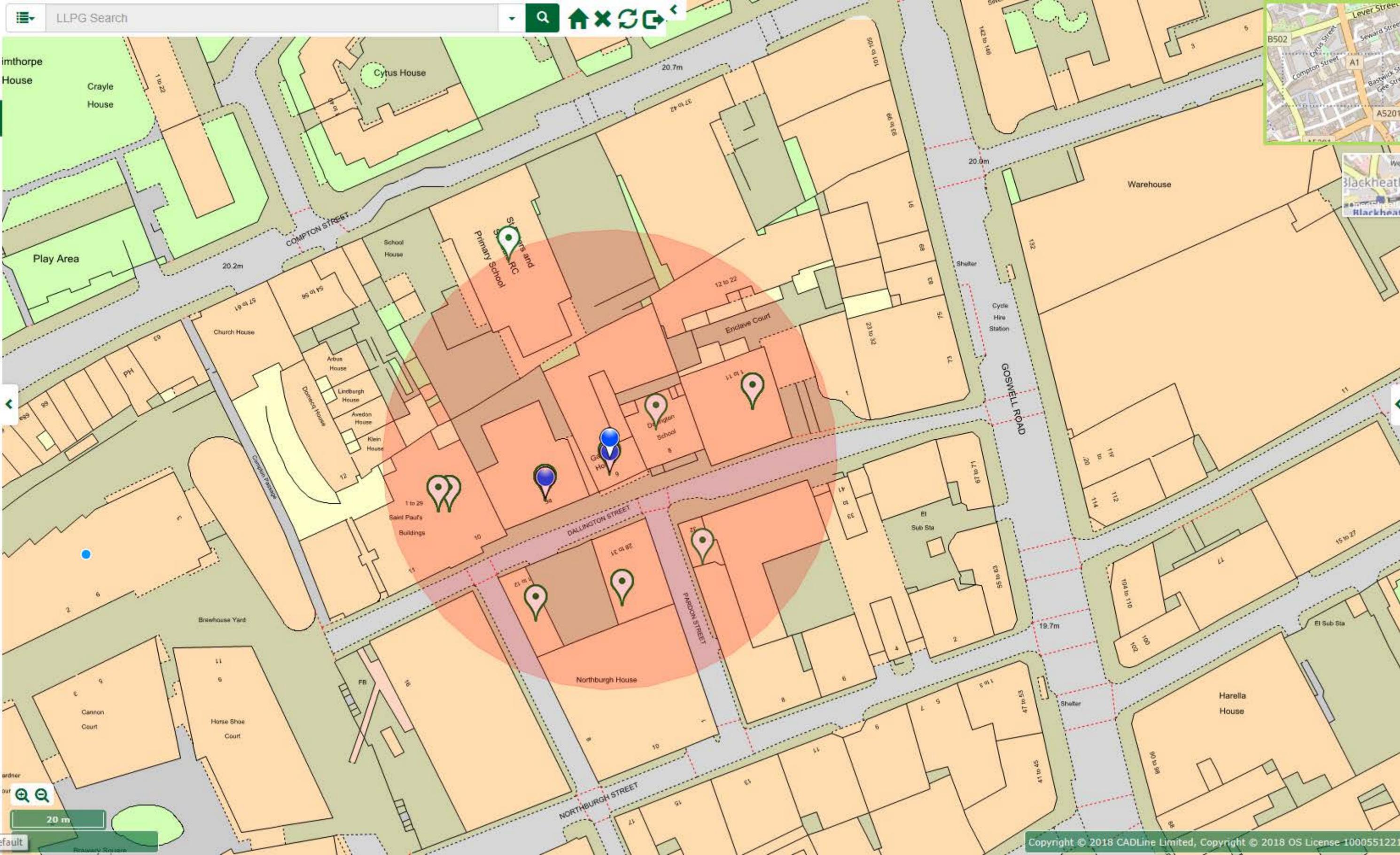
Page 190

0.00

0.00 sq.

Distance 50

Distance Units Metres





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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11 th September 2018		St. Mary's

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
RE: TEMPTATIONS, 25-27 Highbury Corner, Islington, London, N5 1RA.

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 allow:
 - The sale by retail of alcohol, on & off supplies, Mondays to Sundays from 11:00 until 23:00; and
 - The premises to be open to the public, Mondays to Sundays from 06:00 until 23:00.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No: Conditions agreed
Noise	Yes
Health and Safety	No
Trading Standards	No
Public Health	No

Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: One local resident
Other bodies	Yes: Two Local Ward Councillors

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 There is a valid but suspended premises licence in effect for this premises. This licence is held by an individual no longer connected to this business address and was suspended on 28th January 2016, due to outstanding Annual Fees.

3.3 The nature of the business at the time was a retail shop with an off-licence and is in no way connected to the business currently operating at the address.

4. Planning Implications

4.1 The Council's planning service have made the following comments in response to the proposed premises licence application.

The application concerns the use of the premises as a coffee shop and the sale of alcohol on the premises. Records confirm that such a use is not lawful as coffee shop and the service of alcohol to patrons on the premises would either suggest the use is either a restaurant (A3) and or drinking establishment (A4). Planning records indicate that the use of these premises can only operate as A1 (retail). It follows that the Planning Department objects to the premises licence application.

Please note that these comments are based solely on the information provided on the licensing application form and do not constitute a guarantee that planning permission is not required. If the applicant requires formal confirmation that no planning permission is needed for the activities described in the licence application, they are recommended to submit an application for a certificate of lawfulness under Sections 191-2 of the Town and Country Planning Act 1990 (as amended).

