



**Resources Department
Town Hall, Upper Street, London, N1 2UD**

AGENDA FOR THE LICENSING SUB COMMITTEE A

Members of Licensing Sub Committee A are summoned to a meeting by Zoom on **16 March 2021 at 6.30 pm.**

Link to meeting: <https://weareislington.zoom.us/j/94604489316>

Enquiries to : Jackie Tunstall
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Despatched : 8 March 2021

Membership

Councillor Sheila Chapman (Chair)
Councillor Marian Spall (Vice-Chair)
Councillor Alice Clarke-Perry

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

B.	Items for Decision	Page
1.	JiJi, 6G Esther Anne Place, N1 1WL - New premises licence	13 - 108
2.	Frequency, 13 Camden Passage, N1 8EA - New premises licence	109-158
3.	Hungry Bikes, 212 Essex Road, N1 3AP - New premises licence	159-188
4.	HR Organic and Vegan Shop, 786 Holloway Road, N19 3JH - New premises licence	189-222
5.	Pophams Bakery, 19 Prebend Street, N1 8PF - New premises licence	223-240

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 A - 5 November 2020

Minutes of the meeting of the Licensing Sub Committee A held by Zoom on 5 November 2020 at 6.30 pm.

Present: **Councillors:** Sheila Chapman (Chair), Marian Spall (Vice-Chair)
and Alice Clarke-Perry.

Councillor Sheila Chapman in the Chair

105 INTRODUCTIONS AND PROCEDURE (Item A1)

Councillor Chapman welcomed everyone to the meeting and introduced officers and members. The licensing officer introduced herself, the applicant and the interested parties. The procedure for the conduct of the meeting was outlined.

106 APOLOGIES FOR ABSENCE (Item A2)

None.

107 DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)

There were no declarations of substitute members.

108 DECLARATIONS OF INTEREST (Item A4)

There were no declarations of interest.

109 ORDER OF BUSINESS (Item A5)

The order of business would be as the agenda.

110 MINUTES OF PREVIOUS MEETING (Item A6)

RESOLVED:

That the minutes of the meeting held on 25 February 2020 be confirmed as an accurate record of proceedings and the Chair be authorised to sign them.

111 BUTCHER AND BREW, 267 UPPER STREET, N1 - NEW PREMISES LICENCE (Item B1)

The licensing officer reported that additional information had been circulated from the applicant in response to the objectors. This would be interleaved with the agenda papers.

Residents who lived in close proximity to the premises spoke against the application. It was stated that this was a residential part of Upper Street with no bars but with kitchen shops, clothes shops and dry cleaners. The rear of the premises was very quiet and this premises, that was proposing to sell alcohol from 7.30am to 11pm, sounded as though it would be a bar rather than a butchers shop. The shop was in a cumulative impact area and anti-social behaviour was a concern.

The grant of the licence would be against the cumulative impact policy. All of the shops had two or three flats above with bedrooms that backed onto the gardens. If the outside space at the rear was used the noise from customers would be very loud. The bedrooms were at the rear and the volume of noise in the rear garden would increase with the drinking of alcohol. Safety concerns were also raised regarding access to the flat roof. It was stated that it was believed that the previous occupiers had removed the sound proofing in the ceiling and speakers had to be moved to the walls. A resident stated that she could hear the bass of music playing in her premises and with a 7.30am start would not get a lie in. A second resident stated that she would not want people eating in the rear garden, even during the day, as residents used the rear of their properties to work in. There were no other garden areas being used as a café. The premises was previously a hairdresser, then a gluten free bakery and now was being used as a bar/restaurant. The grant of this licence would be against the cumulative impact area policy. The applicant had stated that he had contacted residents but they stated that this had not been the case. This was a quiet space on a busy street and flats had been purchased above shops as they were more affordable. A bar was not in keeping with bedrooms above.

In response to questions, it was noted that the previous café did not have smoking at the rear but it was very noisy even so. The resident was able to hear every word and with the grant of this licence the noise could potentially wake her up. Another resident stated that she objected to the use of the rear garden at any time.

The applicant stated that this was not a bar but a butchers shop that sold cheese with craft beer and bio-dynamic wines. They would be opening at 7.30am for the butchery and to get set up for the day. Music would not be played at this time. This was not a bar and nor would they wish it to be. They had no issues in other premises that he managed. They required the 11pm terminal hour as payments could not be taken after this time but he had no intention of staying open that late. They hoped to be open for the breakfast trade and for parents passing by purchasing goods for the evening. Alcohol was not priced cheaply and it had been agreed that the rear garden would close at 8pm. He was happy to speak to residents about noise concerns and would offer his phone number. The 9pm food order would be the last order and if the rear garden was closed they would be closed at 10pm. The ceiling speakers had been disconnected and the sound proofing would be looked at again. He was willing to talk about the use of the garden with the residents. He wanted customers to sample small plates with a beer and wine pairing. In response to concerns regarding social distancing it was stated that a recent BBQ tasting had no public present and only staff who worked together all of the time. Alcohol was sold at a high price point and it was the intention to showcase British produce. He understood concerns but this was primarily retail/wholesale and not a pub or a bar and other premises he had across London had no issues. This shop was on a 15 year lease. A telephone number would be made available. Smoking would be prohibited at the rear and a smoking sign would be attached to the front window. Alcohol could be purchased from other butchers. He took his responsibilities seriously. All butchery was carried out downstairs and music would not be played until 9am.

In response to questions, it was noted that all customers would be seated and alcohol on the premises was available from 12 noon. The applicant offered to work with the resident living above the premises to discuss noise levels and he had used sound proofing in other premises which had worked well. He had not been aware that the sound proofing had been removed. He hoped that work could be undertaken in January 2021. Music would be at a low level from 9am. Work at 7.30am would be carried out in the basement. The rear garden would be closed at 8pm, breakfast served at 9am. The garden would get little use in the winter and heaters were not being used. The flat roof could not be accessed except via ladder and CCTV was in the garden. The rear gate needed policing and this had often been left open.

In summary, the offer about checking the sound through the ceiling was welcomed by residents but concerns remained regarding the noise from the rear garden, particularly at the weekends. This intrusive noise had not been addressed and would escape unless the area was enclosed.

The applicant stated that he could consider installing a pergola in consultation with the residents. The use of the garden was one of the main reasons that he had taken the lease but he was happy to work with residents regarding the noise issue.

RESOLVED

- 1) That the application for a new premises licence, in respect of Butcher and Brew, 267 Upper Street, N1 be granted to allow:-
 - a) the sale of alcohol, on and off supplies, Mondays to Sundays from 07:30 until 10:30pm
 - b) The premises to be open to the public, Mondays to Sundays from 07:30 until 11pm.
- 2) That conditions detailed on pages 44 to 47 of the agenda be applied to the licence with the following additional conditions:
 - No music to be played inside the premises before 9am.
 - There be no use of the rear garden before 10am at the weekends and 9am during the week.
 - No smoking in the rear garden of the premises.
 - Prior to March there be appropriate and effective sound proofing installed in the premises.

REASONS FOR DECISION

This meeting was held under regulations made under the Coronavirus Act 2020 and it was facilitated by Zoom.

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 fall within the Angel and Upper Street cumulative impact area. Licensing policy 3 creates a rebuttable presumption that applications for the grant or variation of premises licences which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives. Paragraph 47 states that applications with comprehensive operating schedules which are small premises of no more than 50 persons, or mixed use, or not alcohol led, with hours of operation consistent with the framework hours, may be regarded as exceptions to the special policies.

Twelve local resident objections had been received. Three residents attended the meeting. Conditions were agreed with the police and the noise team.

The Sub-Committee heard that this was a quiet residential area at the rear of the premises with bedrooms overlooking the garden and in proximity to a flat roof. People working all week looked forward to a long lie in the mornings at the weekend. The evidence was given by the neighbour directly above that the previous owners had ripped out the sound proofing and installed speakers in the ceiling. The effect of this was that she could hear everything from downstairs. The applicant emphasised that this was not a bar. It was a butchers shop selling cheese, charcuterie, craft beers and expensive bio-dynamic wines. The on licence was to enable customers to enjoy a plate of their produce and a glass of alcohol but not to get drunk. In fact, they would not be selling alcohol all the time. 9pm was for last orders and the door would be closed at 10pm. He required the extra hour in the evening to process payments through the till. He would be working in the basement, butchering until about 9am. He had disconnected the speakers and had not been previously aware of the issue with the sound proofing. However, he was willing to meet with the residents in January to discuss noise issues. In the garden there was no heating and they would only really be using it in the summer. Cameras would be used to monitor any trespassers on the flat roof. He considered constructing a pergola but this was a matter he would discuss with the residents.

The Sub-Committee concluded that, with conditions, including limiting the opening of the garden to 10am at weekends, the granting of the premises licence would be unlikely to add to the cumulative impact in the area. The Sub-Committee was satisfied that the applicant was engaging with neighbours and was interested in reducing any problems that there may be.

The Sub-Committee was satisfied that granting the premises licence was proportionate and appropriate to the promotion of the licensing objectives and in the public interest.

Note of the Committee

The Sub-Committee welcomed the fact that the applicant was engaging with the residents to minimise the impact of noise from the rear area.

112

ANAND NEWS, 42 EXMOUTH MARKET, EC1 - NEW PREMISES LICENCE (Item B2)

The licensing officer stated that the applicant had accepted all of the proposed conditions and had passed her personal licence accreditation.

The licensing authority had not withdrawn her representation as she considered that the application had not addressed the cumulative impact policy. She asked that the applicant tell the Sub-Committee how she would operate the premises and how the premises would not add to the cumulative impact.

The applicant's representative stated that the applicant would be happy to amend the hours further to close at 8pm on all days and to commence serving alcohol at 10am at the weekends. The licensee had passed her personal licence exam and taken a conflict management course. Following consultation with the police they had been satisfied by the hours and in this respect, Paragraph 9.12 in the Home Office guidance had been addressed. The police conditions had been incorporated into the licence. The licensee would have a thorough staff training programme and procedures in place and would not be selling alcohol to street drinkers. This shop was the only local co-operative in the area and conditions had been agreed with the police and the Environmental Health team. The hours of operation would be within framework hours, the premises were not alcohol led and there were high standards of management. There would be no high strength alcohol or single can sales. The licensee stated that this was primarily a grocery shop and she wished to sell alcohol. She had been there for three years and wanted to keep regular customers. Alcohol would be kept on display for 15% of the shop, it was not alcohol led and all staff would be trained. She had agreed all conditions and had amended the hours sought. She would not be selling single cans and did not wish to attract drunk customers but just wanted to add this additional service for her regular customers. She was aware of her responsibilities as a retailer. She would adhere to the four licensing objectives and was not trying to add to the cumulative impact.

In response to questions the licensee confirmed that the hours they were requesting were 8am to 8pm Monday to Friday and 10am to 8pm on Saturday and Sunday. The licensing authority confirmed that she was happy with the hours and the licensing authority representation could be withdrawn.

RESOLVED

- 1) That the application for a new premises licence, in respect of Anand News, 42 Exmouth Market, EC1, be granted to allow the sale of alcohol, off supplies, from 8am until 8pm Monday to Friday and from 10am to 8pm on Saturday and Sunday.
- 2) Conditions detailed on pages 110 and 111 of the agenda be applied to the licence.

REASONS FOR DECISION

This meeting was held under regulations made under the Coronavirus Act 2020 and it was facilitated by Zoom.

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 fall within the Clerkenwell cumulative impact area. Licensing policy 3 creates a rebuttable presumption that applications for the grant or variation of premises licences which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives. Paragraph 22 states that the licensing authority recognises that it has to balance the needs of businesses with those of local residents. Clerkenwell has the highest number of complaints about drinking in the street of all the wards in the borough and residents continue to experience adverse impacts from late night licensed venues. However, paragraph 24, states that applications with comprehensive operating schedules, which are not alcohol led and supply alcohol for consumption off the premises within the framework hours may be regarded exceptions to the special policy.

The Sub-Committee took into consideration Licensing Policy 4. The Council has adopted a special policy relating to cumulative impact in relation to shops and other premises selling alcohol for consumption off the premises. Licensing policy 4 creates a rebuttable presumption that applications for the grant or variation of premises licences which are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations, following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

Fourteen local resident objections had been received and an objection from a Housing Association but none attended. Conditions had been agreed with the police and the hours and conditions had been amended. The Licensing Authority remained concerned that the new licensee understood the licensing requirements, however, the applicant who had recently trained in conflict management and had passed her personal licence accreditation showed a good understanding of the licensing objectives. She stated that only 15% of the shop would be used for alcohol display however, she would not be selling single cans. She understood the area having worked there for three years in the shop and all staff would be trained in conflict management.

The Sub-Committee noted that the hours sought were within the hours specified in licensing policy 6.

The Sub-Committee concluded that, with the robust conditions there would be no negative cumulative impact on any of the licensing objectives.

113

4 YOU EXPRESS, 1 CHADWELL STREET, EC1 - NEW PREMISES LICENCE
(Item B3)

The licensing officer stated that several people had written in support of the application. The Licensing Authority had now withdrawn their representation. An additional paper had been circulated from the applicant detailing their response to the interested parties. This would be interleaved with the agenda papers. The applicant had used temporary event notices over the last three weekends and had received no complaints. Three residents maintained their objections.

The applicant stated that she was running a small shop with her husband. She had accepted framework hours. The premises was a convenience store that sold groceries with a small amount of alcohol placed behind the till. The premises was not alcohol led. She had received a lot of support from neighbours and had opened a 'next door' app for Islington where residents could post about local crime and businesses. The hours requested were within framework hours and alcohol would not be sold after 8pm on Fridays and Saturdays. CCTV was installed which showed views of the street and could evidence anti-social behaviour. They had a log book for refusals. She knew the area well. She had received the training about a couple of months ago. This was a quiet area and she had the support of local businesses.

In response to questions, it was noted that it was a very small shop and only two customers could enter at one time. Only a small amount of alcohol would be stocked.

RESOLVED

- 1) That the application for a new premises licence, in respect of 4 You Express, 1 Chadwell Street, EC1 be granted to allow:-
 - a) The sale of alcohol, off supplies only, from 8am until 11pm Monday to Thursday, from 8am until 8pm on Friday, from 10am until 8pm on Saturday and from 10am until 11pm on Sunday.
 - b) Opening hours from 8am until 1am Monday to Saturday and from 8am until midnight on Sunday.
- 2) Conditions detailed on pages 146 to 148 of the agenda shall be applied to the licence.

REASONS FOR DECISION

This meeting was held under regulations made under the Coronavirus Act 2020 and it was facilitated by Zoom.

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 fall within the Clerkenwell cumulative impact area. Licensing policy 3 creates a rebuttable presumption that applications for the grant or variation of premises licences which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives. Paragraph 22 states that the licensing authority recognises that it has to balance the needs of businesses with those of local residents. Clerkenwell has the highest number of complaints about drinking in the street of all the wards in the borough and residents continue to experience adverse impacts from late night licensed venues. However, paragraph 24, states that applications with comprehensive operating schedules, which are not alcohol led and supply alcohol for consumption off the premises within the framework hours may be regarded exceptions to the special policy.

The Sub-Committee took into consideration Licensing Policy 4. The Council has adopted a special policy relating to cumulative impact in relation to shops and other premises selling alcohol for consumption off the premises. Licensing policy 4 creates a rebuttable presumption that applications for the grant or variation of premises licences which are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations, following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

Three local resident objections had been received but none attended. Conditions had been agreed with the police, trading standards and the noise team. The Licensing Authority withdrew its objection before the hearing. Several letters of support had been received from local residents. The applicant explained that she had made efforts to communicate with residents by a next door app, which she had introduced to Islington.

The Sub-Committee noted that the hours sought were within the hours specified in licensing policy 6.

The Sub-Committee heard evidence that it was a very small shop with only room for two customers. All alcohol would be displayed behind the till and in a fridge. The applicant had been operating under TENs for the past three weeks without complaints. CCTV had been installed showing the street and shop. There was a log book and refusal book. It was basically a convenience store. She was keen to maintain good relations with the local community.

The Sub-Committee concluded that the granting of the licence with the agreed conditions would promote the licensing objectives. The Sub-Committee noted that the hours sought were within the hours specified in licensing policy 5 and 6. The Sub-Committee was satisfied that the operating schedule demonstrated high standards of management and that it was unlikely that granting the premises

licence would add to the cumulative impact on one or more of the licensing objectives.

The Sub-Committee was satisfied that granting the premises licence was proportionate and appropriate to the promotion of the licensing objectives and in the public interest.

114 TETTOS ITALIAN KITCHEN,, 313 Highbury Park, N5 - New Premises Licence (Item B4)

The licensing officer reported that a letter from the applicant, in response to resident concerns, had been circulated. This would be interleaved with the agenda papers.

This application had been made as the applicant wanted a new licence with less licensable activities. They had not applied for a music licence or dancing but only for the sale of alcohol. Many representations had been submitted for their previous application but they had only received two objections from interested parties for this application. No vertical drinking would be permitted. All other issues had been resolved. Most customers lived on the local estate. The premises was managed professionally, they had been visited by officers on a couple of occasions. This was a large venue which could operate a one-way system and customers could remain inside when waiting for a taxi.

In response to questions, it was noted that there were two door supervisors, staff were fully trained and retrained every six months. They did not offer drink promotions. Alcohol sold was not cheap but their food cost was set at a reasonable level. There were three levels of supervision. Orders were taken by a waiter, there was a floor manager and then the main manager who would manage customers. There was space for 30/40 people to remain inside whilst waiting for their taxi and this would prevent outside noise nuisance. There was no loud music and notices were posted inside warning customers about making too much noise. Rubbish had been an issue for one week and the applicant explained that he had 12 bins per week but the general public attending the park during lockdown had begun using these bins during the good weather. The manager then locked their bins but this created rubbish on the green. He therefore increased bin capacity to 18 a week, at a cost of £700, and left them open for the general public to use. There had not been an issue since this. It was noted that the premises was large enough to hold 180 people seated but to allow social distancing there was only capacity for 100 people. The Sub-Committee noted that a planning consultant was present should the Sub-Committee have any planning queries. The applicant stated that he was working with planning officers. This had not been easy to complete all works due to the three month lockdown but they wished to comply with the planning issues as soon as possible.

RESOLVED

- 1) That the application for a new premises licence, in respect of Tetto's Italian Kitchen, 313 Highbury New Park, N5, be granted to allow:-

- a) the supply of late night refreshment on Friday and Saturday from 11pm to midnight.
 - b) the supply of alcohol on the premises on Sunday to Thursday from 10am to 11pm and on Friday and Saturday from 10am to midnight.
 - c) the premises to be open to the public on Sunday to Thursday from 10am to 11.30pm and on Friday and Saturday from 10am to half past midnight.
- 2) Conditions detailed on pages 187 to 190 of the agenda shall be applied to the licence.

REASONS FOR DECISION

This meeting was held under regulations made under the Coronavirus Act 2020 and it was facilitated by Zoom.

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.

Two local resident objections had been received and a comment from the planning team had been received about enforcement issues. No residents attended. No other responsible authorities had raised objections.

The Sub-Committee noted that the hours sought were within the hours specified in licensing policy 6.

The Sub-Committee heard evidence from the applicant that this was a family restaurant with many customers from the estate. The Sub-Committee had read the representations of the residents concerning issues of public nuisance with queues and rubbish being dumped over the summer lockdown period. The applicant explained that this was unprecedented and due to extraordinary circumstances. With the help of the local authority he had resolved these problems. The rubbish being dumped was not entirely due to his restaurant but because of members of the public going to the park and using his bins. He had increased bin collections to 18 each week. Inside his restaurant he was able to maintain social distancing because the premises were so large and he detailed the procedure for approving alcohol sales and avoiding serving intoxicated customers or allowing them in through the door.

The Sub-Committee was satisfied that the applicant was able to maintain good standards of management at the premises and accepted what he said about the unusual situation during the summer.

The Sub-Committee concluded that the granting of the licence with the conditions proposed would promote the licensing objectives. The Sub-Committee noted that the hours sought were within the hours specified in licensing policy 5 and 6. The Sub-Committee was satisfied that the operating schedule demonstrated high

standards of management and that the proposed use, with the conditions put forward, meant that the premises would not add to the cumulative impact.

The Sub-Committee was satisfied that granting the premises licence was proportionate and appropriate to the promotion of the licensing objectives and in the public interest.

Note of the Sub-Committee

The Sub-Committee understood that there were planning issues outstanding that needed to be resolved separately through the planning process which the Licensing Sub-Committee had not taken into account when making their decision.

The meeting ended at 8.45 pm

CHAIR

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Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee - A	16/03/2021	St. Mary's

		Non-exempt
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SUBJECT: PREMISES LICENCE NEW APPLICATION
RE: JIJI, 6G ESTHER ANNE PLACE, LONDON, N1 1WL

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 of alcohol, on supplies only, Sundays to Thursdays from 10:00 until 23:00 and Fridays & Saturdays from 10:00 until 00:00;
- The provision of late night refreshment, Fridays & Saturdays from 23:00 until 00:00; and
- The premises to be open to the public, Sundays to Thursdays from 08:00 until 23:20 and Fridays & Saturdays from 08:00 until 00:20 the following day.

The application is also seeking the following Non-Standard Hours:

- From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day; and
- On Sundays prior to bank holidays/public holidays 10:00 – 00:00.

2. Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	Yes
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 11 Local Residents
Other bodies	Yes: 2 Local Residents' Associations

3. Background

3.1 This new premises licence application is for a site previously granted a Provisional Statement, see Decision Notice attached at Appendix 2. In these circumstances representations will be excluded unless they are deemed to satisfy the required criteria.

The Section 182 guidance in this regard has been copied below for your reference:

8.96

When a person applies for a premises licence in respect of premises (or part of the premises or premises which are substantially the same) for which a provisional statement has been made, representations by responsible authorities and other persons will be excluded in certain circumstances.

These are where:

- i. the application for a licence is in the same form as the licence described in the provisional statement;*
- ii. the work in the schedule of works has been satisfactorily completed;*
- iii. given the information provided in the application for a provisional statement, the responsible authority or other person could have made the same, or substantially the same, representations about the application then but failed to do so without reasonable excuse; and*
- iv. there has been no material change in the circumstances relating either to the premises or to the area in the proximity of those premises since the provisional statement was made.*

3.2 The Provisional Statement was approved before a licensing sub-committee on 28th September 2017. The provisional statement authorised:

- The sale of alcohol, on supplies only, Mondays to Sundays from 10:00 until 22:40; and
- The premises to be open to the public, Mondays to Sundays from 08:00 until 23:00.

3.3 The licensable hours being sought for the new premises licence are in excess of those authorised by the Provisional Statement. The Licensing Authority has as a result accepted the representations as detailed with Appendix 3.

4. Planning Implications

4.1 The Council's Planning Service have advised the Licensing Service that Unit 6G (Formally known as G7A) has a unit specific restrictive condition attached to it. As a result, the unit can only operate between the hours of 08:00 and 23:00 on any day.

4.2 The Planning Service have further stated that Unit 6G does not benefit from the extended hours for A3 units within the development as approved under the Section 73 application numbered **P2018/2463/S73**.

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

6. 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.

Appendices:

- Appendix 1: application form and supporting documents;
Appendix 2: provisional statement decision notice and conditions as detailed within the committee report dated 28th September 2017;
Appendix 3: representations;
Appendix 4: suggested conditions and map of premises location.

Background papers:

None.

Final report clearance:**Signed by:**


Service Director – Public Protection

04/03/2021
Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

Thomas & Thomas

Partners LLP

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 JJ IS1 Ltd

(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			
Jiji 6G Esther Anne Place			
Post town	London	Postcode	N1 1WL

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£0

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 | <input type="checkbox"/> | please complete section (B) |
| f) a health service body | <input type="checkbox"/> | 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)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

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					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					

Current residential 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 JJ ISQ Ltd
Address 116 Upper Street, London, United Kingdom, N1 1QP
Registered number (where applicable) 13068488
Description of applicant (for example, partnership, company, unincorporated association etc.) limited company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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 application follows the grant of provisional statement granted on 26th September 2017 and extended hours following the grant of planning permission P2018/2463/S73

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								
Sat						<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)		
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					
Fri			<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)		
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			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			
			<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)

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			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
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)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
Day	Start	Finish		Both <input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)	
Thur				
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (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						
Wed					<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)	
Thur						
Fri						
Sat					<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)	
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"/>
				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 performance of dance</u> (please read guidance note 5)		
Wed					
Thur			<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)		
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 5) From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day.		
Thur					
Fri	23:00	00:00	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6) On Sundays prior to bank holidays/public holidays 23:00 – 00:00		
Sat	23:00	00:00			
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	23:00	<p>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)</p> <p>From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day.</p> <p>On Sundays prior to bank holidays/public holidays 10:00 – 00:00</p>		

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 Janina Wolkow	
Date of birth [REDACTED]	
Address [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).

-

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	08:00	23:20	<p>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 (please read guidance note 6)</p> <p>From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.</p> <p>On Sundays prior to bank holidays/public holidays 08:00 – 00:20</p>
Tue	08:00	23:20	
Wed	08:00	23:20	
Thur	08:00	23:20	
Fri	08:00	00:20	
Sat	08:00	00:20	
Sun	08:00	23:20	

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)

Save for the hours of operation, the application follows and is consistent with the provisional statement 26th September 2017. Recognising that the premises are within a special policy area and operating as a restaurant with ancillary bar, the existing conditions and the recent grant of planning permission P2018/2463/S73 promote the licensing objectives and are consistent with the reasons in the council's statement of licensing policy.