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 Holloway Road and Finsbury Park Cumulative Impact Area therefore the Licensing Committee will need to consider Licensing Policy 3, 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 3)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6 Conclusion and reasons for recommendations

- 6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing Policy
Licensing Act 2003
Secretary of States Guidance

Final Report Clearance

Signed by


Service Director – Public Protection

23/8/18

Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

**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 OM SHANTA 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 TEMPTATIONS 25-27 HIGHBURY CORNER			
Post town	LONDON	Postcode	N5 1RA
Telephone number at premises (if any)		0207 6075 630	
Non-domestic rateable value of premises		£21,500.00	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | 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 (by ticking yes to one box below):

- 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		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current residential 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		

Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
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 OM SHANTA LIMITED
Address 433 FOREST ROAD LONDON E17 5LD
Registered number (where applicable) 10613082
Description of applicant (for example, partnership, company, unincorporated association etc.) LIMITED COMPANY
Telephone number (if any) 07765392167
E-mail address (optional) NILESH@TEMPTATIONSCAFE.CO.UK

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
02	08	2018

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)
THE PREMISES IS CURRENTLY A COFFEE SHOP BY DAY, SELLING A SELECTION OF HOT AND COLD FOOD AND BEVERAGES TO EAT IN AND TAKE AWAY. IT IS A SMALL INDEPENDENT BUSINESS WHICH HAS BEEN RUNNING FOR 8 YEARS. WE WISH TO EXPAND THE BUSINESS TO ASSIST IN AN INCREASE OF BUSINESS RATES. WE WISH TO OFFER OUR CUSTOMERS A GREATER RANGE OF PRODUCTS INCLUDING ALCOHOLIC BEVERAGES. THE BUSINESS PLAN INCLUDES THE PREMISES STAYING OPEN LATER IN THE EVENING TO CATER FOR A MORE DIVERSE CUSTOMER BASE.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all 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 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)					
Mon								
Tue								
Wed						<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur								
Fri						<u>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</u> (please read guidance note 6)		
Sat								
Sun								

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Wed					
Thur			<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 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)					
Mon								
Tue								
Wed						<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
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 6)		
Sat								
Sun								

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur					
Fri			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 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Wed					
Thur			<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 6)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<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 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			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 3)	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 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	11:00	23:00			
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00	<u>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</u> (please read guidance note 6)		
PLEASE NOTE THAT OFF SALES WILL TERMINATE HALF AN HOUR BEFORE CLOSING (MONDAY TO SUNDAY AT 22:30) TO ALLOW FOR A HALF HOUR DRINKING-UP TIME					

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name MR NILESH BHUDIA	
[REDACTED]	
Address [REDACTED] [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

□□□□

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 9).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	06:00	23:00	<p><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 6)</p>
Tue	06:00	23:00	
Wed	06:00	23:00	
Thur	06:00	23:00	
Fri	06:00	23:00	
Sat	06:00	23:00	
Sun	06:00	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 10)

THE PREMISES IS A SMALL INDEPENDENT BUSINESS WITH A STRONG EXISTING CUSTOMER BASE. ALL HEALTH AND SAFETY; AND FIRE SAFETY CERTIFICATES ARE UP-TO-DATE AND ARE UPDATED ON A REGULAR BASIS.

THE INTENTION IS TO SELL A LIMITED NUMBER OF BEERS AND WINES (INCLUDING SPARKING).

That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.

b) The prevention of crime and disorder

That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.

All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

c) Public safety

The premises is a small shop, with limited public access. CCTV is in operation.

All Health and Safety and Fire Safety certificates are up-to-date and will continue to be updated on a regular basis. All risk assessments are up-to-date.

d) The prevention of public nuisance

In relation to dispersal we will operate the following procedures and systems, to ensure that our premises operates in a neighbourly manner as effective management of customer behaviour whilst in the premises is paramount, this is achieved through:

- Strong management presence front-of-house at all times Management and staff training, in particular in specific area of customer management
- A 30 minute drinking up time which is incorporated into the licence for the purposes of the Licensing Act 2003 which assists with gradual dispersal of all customers in the premises at the end of the evening.

- Appropriate signage is placed at exit doors.
- A strong management and staff presence in the customer area during the closing time period to ensure all customers leave quietly.
- Providing appropriate information to customers who require a taxi.
- Door & windows will be monitored and kept closed where appropriate during the evening to ensure that neighbours are not disturbed
- Not external disposal of bottles/refuse after midnight

Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

e) The protection of children from harm

That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request.

That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The register shall be made immediately available for inspection at the premises to council or police officers on request.

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.
-

[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	4 July 2018

Capacity	DIRECTOR
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For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **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 14)			
██████████			
██████████			
██████████			
Post town	LONDON	Postcode	██████████
Telephone number (if any)	██████████		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
nilesh@temptationscafe.co.uk			

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. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.

- a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. 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.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. 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.
8. 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'.
9. 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.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.

- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

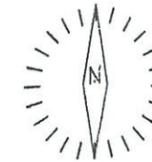
- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

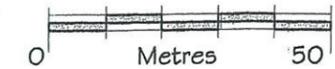
Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Basement Plan

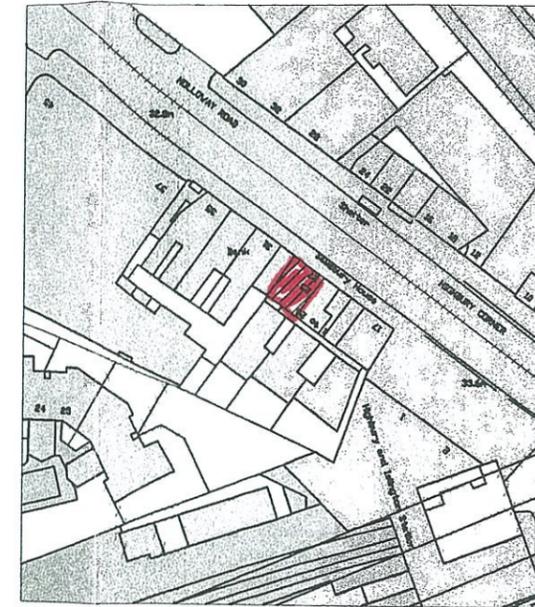
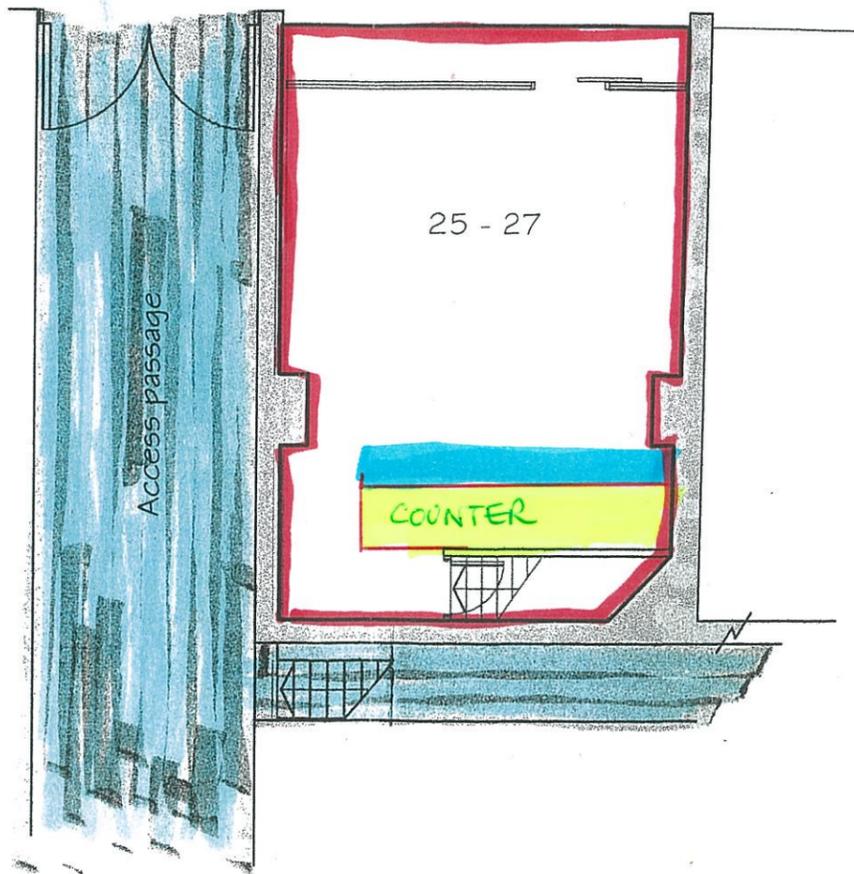
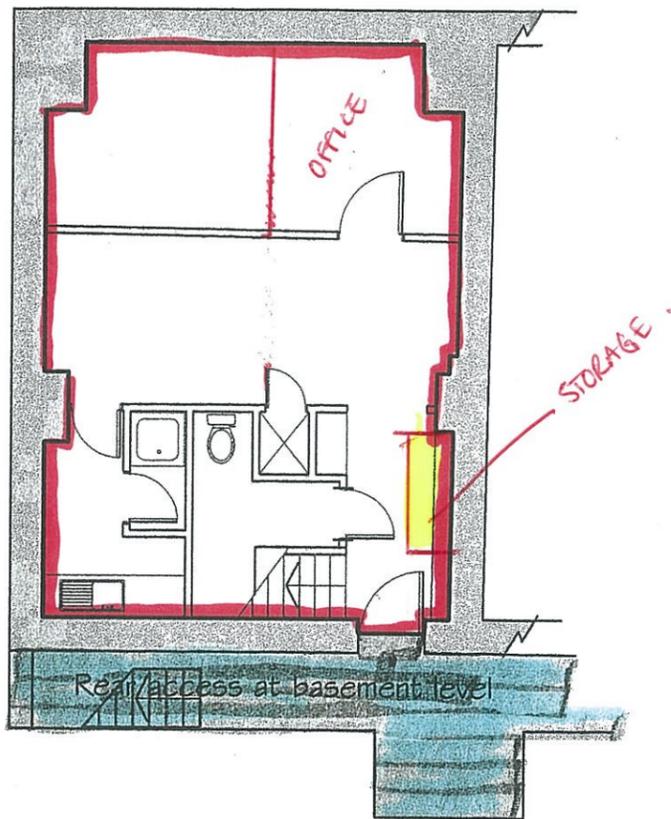
Ground Floor Plan



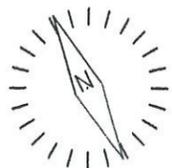
Location Plan Scale 1:1250



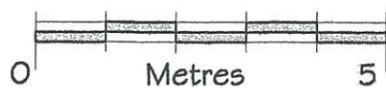
Access from Highbury Corner



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Scale 1:100



This drawing is for use as a lease plan only and must be reproduced at A3 to maintain scale.

Demise of lease is shown in red and must be checked by all parties to lease. Common areas (if shown) are edged in blue.

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Property Briefing

Property Briefing Ltd
Tel - 02070 997729
work@property-briefing.com

Lease Plan
Ground floor shop and basement

Location
25 - 27 Highbury Corner
London
N5 1RA

Client
Mr K.G Michael

Scale
1:100 [at A3]

Dwg No
GSG317

Date
5Mar11



Islington Licensing Authority Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	Temptations	
Address of the premises you are making a representation about	25-27 Highbury Corner, London N5 1RA	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	<i>Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary</i>
To prevent public nuisance	Yes	The premises currently trades as a restaurant. The conditions below take this into account. There are residents in very close proximity.
Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	<ul style="list-style-type: none"> • No vertical drinking • Music shall be restricted to ambient background levels of sound. • In the event of a noise complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence. • Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause nuisance to the occupants of any properties in the vicinity • Refuse collections and deliveries shall take place at times that will cause minimal disturbance to residential neighbours. • Any off sales shall be limited to re-sealed bottles of wine not wholly consumed by the customers at the time of dining and in respect of any takeaway meals sold no more than four beers/ciders or one 750 ml bottle of wine shall be sold for consumption off the premises in association with any one order. • The last sale of alcohol shall be 30 minutes before the stated closing time. • Alcohol shall not be sold or supplied on the premises other than to persons purchasing 	

	food there and for consumption by such a person as ancillary to his/her meal.
--	---

Signed: _____ Date: 18 July 2018 _____

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

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

Whitton, Daniel

From: Poole, Gary
Sent: 16 July 2018 18:15
To: Licensing; Picknell, Angela; Turan, Nurullah
Cc: [REDACTED] Whitton, Daniel
Subject: Re: Premises Licence New: Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA.

Follow Up Flag: Follow up
Flag Status: Flagged

Please accept this as my objection to this application. Firstly as a local Councillor I cannot be confident that this application will uphold the licensing objectives based on the scant information available in the attachment. This appears to be a new approach by the Licensing Team as previously we were provided with the full application and operating schedule.

Secondly, and notwithstanding the above, this is an area of significant cumulative impact and therefore such an extension of alcohol sales can only add to this.

Regards
Gary

Councillor Gary Poole
St. Mary's Ward
Armed Forces Champion

In accordance with the General Data Protection Regulations 2018, please note that any personal data you have sent to us for the purpose of assisting you with casework or an enquiry will, if necessary, be shared with colleagues in the Council to enable us to provide a reply. If the enquiry relates to casework which involves an external organisation, such as a social housing provider, we will share your data with them for the purpose of progressing your enquiry. If you wish to withdraw consent for us to hold or process your data please reply to this email address.

From: Lewis, Eleanor
Sent: Thursday, July 12, 2018 10:17:29 AM
To: Picknell, Angela; Poole, Gary; Turan, Nurullah
Cc: [REDACTED] Whitton, Daniel
Subject: Premises Licence New: Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA.