Please see attached schedule of conditions

b) The prevention of crime and disorder

Please see above and attached schedule of conditions

c) Public safety

Please see above and attached schedule of conditions

d) The prevention of public nuisance

Please see above and attached schedule of conditions

e) The protection of children from harm

Please see above and attached schedule of conditions

Proposed Conditions

1. There shall be no bottling out, waste collections and deliveries from the premises between 22:00 and 07:00 on any day of the week.
2. Save for an area of the premises (not exceeding 15% of the total floor space) used by persons waiting to dine at the premises or who have dined at the premises, the premises shall only operate as a restaurant:
 - a. which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non- disposable crockery,
 - b. which do not provide any take away service of food or non-alcoholic drink after 23.00, and
 - c. where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
3. The outside tables shall be cleared of patrons or rendered unusable by 22:00.
4. No chairs or tables shall be placed outside the premises except in the area marked on the approved licensing plan.
5. No more than 10 persons shall be permitted to smoke outside the premises at any one time.
6. A dedicated telephone number and email address for the DPS or the duty manager shall be maintained for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and both the Almeida Street and the Studd Street & Moon Street Residents' Associations and shall be notified to the Licensing Authority and the Almeida Street and the Studd Street and Moon Street Residents' Association no less than 7 days prior to the change and shall remain current at all times.
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
8. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
9. Clear signage is to be displayed prominently and maintained at all exits of the premises requiring patrons to leave and enter the premises and area quietly out of respect for local residents.
10. Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.
11. The premises shall operate a challenge 21 scheme, all staff to be trained accordingly and a refusals book kept.

12. Crime prevention literature will be placed in prominent positions in the premises in a form and location to be agreed and reviewed in conjunction with the local Police.
13. A comprehensive incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. Each entry will be timed, dated and if need be rationale noted. The log 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 refusal of the sale of alcohol
 - (g) Any visit by a relevant authority or emergency service.
14. 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.
15. The supply of alcohol shall be by waiter/waitress service only.
16. Notwithstanding condition 1 above, alcohol may be supplied to and consumed by, prior to their meal in the bar area (designated on the plan) by up to a maximum at any one time of up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people persons waiting to be seated at a table to dine.
17. The sale of alcohol will cease 20 minutes before closing time to allow for drinking up.
18. Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises.
19. The capacity of the premises to be limited to a maximum of 100 people

Thomas & Thomas
8th December 2020

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 (postal applications only) **[Electronic Submission - LA to serve RA's]**
- 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 or my share code issued by the Home Office online right to work checking service (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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	<i>Thomas and Thomas</i>
Date	21/01/2012
Capacity	Applicant's Solicitors

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) AT/TB/JJS.1.1 Thomas & Thomas Partners LLP 38a Monmouth Street			
Post town	London	Postcode	WC2H 9EP
Telephone number (if any)	020 7042 0415		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) <i>tburton@tandtp.com</i>			

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 in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

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 birth or adoption certificate issued 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 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 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, 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.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

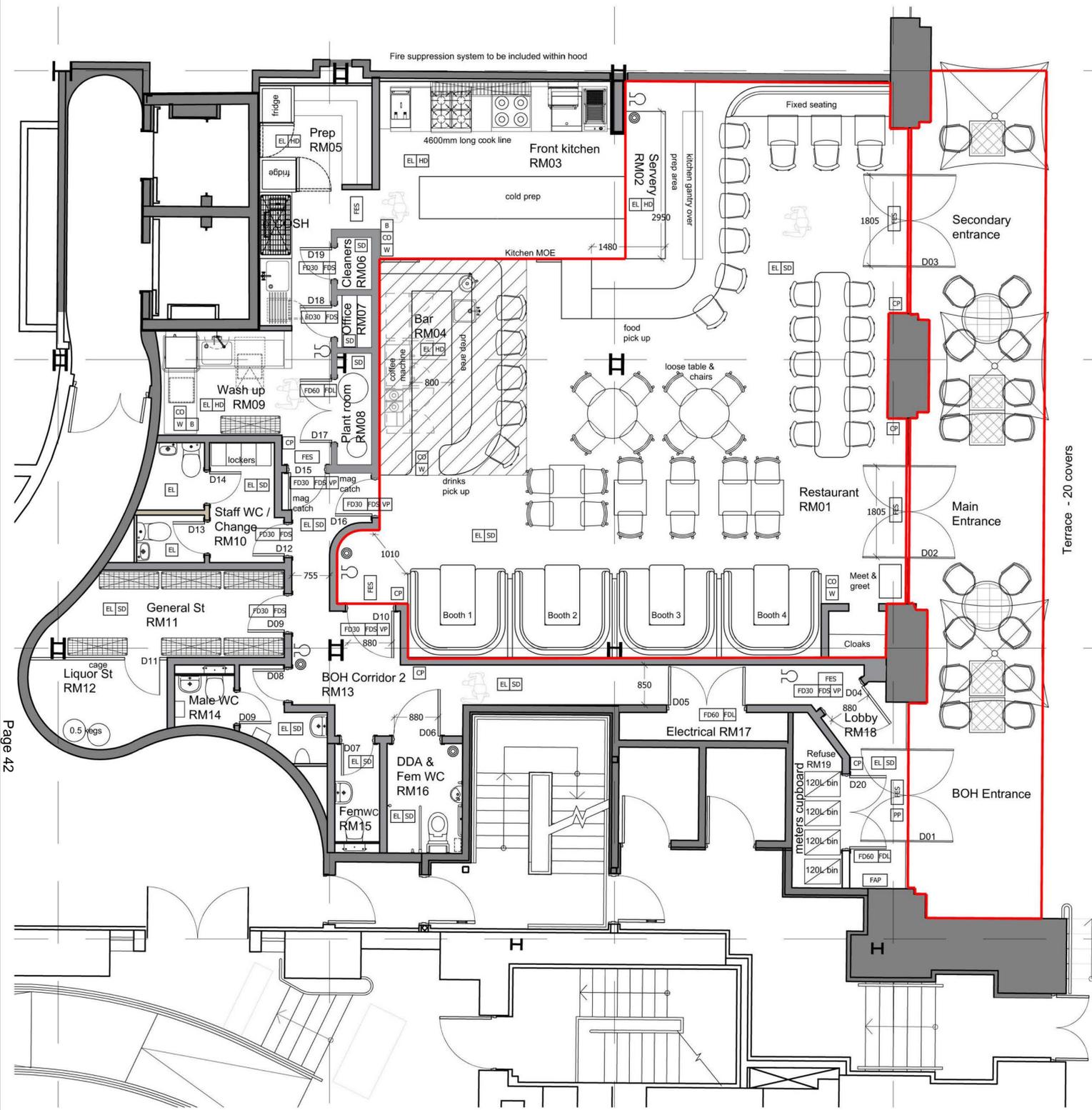
An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Proposed Conditions

1. There shall be no bottling out, waste collections and deliveries from the premises between 22:00 and 07:00 on any day of the week.
2. Save for an area of the premises (not exceeding 15% of the total floor space) used by persons waiting to dine at the premises or who have dined at the premises, the premises shall only operate as a restaurant:
 - a. which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non- disposable crockery,
 - b. which do not provide any take away service of food or non-alcoholic drink after 23.00, and
 - c. where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
3. The outside tables shall be cleared of patrons or rendered unusable by 22:00.
4. No chairs or tables shall be placed outside the premises except in the area marked on the approved licensing plan.
5. No more than 10 persons shall be permitted to smoke outside the premises at any one time.
6. A dedicated telephone number and email address for the DPS or the duty manager shall be maintained for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and both the Almeida Street and the Studd Street & Moon Street Residents' Associations and shall be notified to the Licensing Authority and the Almeida Street and the Studd Street and Moon Street Residents' Association no less than 7 days prior to the change and shall remain current at all times.
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
8. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
9. Clear signage is to be displayed prominently and maintained at all exits of the premises requiring patrons to leave and enter the premises and area quietly out of respect for local residents.
10. Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.
11. The premises shall operate a challenge 21 scheme, all staff to be trained accordingly and a refusals book kept.

12. Crime prevention literature will be placed in prominent positions in the premises in a form and location to be agreed and reviewed in conjunction with the local Police.
13. A comprehensive incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. Each entry will be timed, dated and if need be rationale noted. The log 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 refusal of the sale of alcohol
 - (g) Any visit by a relevant authority or emergency service.
14. 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.
15. The supply of alcohol shall be by waiter/waitress service only.
16. Notwithstanding condition 1 above, alcohol may be supplied to and consumed by, prior to their meal in the bar area (designated on the plan) by up to a maximum at any one time of up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people persons waiting to be seated at a table to dine.
17. The sale of alcohol will cease 20 minutes before closing time to allow for drinking up.
18. Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises.
19. The capacity of the premises to be limited to a maximum of 100 people

Thomas & Thomas
8th December 2020



1 Proposed Plan
Scale: 1:150@A1

- ### KEY FIRE DETECTION / PROTECTION NOTES
- 1 An automatic fire detection system is to be installed throughout the demise in accordance with BS 5839-1:2017 - Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises or BS 5839-8:2013 Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of voice alarm systems
 - 2 The life systems designer / contractor is to ensure strict compliance to local and national criteria at the design stage. The keys and symbols on this layout should be noted and modified if required.
 - 3 The fire alarm system is to be installed, where necessary, to the main landlord system. The contractor is to ensure the integration of the 2 systems is achieved to the satisfaction of the Landlord and Building Control.
 - 4 If a sprinkler system is to be installed it is to be installed to the current building regulations / British standards. The most widely used standard is the LPC Rules for Automatic Sprinkler Installations incorporating BS EN 12845:215.

- ### KEY NOTES
- 1 GLAZING
All front of house glazing and mirrors are to comply with BS 6262-4:2005 / BR Approved Document K: 2013 ie. 12mm laminated or toughened, or as specified.
 - 2 FABRICS
Any upholstery fabrics and foam must be treated to crib 5 or Source 5 certification and BS 7176: 2007 and BS 6852:2006
 - 3 TOILETS
The toilets are designed in accordance with BS 6465-1:2006+A1:2009, and BS 6465 2: 2017
 - 4 DOORS
All fire doors are to meet British Standards including BS 8214: 2016 Timber-based fire door assemblies

FIRE DETECTION SYSTEM SYMBOLS

EL	Maintained Emergency Light
EIS	Illuminated exit sign over door
SD	Ceiling Mounted Smoke Detector
HD	Ceiling mounted Heat Detector
FDS	Fire Door keep clear sign located on direction of opening side door
FDL	Keep Door Locked sign located on direction of opening side door
B	Wall mounted Fire blanket in container
CO	2Kg wall mounted Carbon Dioxide Fire Extinguisher
W	9 litre wall mounted water fire extinguisher
CP	Manual Fire alarm call point location
FD30	Half hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign
FD60	One hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign
⊙	Visible Fire Alarm warning beacon
🔔	Fire alarm sounder
SC	Positive overhead door closures
PP	Emergency door push pad or bar & sign
FES	Emergency exit sign indicating direction of means of escape
VP	Vision panel in door comprising FR glass and HW beads in intumescent paste Minimum size of vision panel 250mm dia.
FAP	Fire alarm panel

AREAS

1	Total Area Of Demise	205 sqm
2	Restaurant area	103 sqm
3	Public toilets	10.5 sqm
4	Back of house area	91.5 sqm
5	Exterior terrace area	43 sqm

OCCUPANCY LEVELS

8	Internal occupancy	60
10	Terrace occupancy	20
11	Staff occupancy	10
12	The minimum clear width required for each escape path when two routes are available	850mm

Red outline indicates area for the sale of alcohol and the provision of late night refreshment
 Bar area outline indicates area for the sale of alcohol

- ### GENERAL NOTES
1. All finishes are to conform to the required current Building Codes & Regulations in the applicable country.
 2. The Contractor must verify all site dimensions, drawings, details and specifications and report any discrepancies to DesignLSM before proceeding with any work.
 3. The contractor is to conform to the DesignLSM project preliminaries & scope of works document.
 4. All requested drawings showing fixings and construction details are required to be approved by DesignLSM prior to commencement of work.
 5. All specified items are to be installed in accordance with the manufacturers recommendations on a suitable substrate.
 6. The Contractor is to provide a safe and suitable working environment which conforms to the current Health and Safety and Local Authority regulations.
 7. All finishes are to be implemented to a high quality.
 8. Any dimensions are to be taken from the setting out plan only and are not to be scaled from the the drawings.
 9. It is the contractors responsibility to ensure that any building works are carried out in accordance with current Building Regulations and Local Authority requirements.
 10. The contractor is to check and appraise all design and construction details and offer alternatives, as appropriate, to implement the design.
 11. In the event that there is a conflict in information, the Contractor is to highlight the discrepancies to the designer / Contract Administrator.
 12. This drawing is to read in conjunction with the other relevant drawings, specifications, schedules and co-consultants information.
 13. Copyright of DesignLSM and is not to be reproduced without permission.

Rev	Date	Item
A	23.10.20	bar updated

<input type="checkbox"/>	Information only
<input type="checkbox"/>	Application for Local Authority
<input type="checkbox"/>	Tender
<input type="checkbox"/>	Construction
<input type="checkbox"/>	As built

PROJECT
JJ Kitchen, Unit G7A,
Islington Square, London

TITLE
Licencing Plan

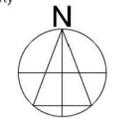
DRAWN	DATE	SCALE	CHECKED
SMc	Oct 20	1:50@A1	XX

PROJECT No.	DWG No.	REVISION
02590	08-01	A

DESIGNLSM

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hello@designlsm.com
designlsm.com

93 Islingword Road,
Brighton, East Sussex.
UK BN2 9SJ



ISLINGTON COUNCIL LICENSING SUB-COMMITTEE
DECISION FORM

Licensing Sub-Committee A – 26 September 2017

Unit G7A, 6G Esther Anne Place, N1 1WL

DECISION

The Sub-Committee have decided to grant the application for a provisional statement in respect of Unit G7A, 6G Esther Anne Place, London, N1 1WL

- 1) To allow the on- sale of alcohol, from 10 am until 10.40pm, Monday to Sunday.
- 2) Opening hours to be from 8am until 11pm from Monday to Sunday

Conditions detailed on pages 97 and 98 of the agenda shall be applied to the licence, subject to the following:

Condition 2b – add “non-alcoholic” before the word “drink”

Condition 2c – delete words in final sentence “Notwithstanding.....their meal”

Delete condition 3

Condition 6 – amend to read “ No more than 10 people shall be permitted to smoke,,,,,”

Condition 18 - amend line 2 after the word “of” to read “ up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people.

Condition 19 – amend to read “The sale of alcohol will cease 20 minutes before closing time to allow for drinking up”

Plus two new conditions – add:

Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises

The capacity of the premises to be limited to a maximum of 100 people

REASONS FOR DECISION

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

The Sub-Committee took into consideration Licensing Policy 2. The premises fall within the Angel and Upper Street cumulative impact area. Licensing policy 2 creates a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

The Sub-Committee took into consideration Licensing Policy 6 which states that the Licensing Authority expects applicants to ensure that they have planning consent for the intended hours of operation before making an application for a premises licence. The Licensing Authority will only grant licences for premises without planning consent in exceptional circumstances. The Sub-Committee noted that the applicant had approved A3 use for the premises which shall not operate under the conditions of the planning authorisation except between the hours of 08:00 and 23:00 on any day.

The Sub-Committee noted that the application was for on sales only and the representation from the Licensing Authority that drinking up time should be within the hours authorised by the Planning authority.

The Sub-Committee noted the representations from the interested parties and their concerns about the proximity of the premises to residential dwellings.

The Sub-Committee noted the indication from the applicant that the capacity of the premises would be up to 100 patrons and that the premises would not be alcohol –led. The Sub-Committee noted that the applicant was willing to accept a condition limiting the capacity of the premises.

The sub-Committee noted that there had been discussions between the Police and the applicant and that the Police were willing to accept a 20 minutes drinking up time for the whole restaurant.

The Sub-Committee concluded that the premises were not likely to add to the existing cumulative impact on the basis that the terminal hour for the operation of the premises would be 23:00 hours. By imposing a condition restricting the capacity of the premises and on the basis that the premises would be food led, the Sub-Committee decided to make an exception in accordance with Licensing Policy 2.

The Licensing Sub-Committee concluded that the premises would not impact adversely on the promotion of the licensing objectives. The arrangements made by the management for the development for exit onto Upper Street after 20:00hours and the introduction of a drinking up time to **Page 44** or dispersal from the premises would promote the licensing objectives to prevent public nuisance and crime and disorder.

In accordance with Licensing Policy 6, the applicant failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent.

The conditions imposed on the licence were reasonable and proportionate and would ensure that the licensing objectives were promoted.

PLANNING DECISION NOTICE



Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

Case Officer: Dale Jones
T: 020 7527 2962
E: planning@islington.gov.uk

Issue Date: 05 December 2019
Application No: P2018/2463/S73

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Approve with conditions and legal agreement

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	Former North London Mail Centre, 116 - 118 Upper Street, LONDON, N1 1AA
------------------	--------------------------------------------------------------------------------

Application Type:	Removal/Variation of Condition (Section 73)		
Date of Application:	18 July 2018	Application Received:	18 July 2018
Application Valid:	18 July 2018	Application Target:	17 October 2018

DEVELOPMENT:

Application under Section 73 (minor material amendment) of the Town and Country Planning Act (1990) to amend condition 2 (approved drawings and documents), condition 1 (plans) of planning permission ref: P2013/2697/S73.

The proposed minor material amendments relate to the amalgamation of 10 units across second, third, fourth and fifth floors resulting in the creation of larger units (and involving the loss of 5 units overall) within Block A, together with layout changes to existing ground floor retail units 5 and 6.

PLAN NOS:

CONDITIONS:

- 1604-ABD-P-000-108 Rev C, 110 Rev C, 111 Rev C; P_PL(00)03 Revision D; P_PL(20) 04 rev B; 05 rev B; 06 rev C; 07 rev B; 08; 09; 009; 10; 11; 12; 13; 14; 15; 16; 17; 18; 26; 27; 28 rev A; 29 rev A; 30 rev A; 31 rev A; 32 rev C; 33; 34; 35 rev C; 36; 37; 38; 39; 40; 41; 42; 43; 44; 45 Rev K; 46; 47; 48; 49; 50; 54; 55; 60; 61; P_PL(20)MO7 Rev B; P_SA_L(20)03; 04; 05; and 06. 1935-00-SK-0036 Rev Co1; 1604-00-SK-0266 Rev D01(Site wide Ground Floor Plan); 1604-10-PL- 0101 Rev D01 (Block A Proposed Ground Floor); 1604-ABD-P-000-0112

P-DEC-AP1

Rev C (Proposed Second Floor); 1604-ABD-P-000-0113 Rev C (Proposed Third Floor); 1604-ABD-P-000-0114 Rev C (Proposed Fourth Floor); 1604-ABD-P-000-0115 Rev C (Proposed Fifth Floor)

Additional plans as approved by non-material amendment application ref.2015/3560/NMA: 1604-ABD-P-000-109 rev E

Additional plans as approved by Condition 35 ref P2018/3556/AOD: 1604-ABD-P-000-0110 rev H

The following documents as approved by planning application P2018/2463/S73:

Planning Statement & Conservation Area Assessment; Design Statement Listed Building Statement; Estate Management Report; Retail Impact Report; Archaeological Assessment; Consultation Assessment; Sunlight & Daylight Report; Landscape Statement; Report On Allocation Of Plant Space; Sustainability Design; Travel Plan; Transport Assessment; Statement on vehicle Servicing for the Change of Use application dated 9 April 2013 prepared by SKM Colin Buchanan; Updated Planning, Design and Access Statement (Scheme Revisions) dated July 2013 prepared by Metropolis; Sustainability Statement dated 19 July 2013 prepared by Metropolis.

And the following additional documents:

Covering letter dated 18 July 2018; Supporting planning Statement dated June 2018; Islington Square Night Time Security Management Plan dated February 2018 and Site location plan (unnumbered).

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

- 2 CONDITION: Full details showing adequate access and facilities for people with disabilities or those with double buggies shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation each part of the development. The details shall refer to

i) Block A

ii) Block B

iii) Block D

iv) Block F.

The access arrangements shall be carried out strictly in accordance with the details so approved and installed prior to the first occupation each block, and shall be maintained as such thereafter to the satisfaction of the Local Planning Authority.

REASON: In order to facilitate and promote inclusive and sustainable communities, in accordance with policy 7.2 of the London Plan 2011, policy CS12 and CS14 of the Islington Core Strategy 2011.

The details submitted to the Local Planning Authority on 13 July 2010 pursuant to condition 3 (i - Block A) of planning permission reference: P052245 [LBI ref: P052245(C3)] and approved by the Local Planning Authority on 28 May 2013 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 9 September 2015 pursuant to condition 2 (ii - Block B) of planning permission reference: P2013/2697/S73 [LBI ref: P2015/3288/AOD] and approved by the Local Planning Authority on the 16 April 2018 are

deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 7th November 2018 pursuant to condition 2 iii (Block D) of planning permission reference 2013/2697/s73 [LBI ref P2018/3727/AOD] and approved by the Local Planning Authority on 7th January 2019 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 21 January 2019 pursuant to condition 2 iv (Block F) of planning permission reference 2017/2870/s73 [LBI ref P2019/0248/AOD] and approved by the Local Planning Authority on 14 June 2019 are deemed to form the approved details for the purposes of this part of the condition.

- 3 CONDITION: All residential units shall be constructed to Lifetime Homes standards. Details drawings and specifications to show this shall be subsequently submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to occupation of the relevant part of the development and maintained thereafter to the satisfaction of the Local Planning Authority.

REASON: To ensure that adequate provision is made for people with disabilities.

The details submitted to the Local Planning Authority on 17 July 2009 pursuant to condition 4 of planning permission reference: P052245 [LBI Ref: P052245(C4)] and approved by the Local Planning Authority on 31 August 2010 are deemed to form the approved details for the purposes of this condition.

- 4 CONDITIONS: Five units shall be constructed to wheelchair standard. Detailed drawings and specifications for the unit(s) to be constructed to wheelchair housing standards shall be subsequently submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented prior to occupation of any part of the development and maintained thereafter to the satisfaction of the Local Planning Authority.

REASON: To ensure satisfactory details and to protect the stock of wheelchair housing for the benefit of people with disabilities.

The details submitted to the Local Planning Authority on 25 March 2010 pursuant to condition 5 of planning permission reference: P052245 [LBI Ref: P052245(C5)] and approved by the Local Planning Authority on 30 July 2010 are deemed to form the approved details for the purposes of this condition.

- 5 CONDITION: The use of the A3 premises hereby permitted shall not be open to members of the public other than within the following times:

0800 -2300 Sunday to Thursday;
0800 - 0000- Friday and Saturday

REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their premises.

- 6 CONDITION: Full particulars and details of a scheme for sound insulation between the residential units and retail units to Block A hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be installed before the units hereby permitted are occupied, and permanently retained thereafter.

REASON: To protect the amenities of the occupiers of residential accommodation.

The details submitted to the Local Planning Authority on 12 October 2017 pursuant to condition 6 (Block A) of planning permission reference 2013/2697/s73 [LBI ref

P2017/4027/AOD] and approved by the Local Planning Authority on 21 December 2018 are deemed to form the approved details for the purposes of this condition.

- 7 CONDITION: Details plans of refuse storage provision including for recycling facilities shall be submitted to and approved in writing by the Local Planning Authority and the details approved shall be implemented prior to occupation.

REASON: To protect the amenities of neighbouring properties.

The details submitted to the Local Planning Authority on 25 March 2010 pursuant to condition 8 of planning permission reference: P052245 [LBI Ref: P052245(C8BD)] and approved by the Local Planning Authority on 30 July 2010 are deemed to form the approved details for the purposes of this condition.

The details submitted to the Local Planning Authority on 02 July 2010 pursuant to condition 8 of planning permission reference: P052245 [LBI Ref: P052245(C8AF)] and approved by the Local Planning Authority on 26 August 2010 are deemed to form the approved details for the purposes of this condition.

On the 15 October 2018 the Local Planning Authority granted planning permission for a new refuse store serving residents in Block B [LBI Ref:2017/4636]. The bin store will complement provisions and arrangements agreed under the above approved details Ref. P052245(C8BD).

- 8 CONDITION: Details and samples of the facing materials including brick panels with mortar courses, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those elements to which those materials relate. The samples of facing materials shall include all new brickwork and roofing materials.

REASON: To ensure that the Authority may be satisfied with the external appearance of the building.