Dear Sir/Madam,

We have received the following attached application for a **Premises Licence (New)**:

Proposed licence holder: Om Shanta Limited, 433 Forest Road, Walthamstow, London, E17 5LD.

Premises name: Temptations,

Address: 25-27 Highbury Corner, Islington, London, N5 1RA.

Application received: 04/07/2018

Whitton, Daniel

From: Turan, Nurullah
Sent: 24 July 2018 10:42
To: Poole, Gary; Licensing; Picknell, Angela
Cc: [REDACTED] Whitton, Daniel
Subject: Re: Premises Licence New: Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA.

Follow Up Flag: Follow up
Flag Status: Flagged

Please also accept my objection to this application because this is an area of significant cumulative impact and an extension of alcohol sales can only add to this problem.

I am in agreement with Cllr Poole regarding the little information provided by the Licensing Team and would appreciate if for future reference we could get more information about applications.

Best wishes,

Cllr Nurullah Turan
 London Borough of Islington
 Chair:Licensing Regulatory Committee
 Vice-Chair of Health & Care Scrutiny Committee

In accordance with the General Data Protection Regulations 2018, please note that any personal data you have sent to us for the purpose of assisting you with casework or an enquiry will, if necessary, be shared with colleagues in the Council to enable us to provide a reply. If the enquiry relates to casework which involves an external organisation, such as a social housing provider, we will share your data with them for the purpose of progressing your enquiry. If you wish to withdraw consent for us to hold or process your data please reply to this email address.

From: Poole, Gary
Sent: Monday, July 16, 2018 6:15 pm
To: Licensing; Picknell, Angela; Turan, Nurullah
Cc: [REDACTED]

[REDACTED] Whitton, Daniel
Subject: Re: Premises Licence New: Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA.
 Please accept this as my objection to this application. Firstly as a local Councillor I cannot be confident that this application will uphold the licensing objectives based on the scant information available in the attachment. This appears to be a new approach by the Licensing Team as previously we were provided with the full application and operating schedule.

Secondly, and notwithstanding the above, this is an area of significant cumulative impact and therefore such an extension of alcohol sales can only add to this.

Regards
 Gary

Councillor Gary Poole
 St. Mary's Ward
 Armed Forces Champion

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: Temptations, 25-27 Highbury Corner, Islington, London, N5 1RA

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address:

[REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

- Already many alcohol serving establishments in very close proximity of Temptations.
- Very busy + noisy part of Holloway Road already (especially with garage opposite and main route to Arsenal).

Crime and Disorder

- Increased crime potential, especially on Arsenal match days.
- Increased likelihood of rubbish, mess + anti-social behaviour.

LBI Licensing

30 JUL 2018

Protection of Children from Harm

Public Safety

- Personally, concerned about own safety when entering / leaving flat.

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:

- Over 60 and living alone.
- Please do not share name or address.

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: 24/07/2018

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. All staff must be trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months. These records shall, upon request, be made immediately available to officers of the Police and Authorised officers of the Council.
2. The premises shall implement a dispersal policy at the premises. The dispersal of customers from the premises shall be managed through:
 - a. Strong management presence front-of-house, this shall be achieved through staff training and records of relevant training shall be kept;
 - b. A 30 minute drinking up time;
 - c. Appropriate signage advising customers to leave the local area quietly and to respect the needs of local residents;
 - d. Staff will be available to provide appropriate information to customers who require a taxi or travel advice;
 - e. Door & windows will be kept closed where appropriate during the evening to ensure that neighbours are not disturbed; and
 - f. No external disposal of bottles and/or refuse after midnight.
3. Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.
4. A Challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
5. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to an Authorised Council officer or Police officer on request.
6. Clearly and legible signage shall be prominently displayed within the premises that can easily be seen and read by customers stating to that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
7. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The register shall be made immediately available for inspection at the premises to an Authorised Council officer or Police officer on request.

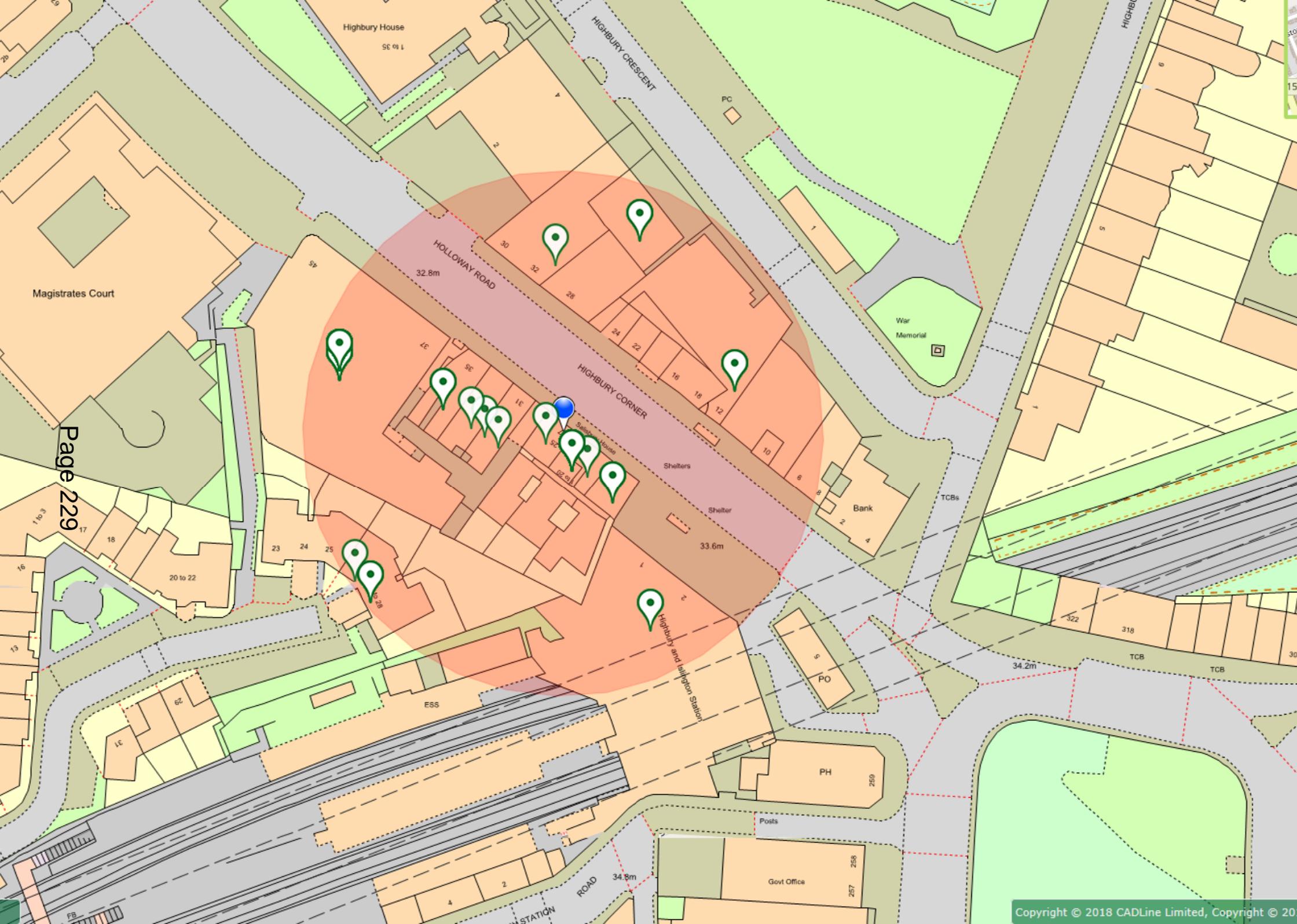
Conditions agreed with the Metropolitan Police

8. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - a. The police and, where appropriate, the London Ambulance Service, are called immediately;
 - b. As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
 - c. As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
 - d. Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
9. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
 - a. Any and all allegations of crime or disorder reported at the venue;
 - b. Any and all complaints received by any party;
 - c. Any faults in the CCTV system;
 - d. Any visit by a relevant authority or emergency service;
 - e. Any and all ejections of patrons;
 - f. Any and all seizures of drugs or offensive weapons; and
 - g. Any refusal of the sale of alcohol.
10. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
 - a. The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct;
 - b. A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
 - c. The Police will be informed if the system will not be operating for longer than one day of business for any reason;
 - d. One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - e. The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - f. The system will record in real time and recordings will be date and time stamped;
 - g. At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request; and
 - h. Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request.
11. No vertical drinking in the premises at any time. Alcohol sales only to be permitted to seated customers.

12. Off sales of alcohol is only to be sold for consumption off the premises where it is purchased as an ancillary to food. Any off sales of alcohol for delivery, made by way of telephone/internet orders, the following will be adhered to;
 - a. No alcohol delivery unless accompanying the purchase of food;
 - b. No more than four beers/ciders or a 750ml bottle of wine per individual order;
 - c. Couriers will be trained on relevant aspects of the Licensing Act 2003 including underage sales, sales to a person who is drunk, obtaining alcohol for a child or a person who is drunk and delivering alcohol to someone under that age of 18; and
 - d. Any person taking an order for the supply of alcohol on behalf of the premises licence holder will inform all customers that proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram will be required at point of delivery before alcohol is supplied.

Conditions proposed by the Noise Service

13. Music shall be restricted to ambient background levels of sound.
14. In the event of a noise complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
15. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause nuisance to the occupants of any properties in the vicinity
16. Refuse collections and deliveries shall take place at times that will cause minimal disturbance to residential neighbours.
17. Any off sales shall be limited to re-sealed bottles of wine not wholly consumed by the customers at the time of dining and in respect of any takeaway meals sold no more than four beers/ciders or one 750 ml bottle of wine shall be sold for consumption off the premises in association with any one order.
18. Alcohol shall not be sold or supplied on the premises other than to persons purchasing food there and for consumption by such a person as ancillary to his/her meal.



Magistrates Court

Highbury House
SE 4 1L

Highbury Crescent

PC

Holloway Road
32.8m

Highbury Corner

War Memorial

Page 229

Shelters

Bank

TCBs

Highbury and Islington Station

Shelter

34.2m

TCB

TCB

ESS

PH

Posts

Govt Office

STATION ROAD

34.8m

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

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	11 September 2018		St Peter's

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Le Coq Epicier, 1 Camden Passage, Islington, London, N1 8EA

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The premises currently holds a licence permitting:
 - the sale of alcohol on and off the premises, Monday to Fridays from 10:00 to 20:00, on Saturdays from 09:00 to 21:00 and on Sundays from 10:00 until 19:00.
 - The opening hours of the premises are also Monday to Friday from 10:00 to 20:00, on Saturday from 09:00 to 21:00, and on Sunday from 10:00 until 19:00.
- 1.3 The new application is to:
 - At present, the provision of on sales on the current licence is restricted to pre booked wine tasting events only. This is an application to have this restriction lifted and for the premises to be able to sell wine by the glass on the premises, as ancillary to food such as cheeseboards or other food platters.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No Conditions agreed

Noise	No
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 2
Other bodies	Yes: 1 Ward Councillor

3. Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: current premises licence;
- Appendix 3: representations;
- Appendix 4: suggested conditions and map of premises location.

3.2 The premises were granted the current licence on the 3 April 2017. The application is to subject to 4 representations. The applicant was sent the representations on the 11 August, at the time of writing we have not received any further written responses in respect of the application.

4. Planning Implications

4.1 The Planning & Development section have the following comments to make in relation to the above application. The property is located within the Angel Conservation Area CA18, which also has an Article 4 Direction. The property is not listed, and has an existing A1 (shop) use.

4.2 There is no relevant planning history for this site. The proposed alteration to the license would result in a minor change to the use of the property, that would be considered ancillary to the primary use of the premise as a shop. Should there be any further intensification of this ancillary use, then planning permission will be required.

5 Recommendations

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

5.2 These premises are located in the Angel and Upper Street Cumulative Impact Area therefore the Licensing Committee will need to consider Licensing Policy 3, 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

29/8/18

Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

Section 1 of 18

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

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

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

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

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

Are you:

Applying as a business or organisation, including as a sole trader

Applying as an individual

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

Applicant Business

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

Registration number

Business name If your business is registered, use its registered name.

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

Legal status

Note: completing the Applicant Business section is optional in this form.

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 18

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable value of premises (£)

24,750

Section 3 of 18

VARIATION

Do you want the proposed variation to have effect as soon as possible? Yes No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Describe Briefly The Nature Of The Proposed Variation

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.

It is a french delicatessen in Camden passage.