The details submitted to the Local Planning Authority on 27 July 2010 pursuant to condition 9 (Blocks A & B only) of planning permission reference: P052245 [LBI ref: P052245(C9AB)] and approved by the Local Planning Authority on 22 September 2010 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 3 October pursuant to condition 3 (materials) of planning consent ref: P2014/1202/FUL granted 12th March 2015 (Block F) (West) [LBI ref: P2017/3884/AOD] and approved by the Local Planning Authority on 3 September 2018 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 12 October pursuant to condition 3 (materials) of planning consent ref: P2014/4251/FUL granted 12th March 2015 (Block F) (Mid-section) [LBI ref: P2017/3885/AOD] and approved by the Local Planning Authority on 12 September 2018 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 3 October pursuant to condition 8 (materials) of planning consent ref: P2013/2697/S73 granted 4 November 2014 (Block F) (East) [LBI ref: P2017/3886/AOD] and approved by the Local Planning Authority on the 26 September 2018 are deemed to form the approved details for the purposes of this part of the condition

The details submitted to the Local Planning Authority on 04 April 2019 pursuant to condition 8 (materials) of planning consent ref: P2017/2870/S73 granted 24/12/2018 (Block D) [LBI ref: P2019/1057/AOD] and approved by the Local Planning Authority on the 30 May 2019 are deemed to form the approved details for the purposes of this part of the condition.

- 9 CONDITION: Further details of the agreed landscaping scheme, including trees to be

retained and proposed together with details of positions of planned and existing underground services and details of all surface treatment and boundary walls, as appropriate, shall be submitted to and approved by the Local Planning Authority before any part of the development hereby granted permission is commenced.

All landscaping in accordance with the approved scheme shall be completed during the first planting season after the date on which development in accordance with this permission has been completed. This landscaping and tree planting must have a two year maintenance/ watering provision following planting. Trees or shrubs which die within five years of completion of the development shall be replaced to the satisfaction of the Local Planning Authority with the same species or an approved alternative.

REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 10 of planning permission reference: P052245 [LBI Ref: P071923] and approved by the Local Planning Authority on 10 November 2007 are deemed to form the approved details for the purposes of this condition.

The details submitted to the Local Planning Authority on 10th July 2017 pursuant to condition 9 of planning permission reference 2017/2870/s73 [LBI ref P2018/2724/AOD] and approved by the Local Planning Authority on 26th March 2019 are deemed to form the approved details for the purposes of this part of the condition.

10 CONDITION: The detailed landscaping scheme should include the following details:-

- i) treatment of trees to be retained and new tree planting including species and size;
- ii) earthworks, ground finishes, topsoiling with both conserved and imported topsoils, levels, drainage including falls and drain types;
- iii) enclosures including types, dimensions and treatment of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- iv) hard ground surfaces including kerbs, edges, rigid and flexible pavings, unit pavings, driveways, steps and, if applicable, synthetic surfaces;
- v) soft plantings including grass and turf areas, shrub and herbaceous areas and trims;
- vi) recreation, playground and sports facilities should include layout, dimensions, surfaces, finishes and equipment types;
- vii) water features should include types, construction details, equipment, aquatic plantings and other features;
- viii) furniture should include type of outdoor furniture, dimensions, size, location, lighting type - columns, floodlighting and other types of illuminations;
- ix) planting schemes should favour the use of native species of trees, shrubs and herbaceous plants to foster wildlife interest;
- x) position of planned and existing underground service, gas, electricity, sewage, drainage and telecommunications (including cable television).

REASON: To ensure that a satisfactory standard of visual amenity is provided and maintained.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 11 of planning permission reference: P052245 [LBI Ref: P071923] and approved by the Local Planning Authority on 10 November 2007 are deemed to form the approved details for the purposes of this condition.

The details submitted to the Local Planning Authority on 21 September 2018 pursuant to condition 10 (viii) of planning permission reference 2017/2870/s73 [LBI ref P2018/3154/AOD] and approved by the Local Planning Authority on 5 April 2019 are deemed to form the approved details for the purposes of this part of the condition.

- 11 CONDITION: All trees and tree root systems bordering and adjacent to the site shall be retained and adequately protected in accordance with Table 1 of BS 5837, 1991 'Trees in Relation to Construction', using rigid 1.8 metre high sterling board hoarding. The defined vigour of the tree for the purposes of Table 1 shall be agreed in writing with the Local Planning Authority prior to the erection of this hoarding.

REASON: To protect the health and stability of trees to be retained on the site, and to ensure that a satisfactory standard of visual amenity is provided and maintained.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 12 of planning permission reference: P052245 [LBI Ref: P071923] and approved by the Local Planning Authority on 10 November 2007 are deemed to form the approved details for the purposes of this condition.

- 12 CONDITION: Entrance or exit from the hereby approved mall area including A3 units after 22.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity.

- 13 CONDITION: Details of all ventilation systems, flues, plant etc and details of all such elements shall be submitted to and approved in writing by the Local Planning Authority prior to any of the commercial uses commencing.

REASON: In order to protect residential amenity.

[The details submitted to the Local Planning Authority on 21st July 2017 pursuant to condition 13 of planning permission reference 2013/2697/s73 [LBI ref P2017/2880/AOD] and approved by the Local Planning Authority on 23rd November 2018 are deemed to form the approved details for the purposes of this part of the condition.]

[The details submitted to the Local Planning Authority on 28th November 2018 pursuant to condition 13 of planning permission reference 2013/2697/s73 [LBI ref P2018/4003/AOD] and approved by the Local Planning Authority on 10th January 2019 are deemed to form the approved details for the purposes of this part of the condition.]

- 14 CONDITION: Details of any proposed external shutters to hereby approved retail units and internal shutters required to the listed post office building shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

REASON: In order to ensure satisfactory external appearance.

- 15 CONDITION: No part of any block (A, B, D, F) shall be occupied or used before the loading, turning and vehicular access facilities shown in the submitted plans for Block B, or as an alternative the servicing facilities located within Block C as approved by Planning Permission Ref: P2012/0256/FUL dated 27th November 2013 (or any subsequently approved section 73 application), shall have been constructed and such facilities shall thereafter be retained for the purposes so approved unless otherwise previously agreed by the Local Planning Authority. If

the servicing facilities are proposed to be provided in Block C further details of the access arrangements for servicing the premises in Block B from the Block C servicing area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the Block C basement.

REASON: To ensure that the traffic generated by the proposed development does not prejudice the free flow of traffic nor public safety along the neighbouring highway.

The details submitted to the Local Planning Authority on 07 December 2018 pursuant to condition 15 of planning permission reference: P2013/2697/s73 [LBI Ref: P2018/4116/AOD] and approved by the Local Planning Authority on 23 January 2019 are deemed to form the approved details for the purposes of this condition.

- 16 CONDITION: All vehicles shall only enter the site from Studd Street and leave the site from Almeida Street.

REASON: To ensure one way traffic flow through the site so as to minimise congestion and aid pedestrian/vehicle safety.

- 17 CONDITION: Details of measures to ensure one way traffic flow through the site including signage, barriers etc shall be submitted to and approved in writing by the Local Planning Authority and fully implemented prior to the first occupation of the residential accommodation and so permanently maintained thereafter.

REASON: To ensure one way traffic flow through the site so as to minimise congestion and aid pedestrian/vehicle safety.

The details submitted to the Local Planning Authority on 02 July 2010 pursuant to condition 18 of planning permission reference: P052245 [LBI Ref: 052245(C18)] and approved by the Local Planning Authority on 14 December 2010 are deemed to form the approved details for the purposes of this condition.

- 18 CONDITION: Notwithstanding the hereby approved plans further details of the glass roof enclosure to the south side of Block A shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on Block A.

REASON: To ensure that the Local Planning Authority may be satisfied with the external appearance of the building.

The details submitted to the Local Planning Authority on 17 May 2010 as part of planning permission reference: P100837 and approved by the Local Planning Authority on 26 July 2010 are deemed to form the approved details for the purposes of this part of the condition.

- 19 CONDITION: All deliveries/collections within the control of the commercial tenants of Block A shall be restricted to within the following time periods: Monday to Saturday 08.00 to 18.00 hours, Sunday and Bank Holidays 11.00 hours to 14.00 hours.

REASON: In order to protect residential amenity.

- 20 CONDITION: Notwithstanding the hereby approved plans further details of the junction between the proposed internal partitions and the windows and floors to Blocks A and B shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on each block.

REASON: To ensure that the Local Planning Authority may be satisfied with the external appearance of the building.

The details submitted to the Local Planning Authority on 21 January 2014 pursuant to condition 21 of planning permission reference: P052245 [LBI ref: P2014/0270/AOD] and approved by the Local Planning Authority on 09 May 2014 are deemed to form the approved details for the purposes of this part of the condition.

- 21 CONDITION: Internal noise levels for residential accommodation in the development due to external noise or noise from within other parts of the development should not exceed the following. All measurements are fast weighting unless otherwise stated. All time intervals are one hour.

Bedrooms (23.00-07.00 hours) 30 dB LAeq, 45 dB LAmax.

Living rooms (07.00-23.00 hours) 35 dB LAeq.

Kitchens, bathrooms, WC compartments and utility rooms (07.00-23.00 hours) 45 dB LAeq.

REASON: In order to protect residential amenity.

- 22 CONDITION: Noise from the use of the lifts and associated machinery in Block B shall not exceed NR 30 within bedrooms or NR 40 within living rooms.

REASON: In order to protect residential amenity.

- 23 CONDITION: Further details of the treatment of the existing windows and doors to Blocks A and B shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing on each block. The details shall refer to

i) Block A windows

ii) Block A doors

iii) Block B windows

iv) Block B doors.

REASON: To ensure that the Authority may be satisfied with the external appearance of the building.

The details submitted to the Local Planning Authority on 20 November 2012 pursuant to condition 24 (Block B only) of planning permission reference: P052245 [LBI ref: P2012/0150/AOD] and approved by the Local Planning Authority on 05 September 2013 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 21 January 2014 pursuant to condition 24 (Block A only) of planning permission reference: P052245 [LBI ref: P2014/0271/AOD] and approved by the Local Planning Authority on 09 May 2014 are deemed to form the approved details for the purposes of this part of the condition.

The details submitted to the Local Planning Authority on 18th August 2017 pursuant to condition 23 (parts ii & iv) of planning permission reference 2013/2697/s73 [LBI ref P2017/3254/AOD] and approved by the Local Planning Authority on 26th November 2018 are deemed to form the approved details for the purposes of this part of the condition.

- 24 CONDITION: Notwithstanding the hereby approved plans, further details of the eastern building line of Block F shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: In order to ensure that the scale of development here is acceptable to the Local Planning Authority.

The details submitted to the Local Planning Authority on 08 April 2014 pursuant to condition 25 of planning permission reference: P052245 [LBI Ref: P2014/1212/AOD] and approved by the Local Planning Authority on 17 October 2014 are deemed to form the approved details for the purposes of this condition.

- 25 CONDITION: The design and installation of new items of fixed plant in the lower basement floor of Block B shall be such that, when operating, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at one metre from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in line with BS4141:1997.

REASON: In order to protect residential amenity.

- 26 CONDITION: The design and installation of new items of fixed plant in the first floor of Block B shall be such that, when operating, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at one metre from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in line with BS4142:1997.

REASON: In order to protect residential amenity.

- 27 CONDITION: Internal vibration levels within residential dwellings to Block B shall not exceed the category of 'low probability of adverse comment' in Table 7 of Appendix A of BS6472:1992.

REASON: In order to protect residential amenity.

- 28 CONDITION: All deliveries/collections within the control of commercial tenants of Block B shall be restricted to within the following time periods: Monday to Saturday 08.00 to 18.00 hours, Sundays and Bank Holiday 11.00 to 14.00 hours.

REASON: In order to protect residential amenity.

- 29 CONDITION: Written details of a proposed sound insulation scheme between the ground and first floor loading bay and goods handling area including goods lift, to the second floor residential accommodation and details to protect residential amenity for the use of the loading bay to Block B must be provided to the Local Planning Authority for approved, prior to the commencement of the development on Block B. The development must not proceed unless written approval of the proposed scheme has first been issued by the Local Planning Authority. The approved scheme must be installed and retained thereafter.

REASON: In order to protect residential amenity.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 30 of planning permission reference: P052245 [LBI Ref: P071935] and approved by the Local Planning Authority on 01 September 2007 are deemed to form the approved details for the purposes of this condition.

- 30 CONDITION: The design and installation of new items fixed plant on the fifth floor plant room shall be such that, when operating, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at one metre from the facade of the nearest noise sensitive premises, shall be a rating level of 5dB(A) below the background noise level LAF 90 Tbg. The measurement and/or protection of the noise should be carried out in line with BS4142:1997.

REASON: In order to protect residential amenity.

- 31 CONDITION: Noise from the fifth floor plant room in Block B shall not exceed NR30 within bedrooms or NR40 within living rooms of the fourth floor accommodation.

REASON: In order to protect residential amenity.

- 32 CONDITION: Internal vibration levels within residential dwellings shall not exceed the category of 'low probability of adverse comment' in Table 7 of Appendix A of BS6472:1992.

REASON: In order to protect residential amenity.

- 33 CONDITION: Noise from the use of lifts and associated machinery in Block B shall not exceed NR30 within bedrooms or NR40 within living rooms.

REASON: In order to protect residential amenity.

- 34 CONDITION: Notwithstanding the approved plans further details of the green roof shown to Block A shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on Block A. The green roof shall be installed prior to occupation and thereafter maintained.

REASON: In the interests of sustainability.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 35 of planning permission reference: P052245 [LBI Ref: P071923] and approved by the Local Planning Authority on 10 November 2007 are deemed to form the approved details for the purposes of this condition.

- 35 CONDITION: The retail units shall be laid out exactly as shown on the hereby approved plans and shall not be amalgamated or sub-divided without the prior and express written consent of the Local Planning Authority.

REASON: In order to protect the vitality and viability of the Angel and Nag's Head Town Centre.

The details submitted to the Local Planning Authority on 25 October 2018 pursuant to condition 35 of planning permission reference: 2017/2870/s73 [LBI Ref: P2018/3556/AOD] and approved by the Local Planning Authority on 15 April 2019 are deemed to form the approved details for the purposes of this condition.

- 36 CONDITION: The hereby approved serviced apartments shall only be used as temporary sleeping accommodation as defined by the Greater London Act 1973 (as amended).

REASON: In order to safeguard residential amenity from the operation of a hotel use as defined by Class C1 of the Town and Country Planning (Use Class Order) Act (as amended) 2005.

- 37 CONDITION: Details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition of any part of the buildings, to show the salvage of good quality architectural detailing and to give details of the reuse (wherever possible) of such salvage artefacts within the development.

REASON: To protect the character of the development and the heritage of the Conservation Area.

The details submitted to the Local Planning Authority on 30 July 2007 pursuant to condition 38

of planning permission reference: P052245 [LBI Ref: P071973] and approved by the Local Planning Authority on 19 September 2007 are deemed to form the approved details for the purposes of this condition.

- 38 CONDITION: The terms of the management plan submitted, as part of this application shall be implemented in the management of this development when completed and thereafter except as agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of neighbours as well as future residents.

- 39 CONDITION: Car parking spaces for the residential units shall be proportionally split between the private and affordable housing units, as per the residential split unless otherwise agreed in writing by the Local Planning Authority.

REASON: So that the Local Planning Authority may be satisfied that there is an equal distribution of car spaces between tenures.

- 40 CONDITION: A green roof as indicated in the approved drawings, shall be incorporated within the development site, comprising of an extensive sub-straight base (5- 7cm in depth of crushed aggregate mixed with organic fines or a similar method) with wild flowers sown in and maintained thereafter to the satisfaction of the Local Planning Authority.

REASON: In the interests of sustainability and biodiversity.

- 41 CONDITION: The developer shall ensure that there are a minimum of 213 secure cycle storage spaces available on site at no cost to residents of the scheme, save for the cost of maintenance.

REASON: In the interests of green travel.

- 42 CONDITION: The developer shall provide in writing a sustainability statement and an independent audit to the efforts made to comply with this to the Local Planning Authority prior to the relevant commencement of works.

REASON: In the interests of sustainability and biodiversity.

The details submitted to the Local Planning Authority on 27 July 2007 pursuant to condition 43 of planning permission reference: P052245 [LBI Ref: P071972] and approved by the Local Planning Authority on 02 October 2007 are deemed to form the approved details for the purposes of this condition.

- 43 CONDITION: The developer shall provide public access to pedestrians and cyclists through the site at all times except for maintenance and health and safety compliance.

REASON: In order to integrate the development into the surrounding area.

- 44 CONDITION: A delivery and servicing plan (DSP) detailing servicing arrangements including the exact location, times and frequency shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) prior to the first occupation of any use other than Use Class C3 hereby approved.

The development shall be constructed and operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the resulting servicing arrangements are satisfactory in terms of

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their impact on the free-flow of traffic and highways safety implications.

The details submitted to the Local Planning Authority on 04 March 2019 pursuant to condition 44 of planning permission reference: 2017/2870/s73 [LBI Ref: P2019/0679/AOD] and approved by the Local Planning Authority on 22 October 2019 are deemed to form the approved details for the purposes of this condition.

- 45 The use of the premises (for D2 use as a gym) hereby permitted shall not be open to members of the public other than within the following times:

0700 -2300 Sunday to Thursday;
0700 - 0000 Friday and Saturday

Unless otherwise agreed in writing by the Local Planning Authority staff shall not occupy the premises more than 1 hour before or after opening hours set out above.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally.

- 46 **CONDITION:** The car parking spaces located within Block A shall not be used for the purposes of customers/clients using and frequenting the retail (A1) and cafe/restaurant (A3) uses.

REASON: In order to protect the vitality and viability of the Angel and Nag's Head Town Centre.

- 47 The use of the premises (for D2 use as a cinema) hereby permitted shall not be open to members of the public other than within the following times:

08.00 - 23.00 Sunday;
08.00 - 23.30 Monday to Thursday
08.00 Friday to 0100 Saturday
0800 Saturday to 0100 Sunday.

Unless otherwise agreed in writing by the Local Planning Authority staff shall not occupy the premises more than 1 hour before or after opening hours set out above.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally

Your attention is drawn to any **INFORMATIVES** that may be listed below

1 SUPERCEDED PLANS

For avoidance of doubt, please note that the plans listed in Condition 1 of this notice supercede the following plans which were previously approved by planning permission P2013/2697/S73:

- 2 **STREET NAMING AND NUMBERING**

Will this development result in changes to any postal address or addresses on the site? If so, you will need to apply to the Council's Street Naming and Numbering section to get the property re-addressed. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries. Application forms can be obtained by writing to:-

Islington Street Naming and Numbering,
PO Box 3333,
London N1 1YA.

Or by phoning:- 0207-527-2245/2611

Or downloading from the Council's web site at www.islington.co.uk

3 ENVIRONMENTAL HEALTH AND CONSUMER PROTECTION

The Head of Public Protection, 159-167 Upper Street, Islington, N1 1RE (Tel: 020-7527-7150 or 7168) should be consulted on:

1) the need to comply with the provision of the Food Act, the General Food Hygiene Regulations and other food legislation, including the labelling/ composition of food;

2) the necessity for premises kept open for public refreshments after 10.00pm or for places of public entertainment to be licensed or registered. You should also contact Building Control Services for technical advice.

4 HIGHWAYS

The Assistant Director (Traffic and Transport), PO Box 3333, 222 Upper Street, London, N1 1YA (Tel: 020-7527-2676, Fax: 020-7527-2134) must be consulted for:

1) the need to comply with the Highways Act 1980 in relation to the erection of hoardings and scaffolds, construction of temporary crossovers and the depositing of building materials or use of skips on the road;

2) the need to comply with the Highways Act 1980 for any maintenance, repair or reinstatement works on and under the public highway.

* An estimate will be provided as the basis of the deposit for all necessary reinstatements or reconstructions. The estimate will be subject to normal price fluctuations and the remainder of any deposit will be returned to the applicant upon completion.

'The works' shall include all construction or refurbishment works undertaken adjacent to the public highways by the applicant.

5 TREES

Any trees which are the subject of a Tree Preservation Order may not be lopped, topped, felled, uprooted or wilfully damaged without permission under the Order except as provided in the Order or as immediately required for the purposes of carrying out the development for which permission is given. The same protection is accorded to all trees in Conservation Areas and six weeks notice in writing is required before commencing any works to these trees.

6 ACCESS FOR DISABLED PEOPLE

Your attention is drawn to the enclosed notice (TP49D) relating to access for disabled people including the requirements of the Chronically Sick and Disabled Persons Act 1970 together with Part 'M' of the Building Regulations. If you wish to obtain further advice on this or any other access issue you should contact the Council's Access Officer (Tel. 020 7527 2394)

Council Policies on Access for Disabled People

The applicant's attention is drawn to the Council's policies on access for people with disabilities.

For applications not covered by Part M of the Building Regulations, e.g. for conversion or change of use, facilities for access for people with disabilities to Part standards should be provided where physically achievable. All external works should be designed to be usable by people with disabilities and appropriate parking and external access facilities should be provided.

For areas not covered by the Building Regulations, the applicable standards are set out in BS 5810. Developers may also wish to refer to 'Designing for Accessibility', published by the Centre for Accessible Environments.

The Council will expect new housing developments and, wherever physically achievable, conversions to meet Lifetime Homes Criteria. Provision of wheelchair standard housing will be encouraged. These should be in accordance with Islington's Planning Standards Guidelines.

Complying with these Policies

Planning applications will be expected to indicate the space standards (e.g. door, corridor, parking bay widths, etc.) together with any facilities such as lifts, ramps, etc. required for compliance with the above policies.

Where planning permission is granted, conditions will normally be imposed requiring submission and approval in writing of details of the relevant items on the attached list, at a scale appropriate to show compliance.

7 STORAGE AND COLLECTION OF REFUSE

The Council's Waste Management Service 36 North Road, London, N7 9TU (Tel: 020-7527-5000) should be consulted about refuse storage arrangements, full details of proposals should be included on all plans submitted and advice can be obtained from the Waste Management Service at any stage during design works. A document is available from the Waste Management service giving details of Council Requirements for storage and collection of refuse. Also consult the Council's Building Control Division.

8 NUISANCE FROM CONSTRUCTION WORK

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act 1974. The normal approved noisy working hours are 08.00 to 18.00 Mondays to Fridays and 09.00 to 13.00 Saturdays with no working on Sundays or Bank Holidays. You are advised to consult the Council's Assistant Director (Public Protection), 159-167 Upper Street, N1 1RE or to seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.

9 RUBBISH DISPOSAL

The Council is becoming increasingly worried by the amount of rubbish and trade refuse left in the streets and I would appreciate your making every effort to keep the street clear of litter arising from your business. If you have any difficulty in making arrangements for the removal of refuse please contact the Council's Waste Management Service, 36 North Road, N7 9TU (Tel: 020-7527-5000).

10 ENTERTAINMENTS LICENCE

The use of premises for public entertainment (e.g. music, dancing, plays, indoor sports) or films requires a licence. You should make application to the Assistant Director (Public Protection), 159/167 Upper Street, N1 1RE (Tel: 020-7527-3233). Also consult Building Control Service for all technical matters relating to the licence.

- 11 To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.

A pre-application advice service is also offered and encouraged.

The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF.

The LPA delivered the decision in a manner in accordance with the requirements of the NPPF.

12 THE BUILDINGS ACTS AND BUILDING REGULATIONS

Building Control Division, Development House, 8A Barnsbury Park, London, N1 1QQ (Tel: 020-7527-5999; Fax: 020-7527- 5989) should be consulted regarding the application of the Buildings Acts and Building Regulations to any intended building works in relation to:

- The erection of a building or structure, extension to a building, change of use of a building, alteration to a building, installation of services, underpinning works and fire precaution (fire safety/ means of escape) works.

- 13 For the avoidance of doubt, the approved hours hereby permitted relate to trading hours.
- 14 For the avoidance of doubt, this permission seeks consent for the variation of the hours of use of the approved Class D2 Uses (Gym and Cinema) as submitted as an application under Section 73 (minor material amendment) of the Town and Country Planning Act (1990) to vary condition 45 of planning permission ref: P2017/2870/S73.

However, your attention is drawn to a recent Court of Appeal decision (5th November 2019) (Case No: C1/2018/2922) which:

"concerned the limits of the power under section 73 of the Town and Country Planning Act 1990 to grant planning permission for development without complying with conditions subject to which a previous planning permission was granted"

This Court of Appeal decision rules (inter alia) that the alteration of a condition should not lead to a necessity to alter the application description.

As such, the description of development proposed in this case has been amended by the Local Planning Authority to reflect that of the previous s73 application to read:

Application under Section 73 (minor material amendment) of the Town and Country Planning Act (1990) to amend condition 2 (approved drawings and documents), condition 1 (plans) of planning permission ref: P2013/2697/S73. The proposed minor material amendments relate to the amalgamation of 10 units across second, third, fourth and fifth floors resulting in the creation of larger units (and involving the loss of 5 units overall) within Block A, together with layout changes to existing ground floor retail units 5 and 6.

Certified that this document contains a true record of a decision of the Council

Yours faithfully

A handwritten signature in black ink that reads "Karen Sullivan". The signature is written in a cursive style with a horizontal line underneath the name.

**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**

SUBSEQUENT REQUIREMENTS FOLLOWING THE GRANT OF PERMISSION

1. The Building Acts and Building Regulations

To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.

T: 020 7527 5999

E: building.control@islington.gov.uk

2. Street Naming and Numbering

If the development results in changes to any postal address or addresses on the site you should contact the Street Naming and Numbering section. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.