The size of the shop is around 35sq meter. I'am selling only products coming from France as cheese, French wine by the bottle (take away), condiments, bread... I do also sandwiches at lunch time to take away and in the evening French cheese board with some charcuteries. As the shop is very small, I have only the room for two tables and 1 barrel.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes No

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes No

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

- Yes No

Section 7 of 18

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

- Yes No

Section 8 of 18

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

- Yes No

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

- Yes No

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

- Yes No

Section 11 of 18

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

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

- Yes No

Section 12 of 18

PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

- Yes No

Section 13 of 18

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

- Yes No

Section 14 of 18

ADULT ENTERTAINMENT

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

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

NO.

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start End
Start End

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

TUESDAY

Start End
Start End

WEDNESDAY

Start End
Start End

THURSDAY

Start End
Start End

FRIDAY

Start End
Start End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations.

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

There is no seasonal variations. The premise hours will be respected.

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

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

My current licence authorise me to have once a month a wine tasting with invited guest and door closed. All alcohol products consumed on the premises will be ancillary to food with a maximum of 14 customers allowed inside the premises at any one time.
A part from that, the premise hours will be respected.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

The change I'm looking for is to be able to sell wine by the glass only for customers seating in the premise or in the front of the premise with a cheese board during the opening hours of the shop. Customers will not be allowed to order a glass of wine unless they are eating.
Due to the lack of room, it won't be more than 2 table (2 people each table) and 1 barrel (2people) inside the premise and only 2 tables(2people each table) outside the premise. So it won't cause nuisance nearby properties. I commit to clear tables and chairs at 7:00pm.
As discussed with my landlord (who lives upstairs and who agrees with the full variations) and if the licensing authority also agree, I propose for the licence to end when I leave the shop. Therefore, the next tenant will have to apply again to get a licence.

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Continued from previous page...

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

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

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

LE COQ EPICIER is an upmarket delicatessen that sells fine wines.

I will put in place the following measures:

1) Employment of capable and experienced staff

Every new staff member will be trained to deal with possible alcohol related conflict issues and first aid.

2) Measures to influence customers behaviour :

The sale of cheese board or other food platter will be the primary focus and the sale of wine will be an ancillary purchase.

Customers will not be allowed to order alcohol unless they are eating.

I will also install signage in the shop but also on my website to inform my customers about the policy and ask them to leave the shop quietly.

This policy will mitigate the over consumption of alcohol which may lead to aggressive behaviour.

I will comply with all statutory requirements in regard to public safety

b) The prevention of crime and disorder

There will be no heavy drinking, only French wine will be served during opening hours.

We will promote a responsible drinking environment through "our drink only if you eat" policy.

c) Public safety

I will comply with all statutory requirements and staff will ensure that there is no heavy drinking by customers. There will be safe exit through the doors out to the street.

Staff will be trained in correct procedures for reporting a fire and evacuation.

d) The prevention of public nuisance

I will install signage in the shop to ask my customers to leave the shop quietly.

Myself and the staff will also regularly remind the customers to respect the neighbourhood and speak quietly.

Opening and closing hours are conducive to the reduction of noise impact on local residential community.

I use a reputable waste collector FirstMile that come and collect the waste everyday.

e) The protection of children from harm

Staff will be taught to ensure that customers who appear to be underage provide valid identification and in the case of any concern, such customers will be refused. The licence holder will enforce the challenge 25 proof of age scheme

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

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

Variation Fees are determined by the non-domestic rateable value of the premises.

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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

Continued from previous page...

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

* Full name	<input type="text" value="MEIGNEN YOHANN"/>
* Capacity	<input type="text" value="DIRECTOR"/>
* Date	<input type="text" value="03"/> / <input type="text" value="07"/> / <input type="text" value="2018"/>
	dd mm yyyy

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

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

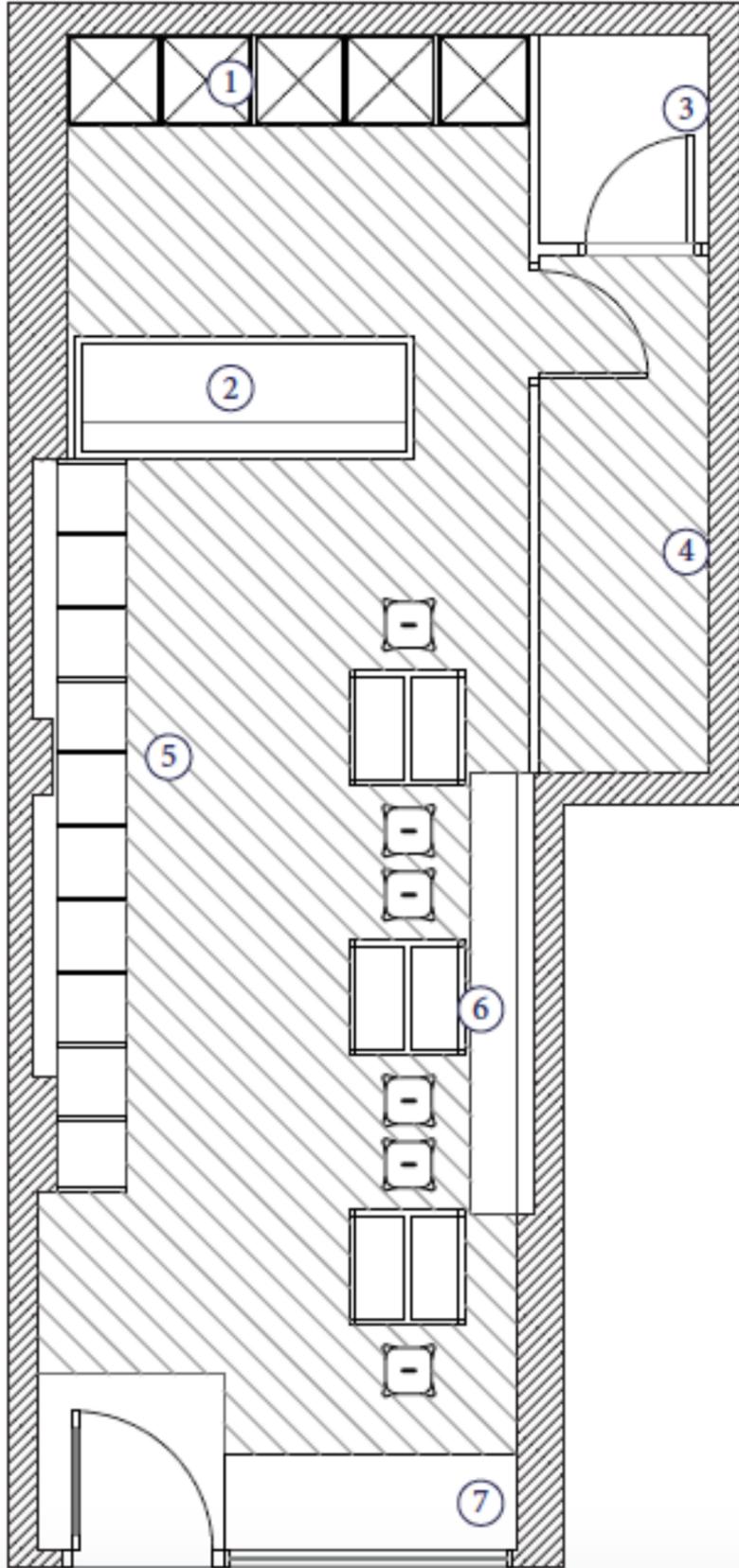
Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