T: 020 7527 2032 / 2245 E: address.management@islington.gov.uk

W: <https://www.islington.gov.uk/planning/applications/street-naming-and-numbering>

3. Environmental Health, Trading Standards and Licensing

You may need to comply with various Acts and therefore you should contact Commercial and/or Residential Environmental Health and/or Trading Standards and/or Licensing. The Licensing Team deal with premises that sell alcohol, provide entertainment, late night refreshment, gambling and special treatments such as beauty therapies, tattoos and saunas.

T: 020 7527 3186 (Commercial/Residential/Trading Standards)

T: 020 7527 3031 (Licensing)

E: Street.Trading@islington.gov.uk

Licensing@islington.gov.uk

Residential.Envh@islington.gov.uk

Commercial.Envh@islington.gov.uk

4. Inclusive Design and Access for Disabled People

The London Plan, Islington's Core Strategy and relevant Supplementary Planning Documents and Part M of the Building Regulations require the creation/maintenance of an Inclusive Environment. If you require any further information or advice on the application of the principles of Inclusive Design contact the Inclusive Design officers. Other applicable standards and design guidance are set out in:

- Inclusive Mobility – www.dft.gov.uk/publications/inclusive-mobility
- Approved Document M – Access to and use of buildings
- Islington's Accessible Housing SPD – [http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/\(2012-03-03\)-Accessible-Housing-SPD-Adopted-March-09.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Publicity/Public-consultation/2011-2012/(2012-03-03)-Accessible-Housing-SPD-Adopted-March-09.pdf)
- Islington's Inclusive Landscape Design SPD - [http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/\(2012-03-03\)-Inclusive-Landscape-Design-SPD-January-2010.pdf](http://www.islington.gov.uk/publicrecords/library/Environmental-protection/Quality-and-performance/Reporting/2011-2012/(2012-03-03)-Inclusive-Landscape-Design-SPD-January-2010.pdf)
- BS8300:2009 – Design of buildings and their approaches to meet the needs of disabled people.

Regardless of any Planning or Building Regulations approval your client and or future occupant may have duties under the Equalities Act 2010 (which supersedes the Disability Discrimination Act). Those duties include to take all reasonable steps to ensure that disabled person experiences no less favourable treatment, which will involve the elimination of obstructive physical features.

T: 020 7527 2394

E: planning@islington.gov.uk

5. Highways

In order to comply with the provisions of the Highways Act, and/or other Highways matters, you should contact Highways Services. Hoardings, scaffolding, skips, overhanging structures, anything on the public highway (tables and chairs for example) are regulated by the Streetworks Team.

T: 020 7527 2000

E: streetworks@islington.gov.uk

6. Parking Suspensions

In order to secure parking bays for the sole use of contractors on site, you should contact Parking and CCTV Services.

T: 020 7527 1377/6262/6129

E: parkingsuspensions@islington.gov.uk

7. Trees

Any trees which are the subject of a Tree Preservation Order or within a conservation area may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works contact the Tree Service.

T: 020 7527 2417/2150

E: treesevice@islington.gov.uk

8. Storage and Collection of Refuse

In order to ensure the intended approach/strategy to refuse, recycling, waste removal is acceptable, you should contact Street Environment Services.

T: 020 7527 2000

E: contact@islington.gov.uk

9. Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:

- 08:00 to 18:00 Monday to Friday
- 08:00 to 13:00 Saturday
- No work on Sundays and Public Holidays

If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.

T: 020 7527 7272

E: pollution@islington.gov.uk

10. Fire Precautions

If you require continued maintenance of fire precautions in existing buildings where no building work is planned contact the London Fire Brigade.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department
Units 5-6 City Forum
City Road,
LONDON EC1V 2FB

11. Petrol Storage

To ensure compliance with the Petroleum (Consolidation) Act and for advice on the storage of petroleum spirit or petroleum mixture, you should contact the London Fire and Civil Defence Authority.

T: 020 8555 1200 (ext: 59163)

A: Eastern Command, Fire Safety Department
Units 5-6 City Forum
City Road,
LONDON EC1V 2FB

Community Infrastructure Levy (CIL) Note Accompanying Planning Permission

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. Islington Council is the CIL Collecting Authority for developments in Islington and collects both the London Borough of Islington CIL and the Mayor of London's CIL, which goes towards funding Crossrail.
3. The Council will use the [CIL Additional Information form](#) submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the [Islington CIL Charging Schedule](#) and the [Mayor of London's CIL Charging Schedule](#).
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the combined Islington CIL and Mayor of London CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an [Assumption of Liability Notice](#).** In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. Islington Council and the Mayor of London do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a [Commencement Notice](#)**
11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.
12. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the 60 day payment window.
13. Late payment interest and surcharges will be imposed if payment is not received by the due date.
14. Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.

Further information on CIL and all CIL forms are available on the Islington website at www.islington.gov.uk/cil, and the Planning Portal website at <https://www.planningportal.co.uk/cil>. Guidance on the Community Infrastructure Levy can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy.

For further information on CIL please contact the Developer Contributions Team at cil@islington.gov.uk.

APPLICANT'S RIGHTS FOLLOWING THE GRANT OR REFUSAL OF PERMISSION

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **8 weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **you must appeal 28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by Inquiry then you must notify the Local Planning Authority (planning@islington.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

2. Subsequent Application Fees

No planning fee would be payable should a revised application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. General Information

A planning permission does not constitute a listed building consent. Listed building consent is required before any works of development or alteration (internal or external) are undertaken to a building included on the Statutory List of Buildings of Architectural or Historic Interest.

The grant of a permission does not relieve the applicant/developer of the necessity of complying with any local Acts, Regulations, Building By-laws, private legislation, and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the land to which the permission relates or any other land or the rights or any person(s) or authority(s) entitled to benefit thereof or holding an interest in the property.

A development for which permission is granted may require new rights over other people's land such as: rights to receive light and air, rights of way, access, freeholder consent, party wall award. In such situations it is appropriate to seek professional advice. Please be aware that as such matters relate are private law matters, the council cannot advise you. If planning permission is given in respect of land adjoining land belonging to the council or another public authority, you are advised to consult that authority in its capacity as landowner about your proposals. Examples of land belonging to the council include: Public Parks, Gardens, Housing Estates, Estate Roads and Public Buildings such as Council Offices, Libraries and Swimming Pools.

6. If you require further advice please visits our website at www.islington.gov.uk or email planning@islington.gov.uk

ISLINGTON COUNCIL LICENSING SUB-COMMITTEE
DECISION FORM

Licensing Sub-Committee A – 26 September 2017

Unit G7A, 6G Esther Anne Place, N1 1WL

DECISION

The Sub-Committee have decided to grant the application for a provisional statement in respect of Unit G7A, 6G Esther Anne Place, London, N1 1WL

- 1) To allow the on- sale of alcohol, from 10 am until 10.40pm, Monday to Sunday.
- 2) Opening hours to be from 8am until 11pm from Monday to Sunday

Conditions detailed on pages 97 and 98 of the agenda shall be applied to the licence, subject to the following:

Condition 2b – add “non-alcoholic” before the word “drink”

Condition 2c – delete words in final sentence “Notwithstanding.....their meal”

Delete condition 3

Condition 6 – amend to read “ No more than 10 people shall be permitted to smoke,,,,,”

Condition 18 - amend line 2 after the word “of” to read “ up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people.

Condition 19 – amend to read “The sale of alcohol will cease 20 minutes before closing time to allow for drinking up”

Plus two new conditions – add:

Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises

The capacity of the premises to be limited to a maximum of 100 people

REASONS FOR DECISION

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

The Sub-Committee took into consideration Licensing Policy 2. The premises fall within the Angel and Upper Street cumulative impact area. Licensing policy 2 creates a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused, unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact or otherwise impact adversely on the promotion of the licensing objectives.

The Sub-Committee took into consideration Licensing Policy 6 which states that the Licensing Authority expects applicants to ensure that they have planning consent for the intended hours of operation before making an application for a premises licence. The Licensing Authority will only grant licences for premises without planning consent in exceptional circumstances. The Sub-Committee noted that the applicant had approved A3 use for the premises which shall not operate under the conditions of the planning authorisation except between the hours of 08:00 and 23:00 on any day.

The Sub-Committee noted that the application was for on sales only and the representation from the Licensing Authority that drinking up time should be within the hours authorised by the Planning authority.

The Sub-Committee noted the representations from the interested parties and their concerns about the proximity of the premises to residential dwellings.

The Sub-Committee noted the indication from the applicant that the capacity of the premises would be up to 100 patrons and that the premises would not be alcohol –led. The Sub-Committee noted that the applicant was willing to accept a condition limiting the capacity of the premises.

The sub-Committee noted that there had been discussions between the Police and the applicant and that the Police were willing to accept a 20 minutes drinking up time for the whole restaurant.

The Sub-Committee concluded that the premises were not likely to add to the existing cumulative impact on the basis that the terminal hour for the operation of the premises would be 23:00 hours. By imposing a condition restricting the capacity of the premises and on the basis that the premises would be food led, the Sub-Committee decided to make an exception in accordance with Licensing Policy 2.

The Licensing Sub-Committee concluded that the premises would not impact adversely on the promotion of the licensing objectives. The arrangements made by the management for the development for exit onto Upper Street after 20:00hours and the introduction of a drinking up time to **Page 68** or dispersal from the premises would promote the licensing objectives to prevent public nuisance and crime and disorder.

In accordance with Licensing Policy 6, the applicant failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent.

The conditions imposed on the licence were reasonable and proportionate and would ensure that the licensing objectives were promoted.

Suggested conditions of approval consistent with the operating schedule

1. There shall be no bottling out, waste collections and deliveries from the premises between 22:00 and 07:00 on any day of the week.
2. Save for an area of the premises (not exceeding 15% of the total floor space) used by persons waiting to dine at the premises or who have dined at the premises, the premises shall only operate as a restaurant:
 - a. which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non- disposable crockery;
 - b. which do not provide any take away service of food or drink after 23.00; and
 - c. where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
3. No drinks shall be served in the bar area within the last 30 minutes of the closing time of the premises.
4. The outside tables shall be cleared of patrons or rendered unusable by 22:00.
5. No chairs or tables shall be placed outside the premises except in the area marked on the approved licensing plan.
6. No more than 10% of the total capacity of the restaurant shall be permitted to smoke outside the premises at any one time.
7. A dedicated telephone number and email address for the DPS or the duty manager shall be maintained for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and both the Almeida Street and the Studd Street & Moon Street Residents' Associations and shall be notified to the Licensing Authority and the Almeida Street and the Studd Street and Moon Street Residents' Association no less than 7 days prior to the change and shall remain current at all times.
8. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
9. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
10. Clear signage is to be displayed prominently and maintained at all exits of the premises requiring patrons to leave and enter the premises and area quietly out of respect for local residents.
11. Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.

12. The premises shall operate a challenge 21 scheme, all staff to be trained accordingly and a refusals book kept.
13. Crime prevention literature will be placed in prominent positions in the premises in a form and location to be agreed and reviewed in conjunction with the local Police.
14. A comprehensive incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. Each entry will be timed, dated and if need be rationale noted. The log 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 refusal of the sale of alcohol;
 - g. Any visit by a relevant authority or emergency service.
15. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
 - a. The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - b. All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
 - c. The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - d. Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

Conditions proposed by the Metropolitan Police, if the Sub-Committee is minded to approve the application.

16. The supply of alcohol at the premises shall only be to a person seated and taking a table meal and for consumption by such a person as ancillary to their meal.
17. The supply of alcohol shall be by waiter/waitress service only.
18. Notwithstanding condition 1 above, alcohol may be supplied to and consumed by, prior to their meal in the bar area (designated on the plan) by up to a maximum at any one time of? (this number to be agreed by Police and local Authority) persons waiting to be seated at a table to dine.
19. The sale of alcohol will cease a full half hour before closing time to allow for drinking up.

Whitton, Daniel

From: Ford, Andrew
Sent: 11 February 2021 17:01
To: Tilly Burton
Cc: Whitton, Daniel; Licensing
Subject: RE: Premises Licence Application: Jiji

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tilly,

Thanks for the chat just now. It would be good to get some clarity regarding the 15% floor space/people section and come up with some wording which reflects the original intention.

I am in receipt of the application for a premises license at Jiji, 6G, Esther Anne Place, N1 1WL. I act on behalf of Pollution Team who are the responsible authority for the prevention of public nuisance and are consulted on all premises license applications in the borough.

I have reviewed your application and how you intend to prevent nuisance. I have incorporated this with some further suggested conditions for the above premises:

I would normally expect around 30 minutes between the last sale of alcohol and the closure of the premises to the public to allow drinking up time and have suggested a condition to this effect. The Councils licensing policy 25, on page 40, has more details regarding this: www.islington.gov.uk/~media/sharepoint-lists/public-records/environmentalprotection/information/adviceandguidance/20172018/20180115licensingpolicy201820221.pdf

Suggested conditions to prevent nuisances:

- Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
- In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.

- The delivery of consumables to the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
- The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
- The collection of refuse or recycling materials (including bottles) from the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No waste collections shall be made on a Sunday or Bank Holiday.

- The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.

- Any music shall be restricted to ambient background levels of sound.
- Alcohol may only be consumed on the premises while being seated at a table.
- The supply of alcohol shall be by waiter/waitress service only.
- The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.

- No more than 10 patrons, at any one time, shall use the frontage of the premises to smoke. Signage shall be displayed to advise customers of this.
- Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
- Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.
- Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises.

Outside areas

With regards to the front terrace area, I am also suggesting these conditions:

- The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.
- Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
- No amplification system or speakers will be used in the external areas of the premises.
- Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
- The outside seating area shall be closed and cleared of customers by 22.00.
- Outside furniture shall be disabled and taken out of use by 22.30 each night.

As I mentioned I am confused by some of the wording in your proposed conditions from the provisional statement.

1. There shall be no bottling out, waste collections and deliveries from the premises between 22:00 and 07:00 on any day of the week.
2. Save for an area of the premises (not exceeding 15% of the total floor space) used by persons waiting to dine at the premises or who have dined at the premises, the premises shall only operate as a restaurant:
 - a. which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non- disposable crockery,
 - b. which do not provide any take away service of food or non-alcoholic drink after 23.00, and
 - c. where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.

16. Notwithstanding condition 1 above, alcohol may be supplied to and consumed by, prior to their meal in the bar area (designated on the plan) by up to a maximum at any one time of up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people persons waiting to be seated at a table to dine.

Firstly, I am assuming the reference in condition 16 to condition 1 should read condition 2 because otherwise it would make no sense.

Secondly, in condition 2 you make reference to 15% of the floor space. Do you mean 15% of the total floor space or 15% of the licenced floor space. Within this 15% are you including the external area or just internal areas? Where is this 15% of floor space that you intend to keep these people? The bar area as indicated on the plan does not seem to relate to 15% of the area, maximum capacity or 15 people.

Thirdly, in condition 16 you make reference to 15% of approved capacity or 15 people. What is the approved capacity? Is the approved capacity in relation to fire safety or is it a self-imposed capacity for licencing purposes? I can see from your proposed condition 19 that you propose a capacity of 100 people. Does this 100 people include staff or just customers? The indicative seating plan seems to have only seating for 78 people (including the bar area). Which suggests that you cannot accommodate 100 customers.

Fourthly, your plan states an internal occupancy of 60 and external occupancy of 20 and staff of 10. How does this equate to an occupancy of 100? I note that the indicative seating plan has 60 internal seats and only 18 external

Could you please let me know your answers to these questions by the 19th February that would be very helpful. If it is easier to give me a ring to discuss these proposed conditions and issues around the 15% then please do so. Once I have your answers I will be able to consider conditions to reflect this.

Kind regards,

Andrew

Andrew Ford
Environmental Pollution Manager
Islington Council
t : 020 7527 2022

From: Williams, John <John.Williams@islington.gov.uk>

Sent: 28 January 2021 16:09

To: CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk; FSR-AdminSupport@london-fire.gov.uk; Standards, Trading <Trading.Standards@islington.gov.uk>; Control, Building <Building.Control@islington.gov.uk>; Gibbons, Janice <Janice.Gibbons@islington.gov.uk>; CSPU Team <CSPUTeam@islingtoncouncil.onmicrosoft.com>; S&QA <S&QA@islington.gov.uk>; Plaster, Kevin <Kevin.Plaster@islington.gov.uk>; CIPH licensing <CIPHlicensing@islington.gov.uk>; alcohol@homeoffice.gsi.gov.uk; Envh, Commercial <Commercial.Envh@islington.gov.uk>

Cc: Lane, Terrie <Teresa.Lane@islington.gov.uk>; Montanez-Dodson, Monty <Christopher.Montanez-Dodson@islington.gov.uk>; Ford, Andrew <Andrew.Ford@islington.gov.uk>; Whitton, Daniel <Daniel.Whitton@islington.gov.uk>

Subject: Premises Licence Application: Jiji

Dear Sir/Madam,

We have received the following attached application for a **Premises Licence (New)**:

Proposed licence holder: JJ ISQ Ltd

Premises name: Jiji

Address: 6G, Esther Anne Place. N1 1WL

Application received: 25/01/21

Last date for representations: 22/02/21

Reference: WK/200055093

Licensable activities and timings applied for: the sale of alcohol, for consumption on the premises, from 10:00 until 23:00 Sunday to Thursday and until 00:00 on Friday and Saturday; the provision of late night refreshment from 23:00 until 00:00 on Friday and Saturday.

Regards

John Williams

Licensing Team
Public Protection Division
Environment & Regeneration
Islington Council
3rd Floor, 222 Upper Street, London, N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk
Website: www.islington.gov.uk

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John Williams
Technical Support Officer
Licensing Team
222 Upper Street
London Borough of Islington
N1 1XR

Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 21:32
To: Licensing
Subject: JJI, 6G Esther Anne Place, Islington, London, N1 1WL Your reference WK 200055093
Attachments: Licensing Application Ref_ WK_200055093 February 2021 .docx
Follow Up Flag: Follow up
Flag Status: Flagged

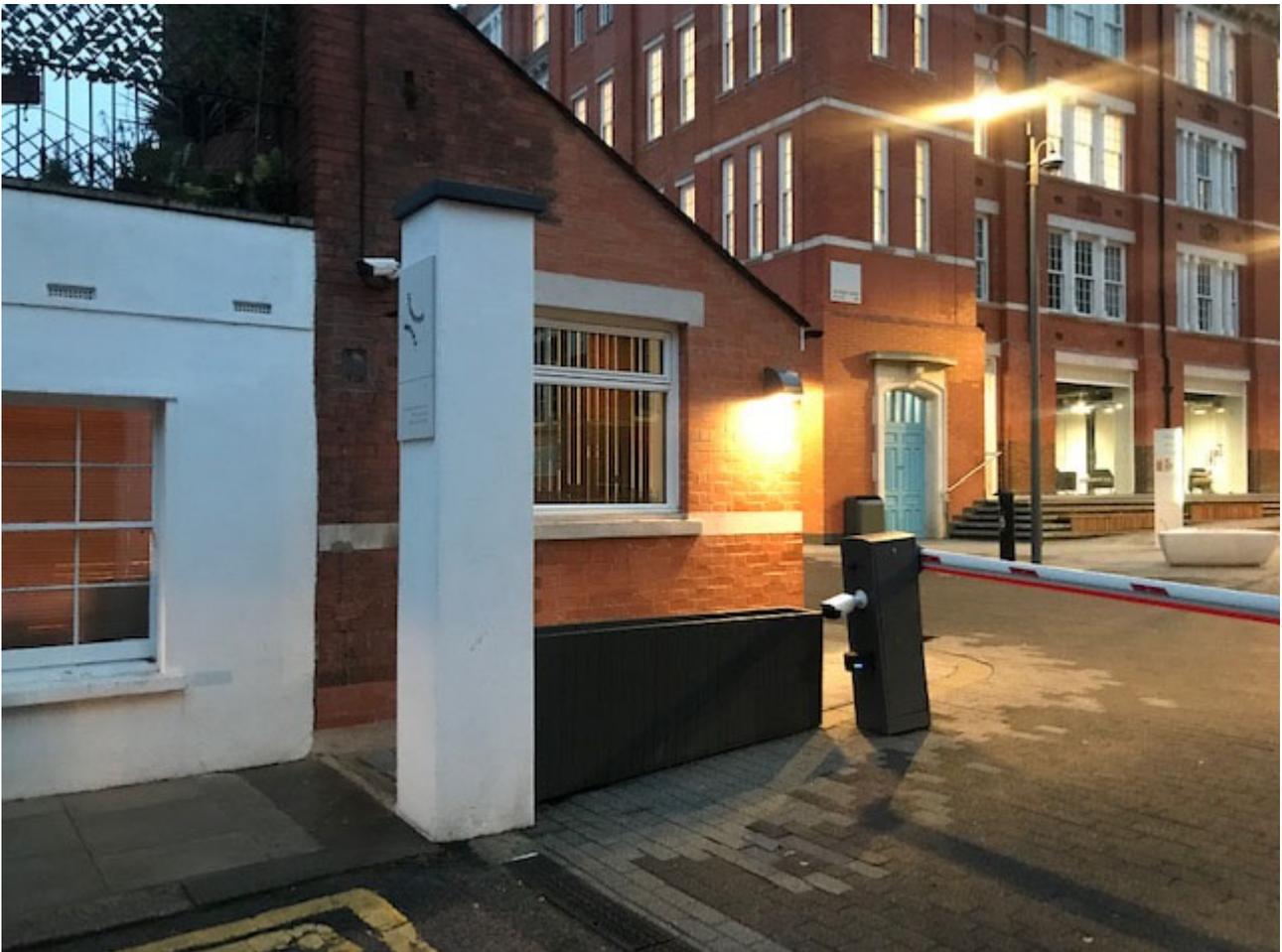
Dear Sir/Madam

Please find attached a letter responding to the above premises licence application submitted on behalf of the Moon Street and Studd Street Residents' Association. There are two photographs attached which are referred to in the letter and should be attached to this submission.

Thank you

Yours faithfully

Sally Jones
Chairperson
Moon and Studd Street Residents' Association





22 February 2021

Dear Sir/Madam

Licensing Application Ref: WK/200055093

JIJI, 6G Esther Anne Place Islington, London N1 1WL

Representation on behalf of the Moon Street and Studd Street Residents' Association.

Background

Islington Square is in the centre of the Angel and Upper Street Cumulative Impact Area. This is an area that is already considered to be saturated by Islington Council, where residents have reported significant noise, nuisance and disturbance from bars and restaurants.

The site and surrounding streets are residential and there are already multiple licensed restaurants in the immediate vicinity. Residents in Theberton Street, Moon Street and Studd Street frequently suffer from noise and disturbance from customers dispersing from these premises in the evening and at night.

Unit 6G Esther Anne Place

Unit 6G Esther Anne Place was originally designated for A1 retail use only, after much consultation with local residents. The change of use application to include A3 restaurant use was strenuously opposed by local residents and Resident Associations.

The unit is positioned directly at the end of residential terraces of houses in Studd Street and Moon Street. It has residential properties immediately adjoining it, immediately above and also to the rear. Many of these homes have families with young children or are occupied by the elderly.

(See attached photographs showing bedroom window of 1 Moon Street and lit windows of unit 6G)

The impact on these residents of additional late night activity would be extremely detrimental.

In consideration of these factors, in 2017 the Licensing Sub-Committee decided to impose restrictive hours on this unit.

- 1) To allow the on- sale of alcohol, from 10 am until 10.40pm, Monday to Sunday.
- 2) Opening hours to be from 8am until 11pm from Monday to Sunday

The decision of the committee was made:-

- “on the basis that the terminal hour for the operation of the premises would be 23:00 hours”
- “the applicant failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent”.

In 2018 this decision was revisited through Planning Application (P2018/2464/S73). The Planning Committee refused the application to extend the opening hours for unit 6G, The reasons given were compliance with local licensing hours policy and impact on residential amenity.

1.Objection to an Extension to the Hours Supplied for the Sale of Alcohol to be consumed on the premises

We oppose this extension on the basis of public nuisance and possible crime and disorder issues. The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building’s location, and be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

2. Objection to Late Night refreshment Fridays and Saturdays

We oppose this extension on the basis of public nuisance and possible crime and disorder issues. The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building’s location, and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

Other considerations

When change of use was granted for Unit 6G, a condition was imposed that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site after 20.00 (by way of recognition of the adverse impact on those living close by).

“CONDITION 9: Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity.” [P2016/2471/FUL]

At that time, before Islington Square was open, it was unclear how the Studd Street entrance to the site would be managed and it may have been assumed or actually stated that there would be a gate of some description that could be opened and closed.

The vehicle entrance to Studd Street is currently managed by a street barrier that is lifted electronically by Security staff in the adjacent control room.

Pedestrians have unrestricted access in and out of Islington Square on the pavements either side of this barrier 24 hours a day. This is despite planning condition 12 in the amended planning conditions (P2013/2697/S73), which requires that entrance and exit from the mall area (which include the arcades and Esther Anne Place) is to be from Upper Street only after 22:00 on any day. The reason for this condition is, once again, to protect residential amenity. This condition affects all

access whereas the A3 unit licences contain the additional restriction that customers leaving those premises must exit via Upper Street after 20.00

A number of other units also have conditions imposed in relation to customers accessing or leaving the site via Studd Street after 20.00.

To date there has been little effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20.00. Even during the lockdowns of the past year, neighbours have been disturbed by individuals and groups entering and leaving the site through the Studd Street entrance and at times, loitering in Studd and Moon Streets.

It is essential that pedestrian access to the site is managed as stipulated through whatever means necessary.

Respectfully submitted on behalf of the Studd Street and Moon Street Residents' Association

Sally Jones
Chairperson
Moon and Studd Street Residents' Association

[Redacted signature]

And supported by the following individuals:

[Redacted list of names]

Dear Sir/ Madam,

Licensing Application Ref: WK/200055093

JJI, 6G Esther Anne Place Islington, London N1 1WL

I am writing to register my objection to this application. As a resident of Studd Street close to the entrance of Islington Square I am directly impacted by the noise of individuals entering and exiting the site and it is most disheartening to find that applications that in essence have already been refused previously being resurrected on a not infrequent basis albeit with the legal right to do so. This particular application is for a unit that was designated as A1 retail use only and formerly the application for A3 use was strenuously opposed by a number of residents.

You will note the sheer number of restaurants and bars within the locale and the constant noise and disturbance caused as a result. This includes people entering and exiting the site via Islington Square due to the ease of being able to do so and deliveries at non- social hours. That has already meant that residents sleep is frequently disrupted thereby impacting considerably on our ability to carry out our daily activities through tiredness.

Residents frequently suffer from noise and disturbance from customers entering and leaving the Square throughout the night. This includes as it does with other establishments, taxis dropping off and picking customers up, I have seen this from out of my bedroom window as coming from the Square itself. Individuals whilst under the influence of alcohol have no respect for this being a residential area. You will note that there is a barrier which whilst preventing vehicles from entering and exiting, does not prevent pedestrian traffic which therefore has groups and individuals walking through at all times of the night despite residents having been informed that there would be a proper barrier preventing this from happening. I have made complaints in respect of noise/nuisance but nothing has really happened as a result and this is just one more place from which such difficulties will emanate and worsen if this application is granted.

I work very long hours and a lack of sleep has an adverse effect on my ability to do my job to the best of my ability.

Please do not hesitate to get in touch if you wish for me to expand upon any of the above matters in more detail.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 20:17
To: Licensing
Subject: JJI, 6G Esther Anne Place - New Premises Licence Application WK.200055093

Follow Up Flag: Follow up
Flag Status: Flagged

22 February 2021

To Whom it may concern

Re: Licensing Application WK/200055093 – JJI 6G Esther Anne Place Islington, London N1 1WL

I am a long-term resident of Moon Street and am writing to you to express my concern regarding an application for extended hours to Unit 6G Esther Anne Place. My worries are based on the increase in noise, public nuisance and crime that this extension will bring if it is approved.

Unit 6G Esther Anne Place was originally designated for A1 retail use only. In 2018 the residents of Moon Street and Studd Street vehemently opposed the change of use application to include A3 restaurant and were successful in blocking it.

The unit is positioned directly at the end of residential terraces of houses on Studd Street and Moon Street. [REDACTED]

The potential extension would be extremely detrimental to our quality of life here on Moon Street due to the additional late night activities. The hours permitted for alcohol sale must be limited in accordance with the original guidelines in order to respect the many residents whose lives will be most adversely affected.

I strongly oppose the planned extension and furthermore want Condition 9 regarding entrance and exit from Studd Street to be adhered to. Far too often I have seen pedestrians and vehicles allowed to come and go through Studd Street at any hour.

When I talk to the staff at the barrier they do not seem aware of the restriction for either pedestrians or vehicles. Not only do I frequently get woken early by large vans entering the site earlier than allowed, I am often woken by them sitting outside my house, with the engine running and radio playing, waiting for the time they are allowed to enter.

We suffer many disturbances from the comings and goings in regard to Esther Anne Place.

The objection is based on our experience of noise and disturbance from multiple licensed restaurants that already exist in the immediate vicinity on Theberton Street.

Yours sincerely,

[REDACTED]

[REDACTED]

Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 22:33
To: Licensing
Subject: Ref WK/200055093

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir / Madam

Licensing Application Ref: WK/200055093

JJJ, 6G Esther Anne Place, Islington, London.N1 1WL

1.Objection to an Extension to the Hours Supplied for the Sale of Alcohol to be consumed on the premises

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises will have a detrimental impact on the quality of my life as a local resident.

2. Objection to Late Night refreshment Fridays and Saturdays

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, as the noise created by customers leaving the premises will have a detrimental impact on the quality of my life as a local resident.

3..Other considerations

When change of use was granted for Unit 6G, I understood that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site late at night (in recognition of the adverse impact on those living close by). We were assured that the Upper Street exit would be used.

Yours faithfully

[REDACTED]

21 February 2021

Dear Sir/ Madam

Licensing Application Ref: WK/200055093
JJI. 6G Esther Anne Place Islington. N1 1WL

This unit was originally designated for A1 retail use only. Local residents strongly opposed the application for change of use to A3 restaurant.

The unit is positioned directly behind residential terraces of houses in Studd Street and Moon Street. There are residential properties immediately adjoining it, immediately above and also to the rear. Many of these homes have families with young children or are occupied by the elderly. The impact on these residents of additional late-night activity would be extremely detrimental.

In consideration of these factors, in 2017 the Licensing Sub-Committee decided to restrict the permitted hours as follows:-

- 1) Sale of alcohol from 10.00am till 10.40pm, Monday to Sunday
- 2) Opening hours from 8.00am till 11.00pm, Monday to Sunday

The decision of the committee was made:-

- on the basis that the terminal hour for the operation of the premises would be 23:00 hours
- the applicant had failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent.

In 2018 this decision was revisited through Planning Application No. P2018/2464/S73. The Planning Committee refused the application to extend the opening hours for the unit. The reasons given were compliance with local licensing hours policy and impact on residential amenity.

1. Objection to Extension of Hours for Sale of Alcohol to be consumed on the premises

I oppose this extension on the basis of public nuisance and possible crime and disorder issues. The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

2. Objection to Late Night refreshment on Fridays and Saturdays

I oppose this extension on the basis of public nuisance and possible crime and disorder issues. The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

Pedestrian Access

When change of use was granted for Unit 6G, a condition was imposed that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site after 20.00 (by way of recognition of the adverse impact on those living close by).

CONDITION 9: Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity. [P2016/2471/FUL]

At the time, before Islington Square was open, it was unclear how the Studd Street entrance to the site would be managed and it may have been assumed or stated that there would be a gate of some description that could be opened and closed.

The vehicle entrance to Studd Street is currently managed by a street barrier that is lifted electronically by security staff in an adjacent control room. Pedestrians have unrestricted access in and out of Islington Square on the pavements either side of this barrier 24 hours a day. A number of other units also have conditions imposed in relation to customers accessing or leaving the site via Studd Street after 20.00.

To date there has been little effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20.00. Even during the lockdowns of the past year, neighbours have been disturbed by individuals and groups entering and leaving the site through the Studd Street entrance and, at times, loitering in Studd Street and Moon Street.

It is essential that pedestrian access to the site is managed as stipulated through whatever means necessary.

I hope very much that consideration will be given to my objections and to the point raised about pedestrian access when this application is considered.

Yours faithfully,



Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 14:37
To: Licensing
Subject: OBJECTION TO LICENSING APPLICATION REF WK/200055093

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

Dear sir, Madame

Licensing Application Ref wk./200055093 at JIJ,6G Esther Anne Place Islington N1 1WL

We object wholeheartedly and are saddened by this application and the effect it will have on our daily lives .

1 Objection to an Extension to the hours Supplied for the sale of Alcohol to be consumed on the premises : public nuisance, possible crime and disorder issues:

Noise and the general poor behaviour alcohol lends itself too from people all day and late night drinking does not allow residents especially those living in the immediate vicinity piece of mind .

2 Objection to late Night refreshments Fridays and Saturdays : public nuisance, possible crime and disorder issues:

The hours granted should continue to respect the exceptional nature of the location and be more limited than those recommended by general licensing policy . Fridays and Saturdays are usually the preferred "party nights " ! Noise , aggressive behaviour and crimes that relate to drunk behaviour will affect the safety and mental health of the vulnerable residents in this vicinity namely the elderly and families with young children, sleep deprivation does not lend itself to healthy living !

It would be appreciated if the council would enforce CONDITION 9 ; Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only . REASON : In order to protect resident amenity {P2016/2471/FULL }

Kind Regards
 [REDACTED]

Whitton, Daniel

From: [REDACTED]
Sent: 23 February 2021 12:38
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application Ref: WK/200055093

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sirs

Licensing Application Ref: WK/200055093

JJI, 6G Esther Anne Place Islington, London N1 1WL

I write to support the letter of representation dated 22 February 2021 submitted by Sally Jones on behalf of the Moon Street and Studd Street Residents' Association.

I submit that this application should be summarily dismissed on the grounds that it covers substantially the same extended hours request as already rejected by the Licensing Committee when granting the Provisional Statement dated 26 September 2017.

Furthermore the planning application P2018/2464/S73 for extended hours relating to these premises was also refused by the Planning Committee, thus the Applicant has not complied with **Licensing Policy 1** namely:

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

Please note the Applicant has referred in its submission to the wrong planning application – P2018/2463/S73

Yours faithfully

Michael Gwinnell
Almeida Street Residents' Association
[REDACTED]
[REDACTED]

22 February 2021

Dear Sir/Madam

Licensing Application Ref: WK/200055093

JIJI, 6G Esther Anne Place Islington, London N1 1WL

Background

Islington Square is in the centre of the Angel and Upper Street Cumulative Impact Area. This is an area that is already considered to be saturated by Islington Council, where residents have reported significant noise, nuisance and disturbance from bars and restaurants.

The site and surrounding streets are residential and there are already multiple licensed restaurants in the immediate vicinity. Residents in Theberton Street, Moon Street and Studd Street frequently suffer from noise and disturbance from customers dispersing from these premises in the evening and at night.

Unit 6G Esther Anne Place

Unit 6G Esther Anne Place was originally designated for A1 retail use only, after much consultation with local residents. The change of use application to include A3 restaurant use was strenuously opposed by local residents and Resident Associations.

The unit is positioned directly at the end of residential terraces of houses in Studd Street and Moon Street. It has residential properties immediately adjoining it, immediately above and also to the rear. Many of these homes have families with young children or are occupied by the elderly.

The impact on these residents of additional late night activity would be extremely detrimental.

In consideration of these factors, in 2017 the Licensing Sub-Committee decided to impose restrictive hours on this unit.

- 1) To allow the on- sale of alcohol, from 10 am until 10.40pm, Monday to Sunday.
- 2) Opening hours to be from 8am until 11pm from Monday to Sunday

The decision of the committee was made:-

- “on the basis that the terminal hour for the operation of the premises would be 23:00 hours”
- “the applicant failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent”.

In 2018 this decision was revisited through Planning Application (P2018/2464/S73). The Planning Committee refused the application to extend the opening hours for unit 6G, The reasons given were compliance with local licensing hours policy and impact on residential amenity.

1.Objection to an Extension to the Hours Supplied for the Sale of Alcohol to be consumed on the premises

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

2. Objection to Late Night refreshment Fridays and Saturdays

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

Other considerations

When change of use was granted for Unit 6G, a condition was imposed that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site after 20.00 (by way of recognition of the adverse impact on those living close by).

“CONDITION 9: Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity.” [P2016/2471/FUL]

At that time, before Islington Square was open, it was unclear how the Studd Street entrance to the site would be managed and it may have been assumed or actually stated that there would be a gate of some description that could be opened and closed.

The vehicle entrance to Studd Street is currently managed by a street barrier that is lifted electronically by Security staff in the adjacent control room.

Pedestrians have unrestricted access in and out of Islington Square on the pavements either side of this barrier 24 hours a day. This is despite planning condition 12 in the amended planning conditions (P2013/2697/S73), which requires that entrance and exit from the mall area (which include the arcades and Esther Anne Place) is to be from Upper Street only after 22:00 on any day. The reason for this condition is, once again, to protect residential amenity. This condition affects all access whereas the A3 unit licences contain the additional restriction that customers leaving those premises must exit via Upper Street after 20.00

A number of other units also have conditions imposed in relation to customers accessing or leaving the site via Studd Street after 20.00.

To date there has been little effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20.00. Even during the lockdowns of the past year, neighbours have been disturbed by individuals and groups entering and leaving the site through the Studd Street entrance and at times, loitering in Studd and Moon Streets.

It is essential that pedestrian access to the site is managed as stipulated through whatever means necessary.

Yours Faithfully

A solid black rectangular redaction box covering the signature area.

Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 17:20
To: Licensing
Cc: [REDACTED]
Subject: Jiji 6G Esther Anne Place, Islington, London N1 1WL reference WK/200055093

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Licensing Service,

We are writing to object to the application by Jiji at 6G Esther Anne Place on the grounds of the prevention of crime and disorder and the prevention of public nuisance. This application would also seem to be in breach of Islington Council's Cumulative Impact Policy.

The decision in 2017 of the Licensing Sub Committee and a subsequent planning application (P2018/2464/S73) revisiting earlier permission both concluded that, given the particular location of this site, restrictions on the hours of the unit in question were indeed valid. This was due to the impact of this unit on residential amenity. No reason has been provided that would change the weight of the earlier argument to restrict the licensing hours.

The proposed extension of the licensing hours, coupled with the late night refreshment request for Fridays and Saturdays fails to reflect the location of this unit, adjacent to housing. It also risks further fuelling the regular disturbance experienced by those living in adjoining streets as a result of noise, incremental traffic and anti social behaviour, including urinating and defecating in doorways and vomiting on the pavements.

The Cumulative Impact policy requires that the applicant should provide evidence of how they will manage the prevention of public nuisance and the prevention of crime and disorder; no evidence whatsoever is provided. Nor indeed is any evidence provided for the management of Condition 9 in the earlier change of use permission granted for this unit, namely that entrance and exit to this unit must be via the Upper St entrance after 20.00 in order to protect residential amenity.

To conclude, no valid reasons have been provided by the applicant to overturn earlier decisions made by the licensing subcommittee and the application should therefore be rejected.

Kind regards,

[REDACTED]

Sent from my iPad

Whitton, Daniel

From: [REDACTED]
Sent: 21 February 2021 13:49
To: Licensing
Subject: Objection to Licence Application

Follow Up Flag: Follow up
Flag Status: Flagged

I refer to the Licence Application for Jiji, 6G Esther Anne Place, Islington, N1 1WL (your reference WK/200055093). We are residents of the complex and will be unduly affected if this application were to be permitted.

In particular, we live in [REDACTED] Our apartment is [REDACTED] Jiji's premises (off Islington Square).

The Islington Square development is a mixed use development with some commercial space at the ground floor but mainly residential. In order for it to work longer-term, we believe that it is essential that there is an appropriate balance between the residential and commercial spaces. To achieve this, the noise issues need to be effectively managed.

In this regard, the physical layout of this area plays an important role. The two main building blocks are close together with the area in between paved. As a result, the area acts like an echo chamber with even normal conversations reaching the flats above.

In these circumstances, it is crucial that the noise be confined to normal business hours (and kept inside). This is not an area suitable for late night trading. Already, noise issues create stressful situations, including when going to sleep in the evening; extending the hours of operation would make this situation even worse.. :

Thank you for your consideration

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

22 February 2021

Dear Sir/ Madam

Licensing Application Ref: WK/200055093

JJI, 6G Esther Anne Place Islington, London N1 1WL

Background and application

The background to this application is contained in the letter from the Moon Street and Studd Street Residents' Association dated 22 February 2021 so is not repeated here.

As explained in that letter, Unit 6G is positioned directly at the end of residential terraces of houses in Studd Street and Moon Street. It has residential properties immediately adjoining it, immediately above and also to the rear. Many of these homes have families with young children or are occupied by the elderly.

Our house is [REDACTED] which is located [REDACTED] [REDACTED] [REDACTED] Studd Street entrance to Islington Square and [REDACTED] [REDACTED]

The impact of additional late night activity would be extremely detrimental to us and we have given examples below based on the activity on the estate to date.

In consideration of these factors, in 2017 the Licensing Sub-Committee decided to impose restrictive hours on this unit:

- to allow the on-sale of alcohol, from 10 am until 10.40pm, Monday to Sunday.
- opening hours to be from 8am until 11pm from Monday to Sunday

The decision of the Committee was made:

- "on the basis that the terminal hour for the operation of the premises would be 23:00 hours"
- "the applicant failed to demonstrate any exceptional circumstances as to why the Sub-Committee should grant hours of operation beyond the planning consent".

In 2018 this decision was revisited through Planning Application (P2018/2464/S73). The Planning Committee refused the application to extend the opening hours for Unit 6G. The reasons given were compliance with local licensing hours policy and impact on residential amenity.

1. Objection to an extension to the hours supplied for the sale of alcohol to be consumed on the premises

We oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

2. Objection to Late Night refreshment Fridays and Saturdays

We oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those, such as ourselves, living in the immediate vicinity.

Other considerations and context

When change of use was granted for Unit 6G, a condition was imposed that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site after 20.00 (by way of recognition of the adverse impact on those living close by).

“CONDITION 9: Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity.” [P2016/2471/FUL]

At that time, before Islington Square was open, it was unclear how the Studd Street entrance to the site would be managed and it may have been assumed or actually stated that there would be a gate of some description that could be opened and closed.

The vehicle entrance to Studd Street is currently managed by a street barrier that is lifted electronically by security staff in the adjacent control room.

Pedestrians have unrestricted access in and out of Islington Square on the pavements either side of this barrier 24 hours a day. This is despite planning condition 12 in the amended planning conditions (P2013/2697/S73), which requires that entrance and exit from the mall area (which include the arcades and Esther Anne Place) is to be from Upper Street only after 22:00 on any day. The reason for this condition is, once again, to protect residential amenity. This condition affects all access whereas the A3 unit licences contain the additional restriction that customers leaving those premises must exit via Upper Street after 20:00.

A number of other units also have conditions imposed in relation to customers accessing or leaving the site via Studd Street after 20:00.

To date there has been no discernible or effective effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20:00. Staff manning the barrier appear to be completely unaware of the restriction. In this context it is also worth noting that they see no reason to stop vehicles exiting the site via Studd Street (also contrary to planning restrictions).

They lift the barrier on request. As mentioned in the letter from the Moon Street and Studd Street Residents' Association dated 22 February 2021, even during the lockdowns of the past year, neighbours have been disturbed by individuals and groups entering and leaving the site through the Studd Street entrance. Loitering outside the Studd Street entrance and adjacent Moon Street – to smoke, to wait for taxis and so on – has become a serious issue.

We have encountered noise from customers (often sounding drunk) leaving the restaurants (principally Megan's) and passing by our house on numerous occasions well after 22:00. Megan's is a popular party venue for younger patrons and noisy groups leave the estate via the Studd Street entrance all day long at the weekends. Despite regular discussion with the staff manning the Studd Street gate and with [REDACTED] the manager of Islington Square, no noticeable progress was made to ensure customers exited via Upper Street in accordance with the licensing and planning conditions. In addition to lack of interest from the barrier staff, a key issue appears to be a reluctance on the part of the restaurants to direct customers out via Upper Street, as per the licence and planning conditions. Certainly, when we visited Megan's on a Saturday evening just before the November lockdown, we were not asked to leave via Upper Street. A sign to direct customers to Upper Street does now exist – although, of course, it would not be enough on its own to resolve the issue. Even the sign was not in use in December in the period leading up to Christmas. We found it hidden behind a table beside the security staff office, where it was of no use at all (see photo attached).

The noise (and, often, smoking and loitering) which occurs as a result of customers leaving Islington Square in breach of the licensing (and planning) conditions has been a source of extreme frustration to us, regularly interrupting our sleep and that of our children. [REDACTED]

[REDACTED] Studd Street gate, which has resulted in particular disturbance. The same level of proximity to the noise applies to our neighbours opposite. Please refer to the photos provided.

It is therefore essential that pedestrian access to the site is managed as stipulated in the conditions through whatever means necessary.

Yours faithfully

[REDACTED]









Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 13:17
To: Licensing
Subject: Representation re WK/200055093

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Licensing Application Ref: WK/200055093

JJJ, 6G Esther Anne Place Islington, London N1 1WL

1. Objection to an Extension to the Hours Supplied for the Sale of Alcohol to be consumed on the premises

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

2. Objection to Late Night refreshment Fridays and Saturdays

I oppose this extension on the basis of public nuisance and possible crime and disorder issues.

The hours granted for the sale of alcohol should continue to respect the exceptional nature of the building's location, and be more limited than those recommended by general licensing policy, given that the noise created by customers leaving the premises will have a detrimental impact on the amenity of residents in the area, particularly those living in the immediate vicinity.

Other considerations - pedestrian access.

When change of use was granted for Unit 6G, a condition was imposed that there was to be no access or egress for customers of this unit via the Studd Street entrance to the site after 20.00 (by way of recognition of the adverse impact on those living close by).

"CONDITION 9: Entrance or exit from the hereby approved A3 unit after 20.00 hours on any day shall be from Upper Street only.

REASON: In order to protect residential amenity." [P2016/2471/FUL]

To date there has been little effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20.00. Even during the lockdowns of the past year, we the neighbours have been disturbed by individuals and groups entering and leaving the site through the Studd Street

entrance and at times, loitering in Studd and Moon Streets.

A number of other units also have conditions imposed in relation to customers accessing or leaving the site via Studd Street after 20.00. It is essential that pedestrian access to the site is managed as stipulated through whatever means necessary. (An electronic gate for residents only could make sense?)

Yours sincerely

A solid black rectangular redaction box covering the signature area.

Whitton, Daniel

From: [REDACTED]
Sent: 22 February 2021 13:59
To: Licensing
Cc: [REDACTED]
Subject: Objection to Licensing Application Ref: WK/200055093

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/ Madam

Licensing Application Ref: WK/200055093
JIJI, 6G Esther Anne Place Islington, London N1 1WL

Objection to an Extension to the Hours Supplied for the Sale of Alcohol to be consumed on the premises and Objection to Late Night refreshment Fridays and Saturdays

We oppose the extension to the above application. The hours of operation should continue to be more limited than those recommended by general licensing policy given that the noise created by customers leaving the premises would have a detrimental impact on us as residents.

We also ask that it be noted in the conditions that there should be no access or egress for customers of this establishment via the Studd Street entrance to the site after 20.00, per parallel restrictions for Islington Square. To date there has been little effort to restrict pedestrian movement in and out of Islington Square through the Studd Street entrance after 20.00. It is essential that pedestrian access to the site is managed as stipulated through whatever means necessary.