OFFICE USE ONLY

Applicant reference number	<input type="text" value="Full variations Premise licence"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)



- 1) Wine rack
- 2) Refrigerated counter
- 3) Toilets
- 4) Storage
- 5) Shelves
- 6) 2 Tables and 1 barrel
- 7) Display

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.

There are further 'Mandatory conditions' applicable to licences authorising the supply of alcohol. A full list of the current mandatory conditions is available from the licensing pages on Islington's web site, www.islington.gov.uk. This list is subject to change by order of the Secretary of State and licensees and other responsible persons are advised to ensure they are aware of the latest conditions.

Annex 2 - Conditions consistent with the Operating Schedule

1. All alcohol shall be kept out of customers reach.
2. There will be no off sales of wines to individuals other than customers purchasing alcohol along with other items from the delicatessen.
3. All off sales shall be limited to sealed bottles of wine.
4. There shall be no collections of refuse or deliveries of consumables between the hours of 22:00 – 08:00
5. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
6. During wine tasting events with invited guests only where the premises will be closed for walk in trade.
7. All alcoholic products sold/advertised/displayed on the premises, must have originated from France.
8. The licence holder shall enforce the challenge 25 proof of age scheme.

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

1. Alcohol products consumed on the premises will be ancillary to food with a maximum of 14 customers allowed inside the premises at any one time.

Annex 4 – Plans

Reference Number: LN17562-31052016



Premises Licence Summary

Licensing Act 2003

Premises licence number	LN17562-31052016	Date of original grant*	31 May 2017
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**An annual fee associated with this licence is to be paid on the anniversary of the original grant date.*

Postal address of premises, or if none, ordnance survey map reference or description			
LE COQ EPICIER 1 CAMDEN PASSAGE			
Post town	London	Post code	N1 8EA
Telephone number			

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
Ground Floor only
<ul style="list-style-type: none"> The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities
<ul style="list-style-type: none"> The sale by retail of alcohol: <ul style="list-style-type: none"> Monday 10:00 to 20:00 Tuesday 10:00 to 20:00 Wednesday 10:00 to 20:00 Thursday 10:00 to 20:00 Friday 10:00 to 20:00 Saturday 09:00 to 21:00 Sunday 10:00 to 19:00

Gaming Machine Provision:
Not applicable

The opening hours of the premises:
<ul style="list-style-type: none"> Monday 10:00 to 20:00 Tuesday 10:00 to 20:00 Wednesday 10:00 to 20:00 Thursday 10:00 to 20:00 Friday 10:00 to 20:00 Saturday 09:00 to 21:00 Sunday 10:00 to 19:00

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

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

Le Coq Epicier
5 St Helen's Gardens
London
W10 6LW

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

235542215

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Mr Meignen Yohann

State whether access to the premises by children is restricted or prohibited

No restrictions

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

Rep 1

Dear Monty,

I have now discovered the paragraph you referred to in the resident's letter thank you.

As a councillor for the ward where this premises is situated I formally object to the application on the grounds of prevention of public nuisance. The application fundamentally weakens the ability of the operator of the premises to control the consumption of alcohol in what is a very small unit, since previously they could control numbers on the basis of accepting or not accepting attendance at an organised tasting, where under the proposed arrangement, the operators are dependent on the number of customers who happen to visit the premises at any one time, and at any time, and with the premises being so small, there is significant danger of voluble customers spilling out into the street.

Kind regards,

Cllr Martin Klute
Labour member for St Peters Ward
Chair: Planning Committee

Rep 2

Dear Sir. Madam,

I would object to a full on alcohol licence at these very small premises. The current occupier has a licence for monthly on licence for wine tastings with food. I think that only wine should be allowed to be served by the glass with food and no beer or spirits or other alcohol should be permitted. Camden Passage should not be allowed to become a drinkers haven as Upper Street has become. This would only increase the crime, public nuisance and anti social behaviour in the area.

Regards,

KA Property Services Limited
Ground Floor
58 Queen Anne Street
London
W1G 8HW

Rep 3

Dear Sir/Madam,

I object to the granting of a further licence to Le Coq Epicier on the grounds that any increase in the ever now over supply of alcohol outlets in the Camden Passage area can only have the result of adding to more crime and disorder and an increase of public nuisance.

Frankly I am appalled at the audacity of the applicant. Only a year ago its application was granted by the licencing committee subject to carefully considered conditions and the applicant has the gall to say it wants more.

The present application could become abused and a grocery outlet could become a tapas bar.

It seems pointless to remind the committee Le Coq Epicier is written within a Cumulative Impact Area. This policy either, in its original or subsequent (seemingly unchanged) form, has not been shown to have had any impact on the committee in guiding its decisions. Suffice it to say that Camden Passage has changed out of all recognition in the past few years . It is now a **“boozers paradise”** and no longer a **“visitors destination area.”** Yours Faithfully,

(committee member of the Camden Passage Association)

Rep 4

I object to this application.

If it is to be granted there need to be firm conditions attached to the licence some of these have been suggested by the applicant but the need to be firmed up into conditions
There should be no vertical drinking,

The food should be substantial and the alcohol ancillary to the food
Only French wine should be sold

The consumption of food and drink on the premises should be ancillary to the retail use as a French deli. This property does not have A3 use.

There should only be one outside table, There is not enough room for 2 with 4 people seated. The pavement is narrow and the shop front small. To accommodate 2 tables the seats would need to be back to and facing the window which would probably mean one chair would be in e road. Although this is supposed to be a pedestrian street after 11 am it is not and is frequently deliberately used by delivery bikes and vans, mini cabs and by accident by drivers following their sat nav and not reading the road signs. The only way to stop this is a CCTV camera and fines or a barrier which comes down at 11am.