Many thanks,
[REDACTED]
[REDACTED]

Suggested conditions of approval consistent with the operating schedule

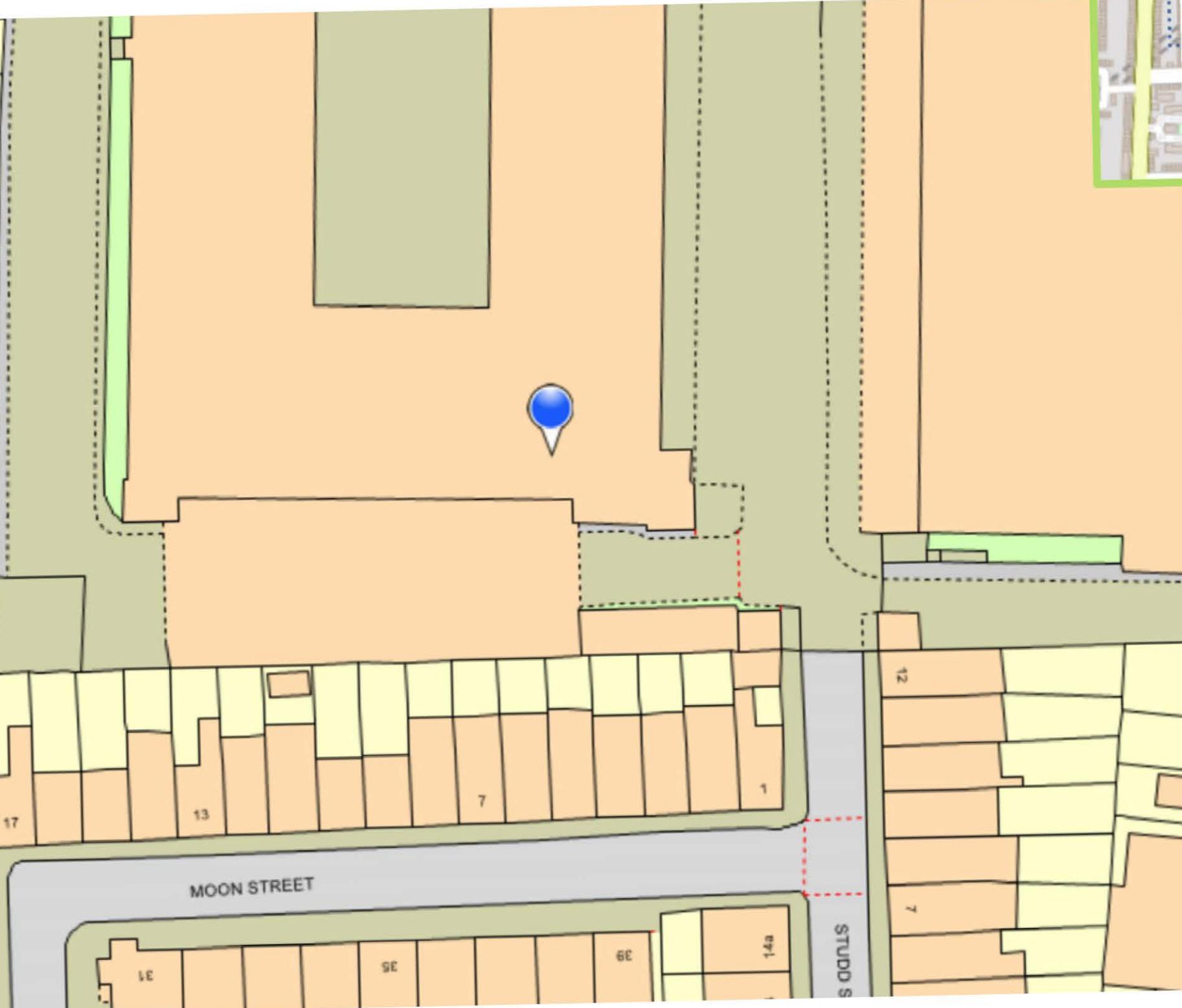
1. There shall be no bottling out, waste collections and deliveries from the premises between 22:00 and 07:00 on any day of the week.
2. Save for an area of the premises (not exceeding 15% of the total floor space) used by persons waiting to dine at the premises or who have dined at the premises, the premises shall only operate as a restaurant:
 - a. which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non- disposable crockery;
 - b. which do not provide any take away service of food or non-alcoholic drink after 23.00; and
 - c. where alcohol shall not be sold or supplied, otherwise than for consumption by persons who are seated in the premises and bona fide taking substantial table meals there, and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
3. The outside tables shall be cleared of patrons or rendered unusable by 22:00.
4. No chairs or tables shall be placed outside the premises except in the area marked on the approved licensing plan.
5. No more than 10 persons shall be permitted to smoke outside the premises at any one time.
6. A dedicated telephone number and email address for the DPS or the duty manager shall be maintained for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and both the Almeida Street and the Studd Street & Moon Street Residents' Associations and shall be notified to the Licensing Authority and the Almeida Street and the Studd Street and Moon Street Residents' Association no less than 7 days prior to the change and shall remain current at all times.
7. The maximum number of persons accommodated at any one time in the premises shall not exceed the number agreed with the responsible authority for health and public safety.
8. CCTV shall be installed, operated and maintained in agreement with the Police. Maintained means that the system will be regularly serviced (at least once a year) and checked every two weeks to ensure that it is storing images correctly and a log kept and signed by a Supervisor to this effect. The system will provide an identifiable full head and shoulder image of everyone entering the premises and will operate in any light conditions within the premises. The system will cover the full exterior of the premises and shall record in real time, date and time stamped and will operate whilst the premises is open for licensable activities. The recordings will be kept for a minimum of 31 days and copies will be made available to an Authorised Officer or a Police Officer (subject to the Data Protection Act 1998) within 24hrs of any request free of charge. There will always be a member of staff on duty who can operate the system, to allow Officers to view recordings and if required by a Police Officer, provide a copy of images immediately free of charge to assist in the immediate investigation of offences. If the system malfunctions and will not be operating for longer than one day of business then Police must be informed.
9. Clear signage is to be displayed prominently and maintained at all exits of the premises requiring patrons to leave and enter the premises and area quietly out of respect for local residents.

10. Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.
11. The premises shall operate a challenge 21 scheme, all staff to be trained accordingly and a refusals book kept.
12. Crime prevention literature will be placed in prominent positions in the premises in a form and location to be agreed and reviewed in conjunction with the local Police.
13. A comprehensive incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. Each entry will be timed, dated and if need be rationale noted. The log 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 refusal of the sale of alcohol; and
 - g. Any visit by a relevant authority or emergency service.
14. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
 - a. The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - b. All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
 - c. The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - d. Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
15. The supply of alcohol shall be by waiter/waitress service only.
16. Notwithstanding condition above, alcohol may be supplied to and consumed , prior to their meal in the bar area (designated on the plan), by up to a maximum at any one time of 15% of the approved capacity, or a maximum of 15 people persons waiting to be seated at a table to dine.
17. The sale of alcohol will cease 20 minutes before closing time to allow for drinking up.
18. Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (landline and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises.
19. The capacity of the premises to be limited to a maximum of 100 people.

Conditions proposed by the Council's Noise Service

20. The last sale of alcohol to be 30 minutes before the premises closes to the public.
21. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.

22. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
23. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
24. The delivery of consumables to the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
25. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
26. The collection of refuse or recycling materials (including bottles) from the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No waste collections shall be made on a Sunday or Bank Holiday.
27. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
28. Any music shall be restricted to ambient background levels of sound.
29. Alcohol may only be consumed on the premises while being seated at a table.
30. The supply of alcohol shall be by waiter/waitress service only.
31. The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.
32. No more than 10 patrons, at any one time, shall use the frontage of the premises to smoke. Signage shall be displayed to advise customers of this.
33. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
34. Entrance or exit from the premises after 20:00 hours on any day shall be from Upper Street only.
35. Clear signage to be displayed on the outside and inside of the premises, providing telephone contact details (land line and mobile telephone numbers) and email addresses of the manager of the development and the operator of the premises.
36. The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.
37. Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
38. No amplification system or speakers will be used in the external areas of the premises.
39. Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
40. The outside seating area shall be closed and cleared of customers by 22.00.
41. Outside furniture shall be disabled and taken out of use by 22.30 each night.



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Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee - A	16/03/2021	St. Peter's

	Exempt	Non-exempt
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SUBJECT: PREMISES LICENCE NEW APPLICATION
RE: FREQUENCY, 13 CAMDEN PASSAGE,
ISLINGTON, LONDON, N1 8EA

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 of alcohol, which may be consumed on and off the premises on Monday to Sunday from 10:00 until 23:00.
- The permit the following opening hours on Monday to Sunday from 08:00 until 23:00.
-

2. Relevant Representations

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

Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 8
Other bodies	Yes: Angel Association and two local businesses

3. Background

- 3.1 This is new premises licence application for the sale of alcohol for consumption on and off the premises on Monday to Saturday from 08:00 until 23:00 and on Sunday from 10:00 until 18:00.
- 3.2 The premises is subject to twelve representations from the Licensing Authority, eight local residents, the Angel Association and two other local businesses. The applicant also received representations from the Police and Noise Team which have been agreed and there conditions are incorporated into the operated schedule at Appendix 3.
- 3.3 The premises licence holder has submitted supporting information in respect of their application which is contained in this report. This information has been supplied to all the residents would have made representations.

4. Planning Implications

- 4.1 The planning team have confirmed that all proposed activities fall with in new planning use Class E and are considered to be lawful.

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 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 3); and
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6. 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.

Appendices:

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

Background papers:

None.

Final report clearance:

Signed by:



Service Director – Public Protection

Date

04/03/2021

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?

Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Include country code.

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

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...

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](#)

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 is a retail shop under use class 'E.' It contains a total of four levels: lower ground with a courtyard, ground, first and second floor. Only the lower ground, ground and first floors will be used for the purposes of the premises license. The top floor is used as an office.

Continued from previous page...

The ground floor and entrance has a total of 4 covers, the lower ground floor has a total of 15 covers, the first floor has a total of 20 covers and the courtyard a total of 10 covers. The total capacity for the shop is 49 covers.

The primary use of the shop is as a cafe serving hot drinks, cakes and sandwiches. We are applying for a premises license in order to: 1) Expand our trade into the evening by offering alcoholic drinks alongside food, such as tapas. 2) Expand our offering into the retail of alcoholic drinks such as wine.

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](#)

Continued from previous page...

Will you be providing recorded music?

Yes No

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

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

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.

No seasonal variations.

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.

The premises contains a small outdoor courtyard in the lower ground level which holds up to 10 covers. In order to promote the licensing objectives, particularly the prevention of public nuisance, this courtyard will be closed to our customers from 7pm onwards in order to not disturb neighbors.

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 / /
dd mm yyyy

Continued from previous page...

Enter the contact's 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"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

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.

No adult entertainment will take place at this premises.

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.

No variations.

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.

No variations.

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.

The premises operates to a high standard and will continue to do so should this license be granted. We understand our premises lies within a cumulative impact area and as such, careful consideration has been taken to ensure the premises promotes the four licensing objectives. In order to ensure this:

- The capacity of our premises will not surpass 49 people at any given point.
- Our hours of operation will be consistent with the licensing framework hours.
- Our premises is primarily a mixed use space and not alcohol led, and will continue to be so should this license be granted.
- The retail sales of alcohol in our premises will be ancillary to the main focus of the company and premises.
- Staff will be trained in promoting the four licensing objectives with regular refresher training sessions. Records of these will be kept at all time.
- We have undertaken our own thorough risk assessment with the four licensing objectives in mind.

b) The prevention of crime and disorder

- The supply of alcohol will always be ancillary to the principal purpose of the premises.
- Because handbag theft is prevalent in areas around central London, patrons will be made aware that pickpockets may operate in the area.
- Safety clips for handbags will be installed in all tables.
- Public transport information will be available for patrons to travel home safely.
- Safety/toughened glass is present in the shop front, and any other areas of the shop.
- Drunkenness will not be allowed inside the premises. This will be controlled by not supplying an irresponsible amount of alcohol to patrons.
- All-inclusive nights or other irresponsible drinks promotions will not be permitted.
- The premises surroundings will be monitored by staff to ensure there is no littering, or antisocial deposits occurring from the restaurant's clientele in close vicinity.
- The premises will be fully equipped with CCTV. The CCTV equipment will be kept in a safe place where only authorized staff have access to it. Recordings will be maintained for an appropriate period of time to be agreed with the Police and the Licensing Authority.
- A notice will be displayed at the entrance to the premises advising that C.C.T.V. is in operation.
- At least one C.C.T.V. camera will be in operation at the front of the premises at all times when the premises is in use.
- Customers carrying open or sealed bottles or glasses will not be admitted to the premises at any time.
- Customers will not be permitted to take open containers of alcohol or soft drinks from the premises.
- We will become members of the local Pubwatch scheme in Islington, and are already part of the "Camden Passage" whatsapp group which includes other business owners on our street to report unsocial behaviour.
- The DPS will keep an up to date DPS Authorisation sheet which will show the list of staff members who have been given the authority to sell alcohol on the premises.
- An incident record will be kept in a bound book, as will all refusals for the sale of alcohol. These books will be made available to the police and officer from the council on request.

c) Public safety

- The amount of people allowed in the restaurant will be restricted to the amount of seating space available. Overcrowding will not be permitted.
- The shop has easy access for emergency vehicles with a loading area in close proximity to the entrance.
- The premises will comply with all statutory fire safety controls.
- A fire risk assessment by a certified company has been taken.
- The premises has a fully compliant automatic fire detection and warning system.
- There are fire extinguishers available at the property on every level.
- The premises have a current and satisfactory National Inspection Council (for) Electrical Installation Contracting (N.I.C.E.I.C.) The electrical system has been recently inspected and certified. It is mechanically and electrically safe.
- Electrical sockets and appliances are all provided with RCD protection.
- The premises has a permanent water supply and appropriate drainage
- Gas certification is up to date.
- We will be promoting the use of 'Ask for Angela' within the premises.
- The premises will comply with all food safety regulations.

Continued from previous page...

- Adequate and appropriate First Aid equipment and materials are available on the premises.
- The premises have current and suitable Public Liability Insurance in the sum of £5 million. A certificate will be obtained each year and displayed at the premises.
- Free drinking water will be available at all times when the premises is open.
- We operate a complete no smoking policy at the premises or its grounds.

d) The prevention of public nuisance

- We understand concerns regarding noise pollution and the impact this has on local residents. We would therefore like to highlight that the premises contains a small outdoor courtyard in the lower ground level which holds up to 10 covers. In order to promote the licensing objectives, this courtyard will be closed to our customers from 7pm onwards in order to prevent any disruption to neighbours.
- We will encourage clients to leave the premises quietly with appropriate signage. Prominent, clear and legible notices will be displayed at the exit requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
- Although no loud music will be played at the shop. We will employ a policy of keeping doors and windows shut whilst playing recorded music during unsocial hours.
- Bins will be provided inside the shop to discourage patrons from littering the external surroundings (fly posting).
- There are waste pickups regularly every day of the week reducing the need for waste storage inside the shop. This minimizes any odours or pests that could arise from keeping waste inside the shop.
- The premises has a waste collection contract with Islington Council, who remove waste. Our account reference number is: SD 554260
- Sound speakers will be moved away from walls adjacent to residential properties.
- We will make available the details of licensed taxi services to facilitate our customers making onward journeys.
- Patrons will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
- Patrons will not be permitted to take drinks outside of the premises onto the steps or the pavement in open containers.

e) The protection of children from harm

- We intend to employ the use of 'Challenge 25' on every alcohol sale.
- Suitable and sufficient signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.
- Only photographic ID will be accepted (passport, driving license, proof of age card with PASS hologram, or military ID).
- The premises license holder will ensure that all staff members engaged in selling alcohol on the premises shall receive induction training as to the lawful selling of age restricted products and not serving a drunk prior to the selling of such products, and verbal reinforcement/refresher training thereafter at intervals not to exceed 3 months, with the date and time of the verbal reinforcement/refresher training documented.
- All refused sales will be recorded in a refusals book, which will be made available for inspection by Police or Licensing Officers of the council on request.
- All children on the premises will need to be supervised/ accompanied by an adult after 21:00 hours in the bar area.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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 in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

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 birth or adoption certificate issued 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 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.

Continued from previous page...

- 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 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, 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.

Continued from previous page...

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.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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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 21 of 21

PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

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

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

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:

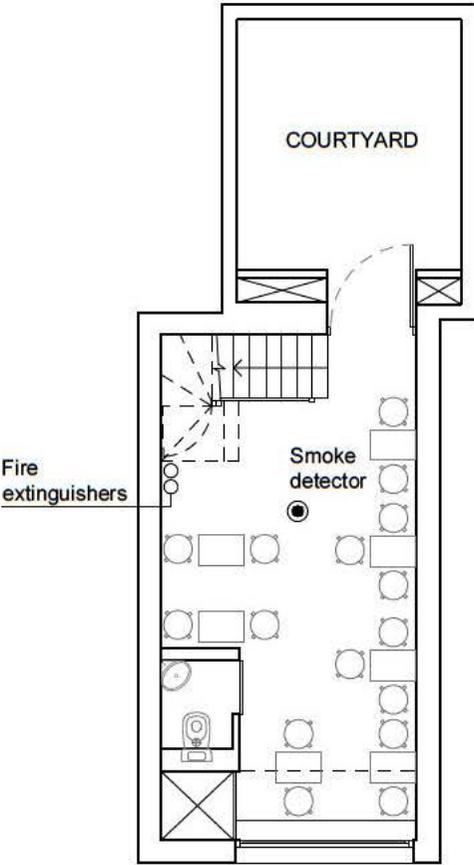
1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/islington/apply-1> to upload this file and continue with your application.

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

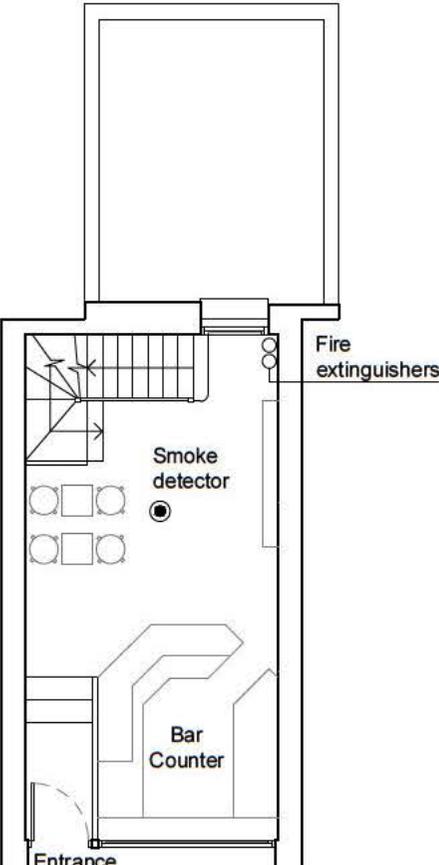
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

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

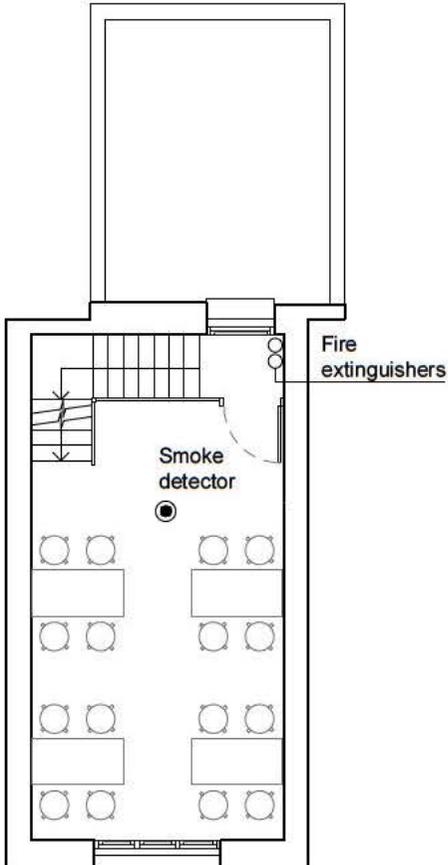
13 CAMDEN PASSAGE, N1 8EA



LOWER GROUND FLOOR
scale 1.100



GROUND FLOOR
scale 1.100



FIRST FLOOR
scale 1.100

Licensing Act 2003 - Licensing Authority Representation

New Premises Licence Application:

Frequency, 13 Camden Passage, London, N1 8EA

I am submitting a representation on behalf of the Licensing Authority with respect to the Provisional Statement application, submitted by **Frequency Ltd.**

The application is seeking to:

- allow the premises to provide the sale by retail of alcohol, on supplies only, Mondays to Sundays from 10:00 until 23:00;
- allow the premises to be open to public, Mondays to Sundays from 08:00 until 23:00 to following day.

The grounds for the representation are:

- Prevention of Crime & Disorder; and
- Prevention of Public Nuisance.

Licensing Policy Considerations:

Licensing Policies 2 & 3 *Location, cumulative impact and saturation;*

Licensing Policy 4 *Off sales*

Licensing Policy 7 *Operating schedule*

Issues of Concern

- The premises is situated within the Angel & Upper Street Cumulative Impact Area (CIA), therefore the onus is on the applicant to demonstrate that the application will not add to the cumulative impact. The Licensing Authority therefore expects the applicant to consider **LP's 2 & 3** and tailor their application accordingly. The applicant has not formally acknowledged that the premises is situated within a CIA although the premises is under 50 capacity and they have undertaken in the operating plans that is not alcohol led. The Licensing Authority would like more detail about the exact nature of the business, the licence holder experience of running licensed premises and examples of other similar premises there may have or currently operate.
- The licensing authority has concerns about the provision of off sales **LP4**. The business model stated in the application is "*The primary use of the shop is as a cafe serving hot drinks, cakes and sandwiches. We are applying for a premises license in order to: 1) Expand our trade into the evening by offering alcoholic drinks alongside food, such as tapas. 2) Expand our offering into the retail of alcoholic drinks such as wine. Is the provision of off sales necessary for this business?*"
- The Licensing Authority would not want alcohol to be served to anyone who would then consume alcohol in the surrounding residential streets. In addition, if the off sales provision were in relation to the delivery of alcohol, the Licensing Authority would also have concerns

about Public Nuisance caused by vehicles delivering food and alcohol.

- Islington already suffers from noise and anti-social behaviour in relation to delivery of food and drink especially from motor cycles. So the Licensing Authority has concerns about off sales at this location and how this can be managed in promotion of the licensing objectives.
- The Operating Schedule (**LP7**), as referenced above, does include some small detail but the Licensing Authority would expect for a business seeking a premises licence within a CIA to provide more evidence to support their application before the Licensing Committee meeting.

Summary

The Licensing Authority would like the applicant to respond to the issues raised within this representation in good time prior to the expected Licensing Sub-Committee meeting where this matter will be determined. Especially in respect of off sales and the Councils Licensing Policy.

If these matters are not addressed, the Licensing Authority must recommend that the application is refused in line with the Council's Licensing Policy.

If the applicant can satisfy the Licensing Sub-Committee in regards to these matters and the Committee is minded to grant the premises licence, the Licensing Authority recommends the provision of off sales is completely removed, or if off sales are permitted as part of bona fide meal that the delivery of alcohol is limited to push bike or electric vehicles to prevent public nuisance.

Terrie Lane

Licensing Manager

16 February 2021

Rep 1

Dear Madam / Sir ,

I am writing to object to the application for a Alcohol License for the above premises.

As a resident of Charlton Place I and my neighbours have had to battle against the continual rise of noise , litter and bad behaviour that the increasing number of food outlets in Camden Passage have inflicted upon the neighbourhood . Camden Passage and Charlton Place are essentially residential, yet Charlton Place has become a Car Park to all the vans , trucks and cars that service the food and take away premises in Camden Passage ..If this premises is granted an Alcohol License the noise and litter will increase to 11pm and beyond . Also it will increase the use of Pierrepont Row as a public toilet from people spilling out into Camden Passage late at night .

I hope you will address these concerns.

Sincerely, [REDACTED]

[REDACTED]

Rep 2

The prevention of public nuisance

This license application is for the sale of alcohol for consumption on and off the premises, from 10am till 11pm.

These premises include an outdoor area at the rear, which already has a table and chairs ready for use.

This outdoor area is [REDACTED] our bedroom window, [REDACTED] our rear wall, and is also overlooked by at least 5 neighbouring properties, most or all of which are residential on the upper floors.

We have no objection to this area being used up to 7pm, but any later than that will without question cause a nuisance to us, and to others overlooking the premises. We therefore object to the granting of the license under its present terms.

Sincerely,

[REDACTED]

Camden Passage

Rep 3

I object to this application.

The property is within the Angel Cumulative Impact area and it is therefore for the applicant to show the granting of the licence will not add to the cumulative impact. The applicant has not done this. There is a general statement saying that the primary use is not alcohol led but this is not backed up and is no doubt as much for planning as licensing reasons. Alcohol led businesses do not come within class E. The remainder of the application would suggest that it may become alcohol led very quickly. Indeed the statement of how the applicant will comply with licensing policies reads more like a pub than a retail shop.

Camden Passage/Islington High Street has two large pubs at either end and 10 licenced premises between them and some of these extend to more than one shop frontage. This is a very high proportion of licences per commercial property. The two streets are as much if not more residential than retail.

Camden passage and Islington High Street suffer and cause increasing levels of crime and antisocial behaviour as witnessed by the broken shop windows, noise, rough sleepers and bodily fluids particularly in Charlton Place and Pierrepont arcade. This licence would only add to the problem.

The off licence application is not restricted in scope. The applicant can sell whatever alcohol he chooses all day and until late into the evening. Once granted either the applicant or a subsequent owner could change the business so that it became a general off licence selling all types of alcohol. Both Pierrepont and Charlton Place Markets have rough sleepers on a regular basis some of whom scare children. To have a ready supply of retail alcohol on their doorstep would add to the problem. It would also encourage other drinkers to buy off sales and drink on door steps and in the Councils Parks.

The application for the on licence is also from 10am to 11pm and is for over three quarters of the building. There is nothing restricting the sale of alcohol to those having a substantial meal, indeed there could not be as there is no kitchen at the property. There would therefore be nothing to stop someone sitting at a table or hiring a space for a meeting and drinking all day. Many hotels in these time of lockdown have altered their business to let out areas as meeting spaces and sell cocktails at "cocktail hour".

The width of Camden Passage outside number 13 is very narrow . Where you have alcohol you have smokers who will spill out onto the pavement. This will not only block the narrow passageway it will block the windows of adjoining shops. The problem will be worse on Wednesdays Thursdays Saturdays and Sundays when there are markets in the arcade opposite. It will cause noise, nuisance and will be a danger to those trying to navigate the passage particularly those who are visually impaired or disabled. In nice weather customers may well come out just to drink, as the courtyard at the back is small and will not be sun lit.. Whilst the applicant say that customers will not be

permitted to take out open containers there is nothing to stop them buying and taking out a sealed bottle and open it outside.

Noise within the property would be an issue. It is not soundproofed and removing speakers from the ceiling will not mean no noise is heard outside or in adjoining properties and alcohol increases noise levels.

In the evening many customers will order a cab and wait either in Islington Hight Street or Charlton causing noise and disturbance and extra traffic in residential areas.

This application should be refused.

[REDACTED]

Duncan Terrace

Rep 4

Dear Ryan

I would like to object to this application on behalf of the Angel Association.

The hours requested for on sales are too long for this location. Camden Passage is a residential area and the hours are out of line with other licensed premises in the vicinity. 10pm should be the latest cut off for any premises in this location.

That said, this seems to be an entirely alcohol led application. The reference to food being served is fleeting – the application refers to the aim to “expand trade into the evening by offering alcoholic drinks alongside food, such as tapas”. There is no information given about where, in what is a tiny space, any food preparation would be carried out, and there is currently no kitchen. It seems what is being planned is an unrestricted all day bar, which is inappropriate for this area. The passage outside is very narrow and is likely to be blocked by people congregating, which will create an obstruction. Notably, the queue for coffee is already causing an issue. The premises is also opposite the antique market site, which would be an obvious spot for people to linger, causing a disturbance.

In terms of off sales, no details are given of what is planned, and there can be no justification for an off sales license for this kind of premises in this location.

Regards

[REDACTED]

Coombs Street

Rep 5

To whom it may concern

I have received notice that the above establishment is seeking a licence to serve alcohol from 10am - 11pm Mon-Sun and also to open from 8am-11pm during these days.

Whilst I am fully supportive of new businesses opening in the area – particularly after the economic effects of COVID - I am concerned about the public nuisance possibilities that these extended opening and licensing hours could create. The open air area behind the building is made up of very small ‘courtyards’ surrounded by high walls which amplify noise. These courtyards are currently little used and as such are very quiet. This works well because many (all) of the properties above the commercial spaces are used for residential purposes with bedrooms at the back, facing on to the courtyards, allowing residents trying to sleep, to avoid the considerable traffic noise from Upper Street. To allow these premises to open late at night, and to compound this with the serving of alcohol, will certainly cause a considerable amount of noise which will reverberate in this enclosed space and have a significant, detrimental effect on the residents’ right to quiet enjoyment of their properties.

I would like to support this business but request that the licensing/opening hours are limited to 7pm – in line with a café - rather than the significantly later time one would equate with a restaurant.

Yours faithfully

[REDACTED]

Rep 6

For the attention of [REDACTED]

Dear Chris

Thank you for forwarding details of the licensing application submitted for the café run by Frequency Ltd at 13 Camden Passage.

Our company owns the market site, 122 Islington High Street, opposite No. 13. We run an antiques market on this site which does not operate in the evenings. It is not possible to cordon off the site when not in use and, as a result, we do have problems with unauthorised and unsocial use of the area, resulting in the site needing to be regularly cleaned and disinfected before our stallholders can trade.

It greatly concerns us that an application has been made to increase the designation of the Frequency Café from a coffee shop to on-and off licensed premises opening till 23.00hrs each day of the week.

From past experience we have found that members of the public, having purchased their take-away (and, in this case, including alcohol) promptly look for the nearest place to consume this, then leave their rubbish, and far worse, use our site and the adjoining narrow lane of Pierrepoint Row, as a toilet. Although our market is a no-smoking zone, it will be an ideal area for customers of Frequency to inhabit this as a smoking area

Camden Passage is a retail zone, but above the shops the buildings are residential. This particular area of the Passage is quite narrow and overflow customers of the café could block the pedestrian thoroughfare with their noise being carried upwards.

We are concerned that inviting the public to socialise in this area till late evening will greatly change the ambiance. As diligent as the owners say they will be, they won't be able to control their customers' behaviour once they have left the premises.

Over the years Camden Passage has had a proliferation of eateries to the dismay of residents and yet one more, in an unsuitable location shouldn't be encouraged.

I would be grateful if you would convey my company's objections to Committee.

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

Rep 7

License application ref WK/200054217: Frequency, 13 Camden Passage

Dear Sir / Madam,

I am writing as a concerned neighbour and freeholder about this application. I have been here since 1979.

I live at Camden Passage, and [REDACTED] of No. 13's outside space. Our bedroom window looks [REDACTED] into this space. In this situation, the consumption of alcohol in this area would be an unacceptable intrusion to us, and to the people living in at least 5 other buildings overlooking this area. It needs to be noted that while the ground floors here are business premises, almost all the upper floors are residential.

This is a narrow part of Camden Passage facing Pierpoint Arcade, where people stall out on a Wednesday and a Saturday. There are already people using this area to consume alcohol, use drugs, urinate, defecate and sleep. Allowing the consumption of alcohol here, can only make things worse.

At the weekends, the noise here from people drinking alcohol both in bars and casually in the street already causes a nuisance, and formally allowing this at number 13 would only exacerbate this.

Finally, it is vital that Frequency is aware of, and observes a 7pm curfew in their rear outside area. This curfew is referred to in the email which [REDACTED] sent to my husband on January 25th.

Sincerely,

[REDACTED]

Rep 8

Dear Sir / Madam,

We are writing to echo the concerns already lodged by fellow traders in the immediate vicinity of 13 Camden Passage.

Our objections are the same as those already raised and in particular around anti-social behaviour as a result of alcohol being consumed.

Unfortunately, over the last 12 months there has already been a significant increase in cases and on numerous occasions, we have arrived at our own premises (on Pierpont Row) in the morning to find left over drinks, takeaway food remains, litter, drug paraphernalia and the unfortunate evidence of the site being used as a public toilet.

Not only is this unhygienic, a danger to health and a food source for pests such as foxes and rats, it also represents a further challenge to our ability to trade. On the rare occasion between lockdowns that we have been able to be open to the public, you can imagine the first and lasting impressions,

our customers will form by being confronted with such an environment upon arrival at Camden Passage / Pierrepont Row.

With that in mind, we would like to lodge our opposition and also request that IF a licence is to be permitted, then a further discussion can be had around licensing hours.

Regards

[REDACTED]

Rep 9

Dear Sir,

I write to oppose the granting of a premises licence to the applicant in respect of 13 Camden Passage.

There is a real likelihood, given the number of licensed premises in and around Camden Passage, that public nuisance will increase.

The use of Pierrepont Arcade and the adjacent market square as a public toilet is bound to increase together with associated matters thereto, and the volume of after-hours noise will create disturbance for those living adjacent to the applicant's premises including the tenant residing above my shop premises. Camden Passage narrows significantly in the vicinity of the applicant's premises and the likelihood of passers – by and (including parents and children on their way to and fro the Duncan Street School) being harassed by inebriated patrons could eventuate.

Above all it is distressing yet another application in a Cumulative Impact Area is before the Council. The ever rising tide of alcohol outlets in the vicinity of Camden Passage shows that the Council has failed dismally to apply its own policy. The residents and the few remaining traditional shopkeepers in Camden Passage have looked on in horror as it has become just a Camden Passage thoroughfare of licensed premises. The area is beyond doubt already saturated with licensed premises. I expect the Council to show some resolve and draw the line.

Yours faithfully,



Licensing Support Team
Public Protection and Development Management
222 Upper Street
London N1 1XR

29th January 2021

FREQUENCY, 13 CAMDEN PASSAGE, N1 8EA

I write as the freeholder of the property on this letterhead, and wish to raise my objection to the application for the sale of alcohol on and off the premises by the above.

13 Camden Passage is situated in a very narrow section of Camden Passage, directly opposite a sheltered market area. Leading from this market area are two very narrow dead end alleyways, which are used as urinals most evenings.

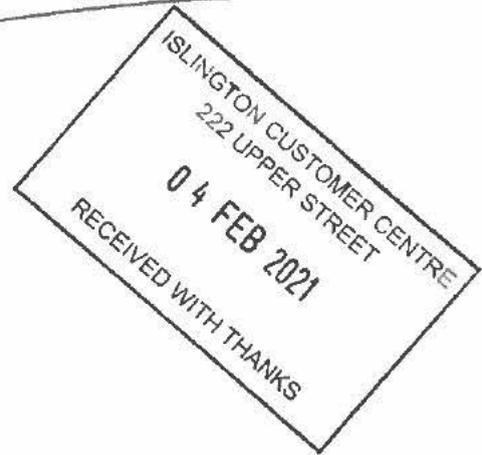
The granting of a licence to sell alcohol on and off the premises gives the green light to allow this area to be used for drinkers to congregate with all the associated noise pollution that drunken conviviality encourages, which would impact negatively on the quiet enjoyment of both my residences. It also has the potential to further increase the use of the alleyways as public conveniences.

For the above reasons I therefore object to the application.

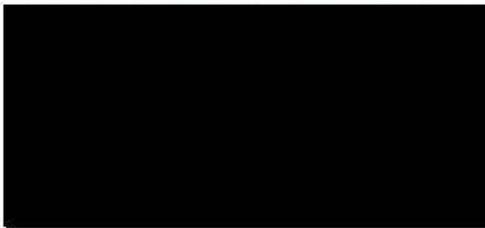


By HAND

LICENSING SUPPORT TEAM
222 UPPER STREET
NI 1XR



To: Mr Niall Forde
Licencing Department
Islington Council
222 Upper Street
Islington



Re: Premises Licence Application from Frequency, 13 Camden Passage.

We are writing to register our objections to the above full on and off Alcohol Licence Application from Frequency.

We are opposed in principle to the granting of Alcohol Licenses to any further premises in the Camden Passage area. This is on the basis that the area is already saturated with alcohol licenses, there being 6 already between Charlton Place and Camden Walk, (about 100 yards) and 12 altogether in the stretch between the York and Camden Head pubs, including these.

We believe that this area should be covered by the Council's Cumulative Impact Policy, as the 3 floors of Frequency would add substantially to the cumulative impact of so many licensed premises in such a narrow area. We are concerned about noise and anti-social behaviour to the detriment of local residents.

The hours requested by Frequency for opening, 7 days a week from 10am until 11pm for an on and off Licence, are longer and later than any others in Camden Passage proper, and are, in our view, excessive and would pave the way for disturbing noise particularly at closing time.

A further point is that it is not clear to us whether Frequency has appropriate ventilation for all 3 floors because without it polluted air would be released into Camden Passage (as we have seen happen in other cases). This subject is likely to be of interest to the Planning Department as well as the Environmental Health Department.

As residents here for over 50 years we have seen Camden Passage change from a world-famous antique Centre to an area of mainly small stylish mixed retail shops and food and drink outlets, including many with alcohol licenses which threaten to become dominant. (Some of the latter now advertise 2 alcohol drinks for the price of one which causes excessive drinking.)

Residents and some traditional businesses look to the Licensing Committee to apply a brake to the growth of licensed premises where justified.

Copy to:

Councillor Martin Klute
St Peter's Ward

To the residents of Angel, Islington and the Islington Licensing Authority

Thank you for taking the time to write to us about your concerns, I would like to take this opportunity to address the concerns that have been raised in your letters prior to the hearing scheduled on the 16th of March.

I would firstly like to start by reassuring residents and the licensing authority that I share a lot of the same worries that have been brought up in these representations. As an experienced hospitality operator, it is my priority that we have a positive impact in the areas where we operate. I aim to do this by creating a safe and welcoming environment for our customers, providing the highest quality possible food and drinks and most importantly, developing meaningful relationships with local residents and businesses. It is certainly in my best interest that the streets where we operate and the wider area remain a welcoming and safe place for people to visit and residents to enjoy.

I appreciate that Camden Passage lies within a Cumulative Impact Area. I have therefore given careful consideration to our application and included various steps that outline precisely how we intend to promote the licensing objectives as laid out in the Islington Statement of Licencing Policy 2018-2022. These steps can be found in our application under section 18, and I have also included a copy of these at the end of this letter

During the representation period, I have liaised with the Environmental Pollution Manager at Islington Council, Andrew Ford, and with PC Adam Peace at the Islington Police Licensing Team. Both departments have requested that we accept additional conditions to the premises licence. These conditions, which I accept, not only ensure a more robust protection of the licensing objectives but also address many of the concerns brought up in your representations.

I would like to provide an overview into the exact nature of our business in order to reassure you of our intentions:

We are first and foremost a specialty coffee company and this would remain the case with a premises licence. We take great pride in importing the finest green coffee from the top farms around the world. With the help of our expert green coffee buyers we select some of the best coffee beans available on the market. By working with the best, we ensure our coffees are grown ethically and sustainably. The preparation of the coffee in our shop is the final step of a long chain. We want to give it the respect it deserves. We take it seriously and aim for consistency and quality on every drink we serve.

With regards to our food offering, we work with some of the finest suppliers in the city to provide our customers with the best possible experience. We are proud to work with some of the same suppliers that provide food produce to Michelin starred chefs, 5 star hotels and the top caterers in the city. Our obsession on quality also applies as our offering carries on into the evening. Our menu extends from coffee, sandwiches, cakes and pastries, to fine cheeses, charcuterie, and tapas.

It is not our intention to have a kitchen at the Camden Passage premises. We have a preparation kitchen in our Kings Cross site, which holds a 5 star hygiene rating, where some of our food will also be prepared.

In terms of drinks, apart from our coffee offering, our evening menu would typically feature a small handpicked selection of boutique wines, cocktails and non-alcoholic cocktails. In the past we've enjoyed working with top suppliers such as St. John Wine and Bibendum to develop our evening menu. We will be including a sample menu attached to this letter to give residents a better understanding of what we are about in the evenings. It is also worth noting that our day menu does not include alcoholic beverages.

Our ethos and focus on premium will also apply to our intention to offer alcohol in our retail shelf space as an ancillary option to our coffee beans and coffee gear offering. Our focus will be on boutique wines and we do not intend to sell any spirits. I would like to reassure residents that our atmosphere is 'top-end' and our pricing will reflect this, making it well beyond the reach of the homeless or youths who want to get drunk on the street.

Another important element of our business model is providing meeting rooms and co-working spaces which we hire out on a daily and hourly basis. We currently have two meeting rooms and a co-working space in our other site in Kings Cross, and are developing our new Camden Passage site with the same concept.

Frequency has owned and operated the Kings Cross site since 2016. This licenced premises operates under the same concept we intend to apply in Camden Passage: focussing on specialty coffee, great food, offering meeting rooms and a co-working space and extending into the evening with a small alcohol offering which is ancillary to our regular daytime offering. I am proud that this site is considered amongst the top coffee shops in London as featured in the London Coffee Guide and I would encourage residents to read and consider the positive reviews this site has received online over the years as evidence of our commitment to quality and good management.

I would also like to address the concerns regarding the impact of our application on Pierrepont Row and the market area directly opposite our shop. I understand that this area in particular, has suffered from antisocial behaviour and littering which has increased over the last year. We have in fact witnessed this behaviour and littering ourselves each morning as we arrive at our shop. It is known that antisocial behaviour decreases when people feel they are visible to others - so it makes sense that there was an increase in 2020 since 13 Camden Passage was empty, meaning people would be more likely to use the market area as a lavatory because they would not be seen. I believe that if we were to open into the evenings and people are in our premises, looking out, there is a good argument that this would reduce the likelihood of poor behaviour outside, not only because it would be witnessed but also because of increased lighting. I am fully open to cooperating with the residents and business owners in this area to help address these issues directly.

I believe it is necessary for our business to be allowed to make full use of this property with a premises licence. Obtaining this licence is particularly important now, given the effects the current pandemic, along with the drive towards online shopping, has had on our industry. These phenomena have forced many small businesses like ours to close. The success of this company, like many small businesses in retail and hospitality around the world today, relies on being flexible with our offering. We achieve this by making our sites mixed use spaces.

I am confident that our application will not add to the cumulative impact of the area and should be considered amongst the possible exceptions to the cumulative impact policy:

- We are primarily a specialist coffee shop. The selling of alcohol is ancillary to our main focus which is selling coffee, food and hiring meeting rooms and co-working spaces.
- Our premise is mixed-use and not alcohol led
- We are confident that we can demonstrate that our products are premium and of a high standard and our pricing will reflect this. The risk of alcohol purchased from our premises being consumed on the street is minimal due to the nature and type of alcohol being sold.
- We believe that we are able to demonstrate a high standard and knowledge of operating a licenced premises. Evidence of this can be seen in our operating schedule, which has received praise from the council and the police for its careful consideration.
- Our proposed hours of operation are in accordance with the Licencing Policy's expectations.
- Our premise is small with a maximum capacity of 49, which is in line with the possible exceptions to the Cumulative impact policy.
- We have taken into account the potential impact on residents living in close proximity to the premises and detailed steps on how we will ensure we prevent public nuisance.
- We fully understand that our premise lies within a Cumulative Impact Area and as such, we will be taking all necessary measures to ensure that our application does not add to the impact. This is demonstrated through our operating schedule.

Please find below the steps we intend to take in order to promote the four licensing objectives. These include the conditions added by the Environmental Pollution Manager at Islington Council, Andrew Ford, and with PC Adam Peace at the Islington Police Licensing Team:

1) The prevention of crime and disorder:

- The supply of alcohol will always be ancillary to the principal purpose of the premises.
- Because handbag theft is prevalent in areas around central London, patrons will be made aware that pickpockets may operate in the area.
- Safety clips for handbags will be installed in all tables.
- Public transport information will be available for patrons to travel home safely.
- Safety/toughened glass is present in the shop front, and any other areas of the shop.
- Drunkenness will not be allowed inside the premises. This will be controlled by not supplying an irresponsible amount of alcohol to patrons.

- All-inclusive nights or other irresponsible drinks promotions will not be permitted.
- The premises surroundings will be monitored by staff to ensure there is no littering, or antisocial deposits occurring from the restaurant's clientele in close vicinity.
- 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 week 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 facial 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) The system will be specified so as to operate satisfactorily regardless of lighting conditions;
 - (h) During opening hours, at least 1 member of staff on duty will be able to operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
 - (i) Recordings will be kept for a minimum of 31 days;
 - (j) Footage will be provided free of charge to the police or other authorised officers upon request (subject to the Data Protection Act 1998) within 24 hours of any request.
- There shall be clear and prominent signage at the venue displaying the following points:
 - (a) CCTV in Operation
 - (b) Challenge 25 Proof of Age Scheme in Operation.
 - (c) Residential Area: Please leave quietly and be respectful of our neighbours.
- At least one C.C.T.V. camera will be in operation at the front of the premises at all times when the premises is in use.
- Customers carrying open or sealed bottles or glasses will not be admitted to the premises at any time.
- Customers will not be permitted to take open containers of alcohol or soft drinks from the premises.
- We will become members of the local Pubwatch scheme in Islington, and are already part of the "Camden Passage" whatsapp group which includes other business owners on our street to report unsocial behaviour.
- The DPS will keep an up to date DPS Authorisation sheet which will show the list of staff members who have been given the authority to sell alcohol on the premises.

- An incident log shall be maintained on the premises and will be produced to the Police or other relevant officers of a responsible authority upon reasonable request. Every entry will be date and time stamped. Said log will record:
 - (a) Any refusal of alcohol
 - (b) Any and all allegations of crime or disorder reported at the venue
 - (c) Any and all complaints received
 - (d) Any faults in the CCTV system
 - (e) Any visit by a relevant authority or emergency service
- 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 reasonably practicable, all measures will be taken to preserve any identified crime scene pending the arrival of police.
- The licensee shall train and instruct the management and staff to prevent the admission of, and ensure the immediate and orderly departure of:
 - (a) any and all persons who appear to be drunk and/or disorderly
 - (b) any and all persons displaying signs of other substance abuse.

2) Public Safety

- The amount of people allowed in the restaurant will be restricted to the amount of seating space available. Overcrowding will not be permitted.
- The shop has easy access for emergency vehicles with a loading area in close proximity to the entrance.
- The premises will comply with all statutory fire safety controls.
- A fire risk assessment by a certified company has been taken.
- The premises has a fully compliant automatic fire detection and warning system.
- There are fire extinguishers available at the property on every level.
- The premises have a current and satisfactory National Inspection Council (for) Electrical Installation Contracting (N.I.C.E.I.C.) The electrical system has been recently inspected and certified. It is mechanically and electrically safe.
- Electrical sockets and appliances are all provided with RCD protection.
- The premises has a permanent water supply and appropriate drainage
- Gas certification is up to date.
- We will be promoting the use of 'Ask for Angela' within staff.
- The premises will comply with all food safety regulations.
- Adequate and appropriate First Aid equipment and materials are available on the premises.
- The premises have current and suitable Public Liability Insurance in the sum of £5 million. A certificate will be obtained each year and displayed at the premises.
- Free drinking water will be available at all times when the premises is open.
- We operate a complete no smoking policy at the premises or its grounds.

3) The prevention of public nuisance

- We understand concerns regarding noise pollution and the impact this has on local residents. We would therefore like to highlight that the premises contains a small outdoor courtyard in the lower ground level which holds up to 10 covers. In order to promote the licensing objectives, this courtyard will be closed to our customers from 7pm onwards in order to prevent any disruption to neighbours.
- Although no loud music will be played at the shop. We will employ a policy of keeping doors and windows shut whilst playing recorded music during unsocial hours.
- Noise or vibration will not emanate from the premises so as to cause a nuisance to nearby properties.
- Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
- In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
- Bins will be provided inside the shop to discourage patrons from littering the external surroundings (fly posting).
- There are waste pickups regularly every day of the week reducing the need for waste storage inside the shop. This minimizes any odours or pests that could arise from keeping waste inside the shop.
- The premises has a waste collection contract with Islington Council, who remove waste. Our account reference number is: SD 554260
- Sound speakers will be moved away from walls adjacent to residential properties.
- We will make available the details of licensed taxi services to facilitate our customers making onward journeys.
- Patrons will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
- Patrons will not be permitted to take drinks outside of the premises onto the steps or the pavement in open containers.
- Any customers permitted to temporarily leave and then re-enter the premises (i.e to smoke), shall not be permitted to take drinks or glass containers with them.
- There shall be no self-service of alcohol.
- There shall be no vertical drinking in any area of the premises at any time.
- Alcohol may only be consumed on the premises while being seated at a table.
- Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
- The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made to the premises on a Sunday or Bank Holiday.
- The delivery of consumables to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made to the premises on a Sunday or Bank Holiday.
- The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
- Any music shall be restricted to ambient background levels of sound.

- The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.
- No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
- All doors and windows will remain closed from 19:00 hours, except for access or egress.
- All speakers will be positioned to face away from doors or windows.
- All speakers will be mounted away from walls adjacent to residential properties.
- Details of licensed taxi services will be made available to facilitate customers making onward journeys.
- Customers will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
- Customers will not be permitted to take drinks outside of the premises onto the steps or the pavement in open containers.
- Bins will be provided inside the premises to discourage customers patrons from littering the local area
- The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.
- Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
- No amplification system or speakers will be used in the external areas of the premises.
- Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
- The outside seating area shall be closed and cleared of customers by 19.00.
- Outside furniture shall be disabled and taken out of use by 19.00 each night.
- The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises.
- If internal combustion engine vehicles are used for deliveries from the premises, the licensee shall ensure that drivers do not park or loiter in the vicinity of residential premises.
- Alcohol shall not be sold or supplied off the premises, via delivery, otherwise than to persons purchasing food and is ancillary to his/her meal.
- The premises will operate a no idling policy.

4) The protection of children from harm

- The premises shall operate the Challenge 25 proof of age scheme, whereby the only forms of acceptable identification shall be:
 - (a) Photographic driving licence;
 - (b) Valid passport;
 - (c) Military/ UK Services Photo ID;
 - (d) PASS Hologram ID
- The premises license holder will ensure that all staff members engaged in selling alcohol on the premises shall receive induction training as to the lawful selling of age restricted products and not serving a drunk prior to the selling of such products, and verbal

reinforcement/refresher training thereafter at intervals not to exceed 3 months, with the date and time of the verbal reinforcement/refresher training documented.

- All refused sales will be recorded in a refusals book, which will be made available for inspection by Police or Licensing Officers of the council on request.
- All children on the premises will need to be supervised/ accompanied by an adult after 21:00 hours in the bar area.

Finally, I would like to end by inviting all residents, the council and local business owners to contact me directly prior to the hearing should they wish to discuss these concerns directly with me.

Kind Regards

Justo Tripiar Lorio

Justo Tripiar

Managing Director, Frequency Ltd

Mobile: [REDACTED]

Email: [REDACTED]

ABOUT OUR COFFEE

We care deeply about our customers and that is why we strive to serve the highest quality coffee possible. We import our beans from the top farms around the world and roast it here in London in small batches. We measure, weigh and time our coffee to ensure every drink achieves the same standard that has made us successful.

COFFEE

Latte	£2.9
Flat White	£2.9
Cappuccino	£2.9
Guest Coffee	£3.5
Espresso	£2.4
Long Black	£2.4
Americano	£2.5
Cortado	£2.5
Mocha	£3.2
Hot Chocolate	£3.2

TEA

Chai Latte	£3.0
English Breakfast	£2.3
Earl Grey	£2.3
Green	£2.3
Peppermint	£2.3
Chamomile	£2.3

SANDWICHES

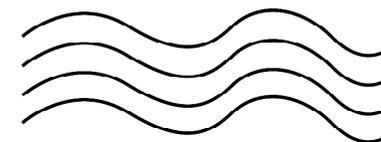
Lovingly made by our team in-house every morning

Salmon & Cream Cheese	£5.5
<i>With chives, gherkins and horseradish sauce</i>	
Avocado & Egg	£4.5
<i>with sweet chilli sauce</i>	
Milano Salami & Cheddar	£5.0
<i>with french mustard, cherry tomatos and spinach</i>	
Parma Ham & Goats Cheese	£5.0
<i>with mayo, cherry tomatos and spinach</i>	
Brie with Tomato & Smoked Garlic Chutney	£5.0
<i>with french mustard, cherry tomatos and spinach</i>	

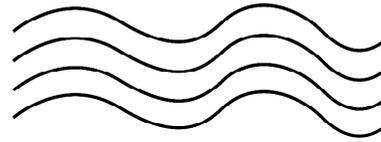
SALADS & POTS

Lovingly made by our team in-house every morning

Greek Yoghurt	£3.5
<i>with granola, coconut flakes and apricot or cherry compote</i>	
Egg Protein Pot	£1.9
<i>with spinach</i>	
Salmon & Egg Protein Pot	£2.7
<i>with spinach</i>	
Falafel & Hummus Salad	£2.7
<i>with spinach, tomatos, carrots, beetroot & sesame seeds.</i>	
Hummus & Carrot Batons	£2.7



F R E Q U E N C Y



F R E Q U E N C Y

COCKTAILS

- Espresso Martini  £10
Vodka, Caramel Kahlua, Espresso, Gomme Syrup
- Negroni  £10
Gin, Campari, Vermouth
- Old Fashioned  £10
Bourbon, Gomme Syrup, Bitters
- El Presidente  £10
Rum, Vermouth, Triple Sec, Grenadine
- Seedlip G&T  £10
Non alcoholic gin and tonic

SMALL PLATES

- Cachapa £8.5
The Cachapa is a traditional Venezuela dish. It consists of a sweetcorn pancake with artisan Venezuelan Cheese
- Salad of the Day £7.5
Our salad of the day accompanied by toasted bread and butter.