The outside table should be cleared at or before 7pm

There should be a condition that the licence ceases if the licensee ceases to own and/or operate the business

Duncan Terrace

Suggested conditions of approval consistent with the operating schedule (As per current licence with the exception of as follows)

1. The licence holder shall ensure that all members of staff are trained in the provision of the Licensing Act 2003, including the dealing with customer conflict issues, fire safety and the provision of first aid.
2. The licence holder shall ensure that signs are in place at the premises requesting that customers leave the area quietly.

Amend condition 2 annex two of the current premises licence.

3. There will be no off sales of wines to individuals other than customers purchasing alcohol along with other items from the delicatessen, or a maximum of 4 persons consuming alcohol with food on the authorised tables and chairs outside the premises

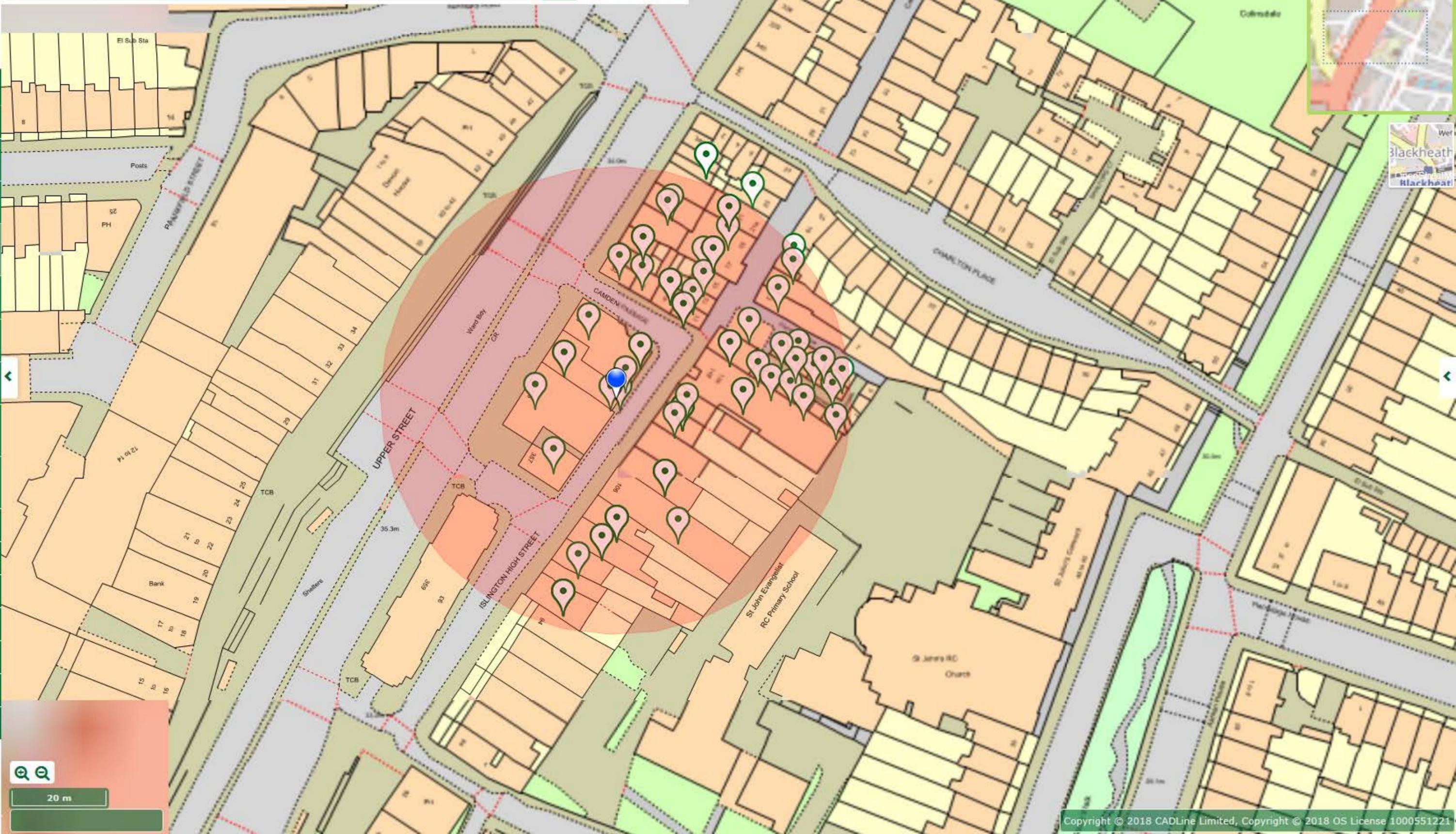
Remove Annex 3 condition 1 from current licence

Conditions agreed with the Metropolitan Police

4. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - (a) The police and, where appropriate, the London Ambulance Service, are called immediately;
 - (b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
 - (c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
 - (d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
5. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
 - (a) Any and all allegations of crime or disorder reported at the venue
 - (b) Any and all complaints received by any party
 - (c) Any faults in the CCTV system
 - (d) Any visit by a relevant authority or emergency service
 - (e) Any and all ejections of patrons
 - (f) Any and all seizures of drugs or offensive weapons
 - (g) Any refusal of the sale of alcohol
6. The premises will operate a proof of age scheme, such as challenge 25
 - (a) All staff will be fully trained in its operation.
 - (b) Only suitable forms of photographic identification, such as passport or UK driving licence, or holographically marked PASS scheme cards, will be accepted.
7. No vertical drinking in the interior or exterior of the premises at any time. Alcohol sales only to be permitted to seated customers.
8. No alcohol sales other than that of wine by the glass sold as an ancillary to the purchase of food.
9. All external tables and chairs to be cleared and removed by 1930hrs.



- SHOW LAYERS
- Base Mapping
 - MASTERMAP +
 - VECTORMAP LOCAL +
 - Islington and surrounding Borough Boundaries
 - Islington Borough Boundary
 - LLPG Points (Postal)
 - LLPG Search
 - LLPG Points 100m Buffer to Islington (Postal)
 - LLPG Points (Non-postal and Postal)
 - Borough Wide +
 - Parking +
 - Housing +
 - LBI Organisations +
 - Planning - Policies Map +
 - Planning - Other Constraints +
 - Historical Maps +



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