House Wine Bottle
+
Charcuterie & Cheese Board
£ 32

x2 Cocktails
+
Charcuterie & Cheese Board
£ 24

SMALL BITES

- Charcuterie & Cheese Board £9.5
A combination board built to your liking.
- Charcuterie Board £7.5
A selection of the finest charcuterie from local suppliers accompanied by grapes, our seasonal chutney and sea salt crackers
- Cheese Board £7.5
A selection of the finest cheeses from local suppliers accompanied by grapes, our seasonal chutney and sea salt crackers
- Hummus & Artisan Crackers £3.5

WINES

- House Red  175ml / Btl £6.7 / £27
St JOHN Rouge, Cabernet Sauvignon 70%, Syrah 20%, Merlot 10%
- House White £6.7 / £27
St JOHN Blanc, Sauvignier Gris 50%, Muscaris 50%

SPARKLING

- Cavicchioli Pignoletto 175ml / Btl £6.7 / £27
Emilia - Romagna

SNACKS

- Smoked Almonds £3
- Socca Nuts £3
- Chili Nut Mix £3
- Kent Sea Salt Crisps £2
- Olives £3

* if you have any allergies please inform a member of the team

(125ml also available)

Suggested conditions of approval consistent with the operating schedule

1. The supply of alcohol is ancillary to the principal purpose of the premises.
2. Patrons shall be made aware verbally or with signage that pickpockets may operate in the area.
3. Safety clips for handbags shall be installed in all tables.
4. Public transport information will be available for patrons to travel home safely.
5. Safety/toughened glass is present in the shop front, and any other areas of the shop.
6. Drunkenness will not be allowed inside the premises. This will be controlled by not supplying an irresponsible amount of alcohol to patrons.
7. All-inclusive nights or other irresponsible drinks promotions shall not be permitted.
8. The premises surroundings will be monitored by staff to ensure there is no littering, or antisocial deposits occurring from the restaurant's clientele in close vicinity.
9. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV shall comply with the following criteria
 - a. The licensee shall ensure that the system is checked every week 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, shall be kept and made available to the police or other authorised officer on request;
 - c. The Police shall be informed if the system shall not be operating for longer than one day of business for any reason;
 - d. One camera shall show a close-up of the entrance to the premises, to capture a clear facial image of anyone entering;
 - e. The system shall provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - f. The system shall record in real time and recordings shall be date and time stamped;
 - g. The system shall be specified so as to operate satisfactorily regardless of lighting conditions;
 - h. During opening hours, at least 1 member of staff on duty shall be able to operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
 - i. Recordings shall be kept for a minimum of 31 days;
 - j. Footage shall be provided free of charge to the police or other authorised officers upon request (subject to the Data Protection Act 1998) within 24 hours of any request.
10. There shall be clear and prominent signage at the venue displaying the following points:
 - a. CCTV in Operation
 - b. Challenge 25 Proof of Age Scheme in Operation.
 - c. Please leave quietly and be respectful of our neighbours.
11. At least one C.C.T.V. camera shall be in operation at the front of the premises at all times when the premises is in use.
12. Customers carrying open or sealed bottles or glasses will not be admitted to the premises at any time.

13. Customers will not be permitted to take open containers of alcohol or soft drinks from the premises.
14. The premises licence holder to become members of the local Pubwatch scheme in Islington, and are already part of the "Camden Passage" whatsapp group which includes other business owners on the street to report unsocial behaviour.
15. The DPS shall keep an up to date DPS authorisation sheet which shall show the list of staff members who have been given the authority to sell alcohol on the premises.
16. An incident log shall be maintained on the premises and shall be produced to the Police or other relevant officers of a responsible authority upon reasonable request. Every entry shall be date and time stamped. Said log shall record:
 - a. Any refusal of alcohol
 - b. Any and all allegations of crime or disorder reported at the venue
 - c. Any and all complaints received
 - d. Any faults in the CCTV system
 - e. Any visit by a relevant authority or emergency service
17. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management shall immediately ensure that:
 - a. the police and, where appropriate, the London Ambulance Service, are called immediately.
 - b. As far as is safe and reasonably practicable, all measures shall be taken to preserve any identified crime scene pending the arrival of police.
 - c. The licensee shall train and instruct the management and staff to prevent the admission of, and ensure the immediate and orderly departure of:
 - d. any and all persons who appear to be drunk and/or disorderly
 - e. any and all persons displaying signs of other substance abuse.
18. The amount of people allowed in the restaurant shall be restricted to the amount of seating space available. Overcrowding shall not be permitted.
19. The shop has easy access for emergency vehicles with a loading area in close proximity to the entrance.
20. The premises shall comply with all statutory fire safety controls.
21. The premises has a fully compliant automatic fire detection and warning system.
22. There are fire extinguishers available at the property on every level.
23. The premises will have up to date and satisfactory electrical safety certification issued by a fully qualified electrical engineer authorized by National Inspection Council (for) Electrical Installation Contracting (N.I.C.E.I.C.).
24. Electrical sockets and appliances will all be provided with RCD protection.
25. The premises has a permanent water supply and appropriate drainage
26. Gas certification shall be up to date.
27. The licence will promote the use of 'Ask for Angela' within staff.
28. The premises shall comply with all food safety regulations.
29. Adequate and appropriate First Aid equipment and materials are available on the premises.

30. Free drinking water shall be available at all times when the premises is open.
31. The licence holder will operate a complete no smoking policy at the premises and its grounds.
32. The outdoor courtyard in the lower ground level will be limited to 10 covers.
33. This courtyard shall be closed to customers from 7pm onwards in order to prevent any disruption to neighbours.
34. Although no loud music shall be played at the shop. We shall employ a policy of keeping doors and windows shut whilst playing recorded music during unsocial hours.
35. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
36. Noise and/or odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
37. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
38. Bins shall be provided inside the shop to discourage patrons from littering the external surroundings.
39. There will be waste pickups regularly every day of the week reducing the need for waste storage inside the shop.
40. The premises shall maintain a waste collection contract.
41. Sound speakers shall be moved away from walls adjacent to residential properties.
42. We shall make available the details of licensed taxi services to facilitate our customers making onward journeys.
43. Patrons shall not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
44. Patrons shall not be permitted to take drinks outside of the premises onto the steps or the pavement in open containers.
45. Any customers permitted to temporarily leave and then re-enter the premises (i.e to smoke), shall not be permitted to take drinks or glass containers with them.
46. There shall be no self-service of alcohol.
47. There shall be no vertical drinking in any area of the premises at any time.
48. Alcohol may only be consumed on the premises while being seated at a table.
49. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
50. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made to the premises on a Sunday or Bank Holiday.
51. The delivery of consumables to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made to the premises on a Sunday or Bank Holiday.
52. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.

53. Any music shall be restricted to ambient background levels of sound.
54. The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.
55. No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
56. All doors and windows shall remain closed from 19:00 hours, except for access or egress.
57. All speakers shall be positioned to face away from doors or windows.
58. All speakers shall be mounted away from walls adjacent to residential properties.
59. Details of licensed taxi services shall be made available to facilitate customers making onward journeys.
60. Customers shall not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
61. Customers shall not be permitted to take drinks outside of the premises onto the steps or the pavement in open containers.
62. Bins shall be provided inside the premises to discourage customers patrons from littering the local area
63. The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.
64. Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
65. No amplification system or speakers shall be used in the external areas of the premises.
66. Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
67. The outside seating area shall be closed and cleared of customers by 19.00.
68. Outside furniture shall be disabled and taken out of use by 19.00 each night.
69. The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises.
70. If internal combustion engine vehicles are used for deliveries from the premises, the licensee shall ensure that drivers do not park or loiter in the vicinity of residential premises.
71. Alcohol shall not be sold or supplied off the premises, via delivery, otherwise than to persons purchasing food and is ancillary to his/her meal.
72. The premises shall operate a no idling policy.
73. The premises shall operate the Challenge 25 proof of age scheme, whereby the only forms of acceptable identification shall be:
 - Photographic driving licence;
 - Valid passport;
 - Military/ UK Services Photo ID;
 - PASS Hologram ID
74. The premises license holder shall ensure that all staff members engaged in selling alcohol on the premises shall receive induction training as to the lawful selling of age restricted products and not serving a drunk prior to the selling of such products, and verbal

75. Reinforcement and refresher training thereafter at intervals not to exceed 3 months, with the date and time of the verbal reinforcement/refresher training documented.
76. All refused sales shall be recorded in a refusals book, which will be made available for inspection by Police or Licensing Officers of the council on request.
77. All children on the premises need to be accompanied by an adult after 21:00 hours in the bar area.



SHOW LAYERS

Base Mapping

MASTERMAP

Islington and surrounding Borough Boundaries

Islington Borough Boundary

LLPG Points (Postal)

LLPG Search

LLPG Simple Search

LLPG Points 100m Buffer to Islington (Postal)

LLPG Points (Non-postal and

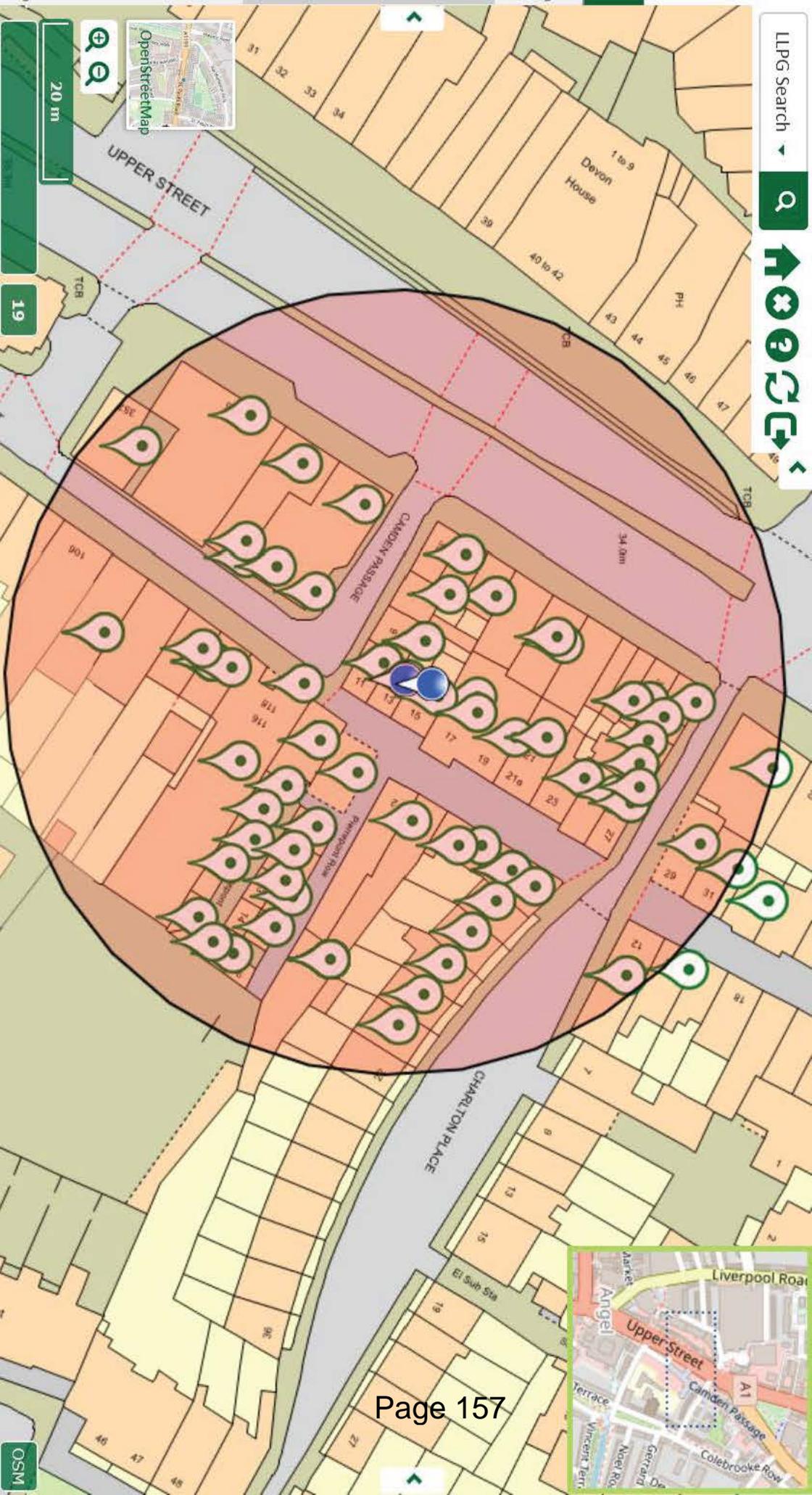
LLPG Search



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OSM



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Environment & Regeneration
Municipal Office, 222 Upper Street, N1 1XR

Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee - A	16/03/2021	St. Peter's

	Exempt	Non-exempt
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SUBJECT: PREMISES LICENCE NEW APPLICATION
RE: HUNGRY BIKES, 212 ESSEX ROAD, ISLINGTON, LONDON, N1 3AP

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 of alcohol for consumption on and off the premises on Monday to Saturday from 08:00 until 23:00 and on Sunday from 10:00 until 18:00.
- The permit the opening hours of the premises to be Monday to Saturday from 08:00 until 23:00 and on Sunday from 10:00 until 18:00.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	No 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: A ward Councillor

3. Background

- 3.1 This is new premises licence application for the sale of alcohol for consumption on and off the premises on Monday to Saturday from 08:00 until 23:00 and on Sunday from 10:00 until 18:00.
- 3.2 The premises is subject to four representations from the Licensing Authority, the Noise Team, a ward Councillor and one local resident. The applicant also received representations from the Police which have been agreed.

4. Planning Implications

- 4.1 There are no planning concerns with this application

5. Recommendations

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 These premises are located in the 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 3); and
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6. 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.

Appendices:

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

Background papers:

None.

Final report clearance:

Signed by:



Service Director – Public Protection

Date

04/03/2021

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?

Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

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

Is the applicant:

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

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

Applicant Business

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

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

Registration number

Business name

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

VAT number

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

Legal status

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

A private individual acting as an agent

Agent Business

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

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...

LIMITED COMPANY

Address

Building number or name	Hale House Unit 5
Street	296a Green Lanes
District	
City or town	LONDON
County or administrative area	
Postcode	N13 5TP
Country	United Kingdom

Contact Details

E-mail	info@hungrybikes.co.uk
Telephone number	
Other telephone number	
* Date of birth	01 / 06 / 1983 dd mm yyyy
* Nationality	GREEK

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?	06 / 01 / 2021 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.

RETAIL AND RESTAURANT

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

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

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

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

NONE

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

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

NONE

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

Name

First name

Family name

Date of birth / /

Continued from previous page...

Enter the contact's 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"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text" value="L.B. OF CAMDEN"/>

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.

NONE

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

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

NONE

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.

- STAFF TO BE TRAINED REGULARLY ON LICENSING PROVISIONS AND THIS TO BE DOCUMENTED

b) The prevention of crime and disorder

- ALL INSTANCES OF CRIME AND DISORDER SHALL BE REPORTED TO THE POLICE.
- THE LICENSEE SHALL ADOPT THE CHALLENGE 25
- THE LICENSEE SHALL ENSURE THAT STAFF ARE TRAINED ABOUT AGE RESTRICTED PRODUCTS AND ENSURE THAT THEY SIGN TO CONFIRM THAT THEY HAVE UNDERSTOOD THE TRAINING. THE LICENSEE SHALL KEEP RECORDS OF TRAINING AND INSTRUCTION GIVEN TO STAFF.
- AN INCIDENT BOOK SHALL BE USED TO RECORD ALL INSTANCES OF PUBLIC DISORDER

c) Public safety

- TO COMPLY WITH THE FIRE REGULATIONS AND THE PROVISIONS OF THE MANAGEMENT REGULATIONS.
- MAINTAIN AND CHECK SYSTEMS IN PLACE, SMOKE DETECTORS, FIRE EXTINGUISHERS, EMERGENCY SAFETY LIGHTING AND FIRE ALARMS

d) The prevention of public nuisance

-DISCOURAGE NOISE FROM PATRONS ARRIVING AT, QUEUING OR DEPARTING FROM THE PREMISES BY DISPLAYING POLITE NOTICES FOR CUSTOMERS' ATTENTION.

e) The protection of children from harm

- THE LICENSEE SHALL ADOPT THE CHALLENGE 25
- THE LICENSEE SHALL ENSURE THAT STAFF ARE TRAINED ABOUT AGE RESTRICTED PRODUCTS AND ENSURE THAT THEY SIGN TO CONFIRM THAT THEY HAVE UNDERSTOOD THE TRAINING. THE LICENSEE SHALL KEEP RECORDS OF TRAINING AND INSTRUCTION GIVEN TO STAFF.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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 in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

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 birth or adoption certificate issued 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 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.

Continued from previous page...

- 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 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, 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.

Continued from previous page...

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.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

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 21 of 21

PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

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

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

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"/>

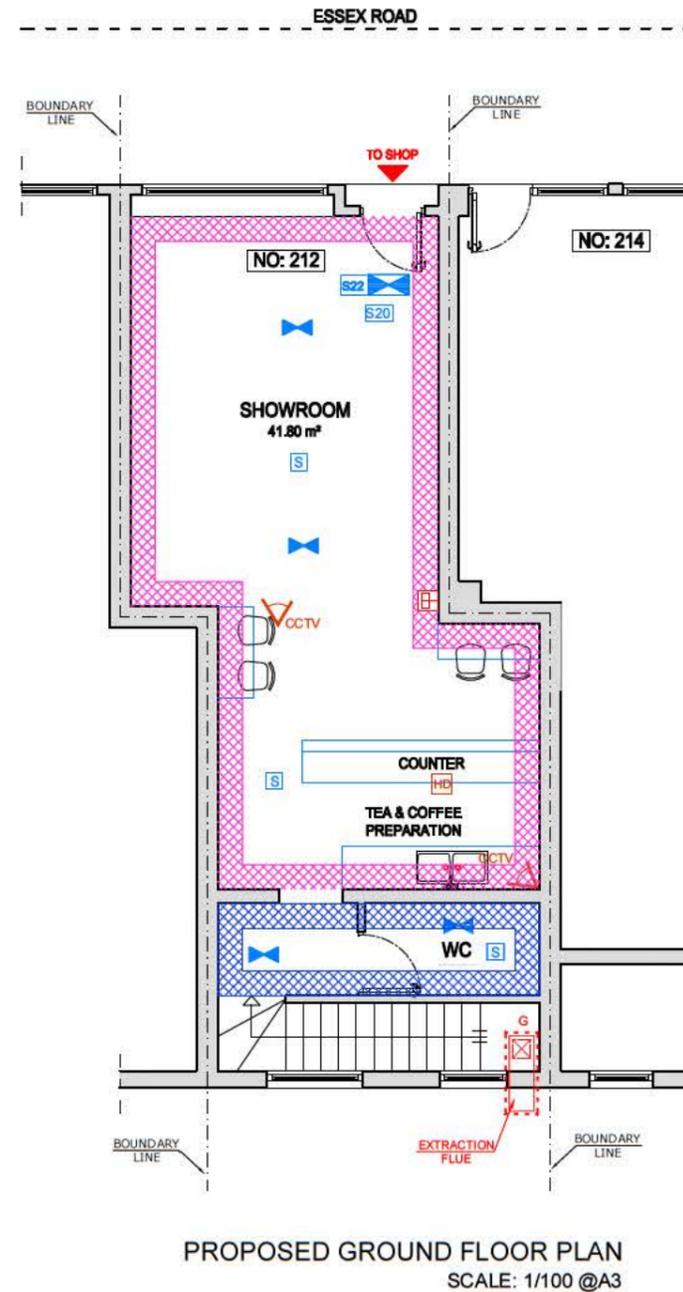
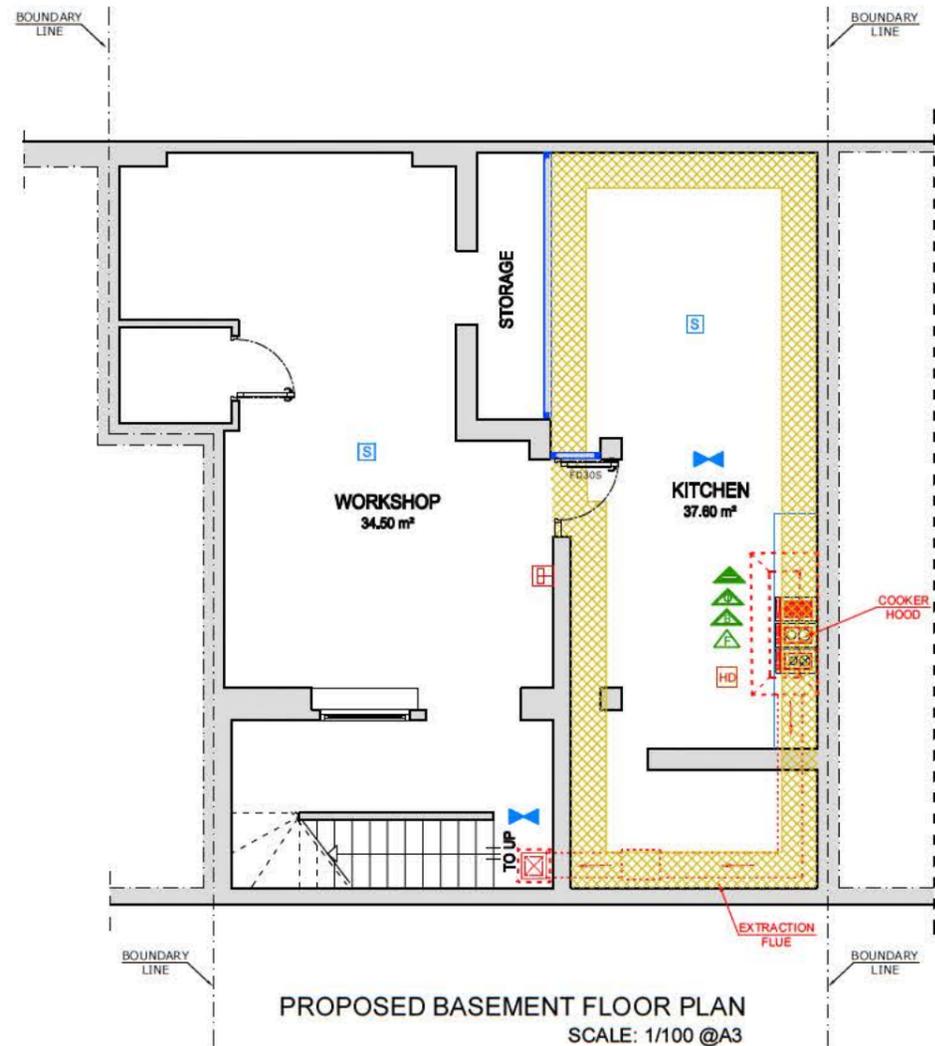
Once you're finished you need to do the following:

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.

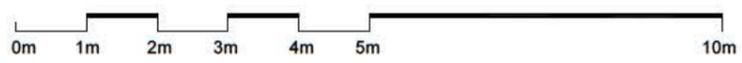
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

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



LEGEND	
	STORAGE
	LIQUOR SALE
	WC, PASSAGEWAY, ETC
	KITCHEN AREA
	AMBIT OF PREMISES LICENSED
	SAFETY LIGHTING
	SMOKE DETECTOR
	HEAT DETECTOR
	SOUNDER (AUDIBLE THROUGH THE PREMISES)
	FIRE ALARM CALL POINT
	30min FIRE RESISTANCE DOOR (ALL FIRE DOORS TO HAVE INTUMESCENT STRIPS AND SELF CLOSERS)
	CARBON DIOXIDE FIRE EXTINGUISHER
	9 LT. WATER FIRE EXTINGUISHER
	FIRE BLANKET
	9 LT. FOAM
	INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)
	FIRE EXIT KEEP CLEAR
	CCTV

PROPOSED BASEMENT FLOOR AREA : 91.55 m²
 PROPOSED GROUND FLOOR AREA : 53.55 m²



86-90 PAUL STREET, LONDON EC2A 4NE
 TOWN PLANNING CONSULTANTS & ARCHITECTURAL DESIGN
 info@deltatech Ltd.com
 www.deltatech Ltd.com

212 ESSEX ROAD
 LONDON
 N1 3AP

PROPOSED
 - BASEMENT FLOOR PLAN
 - GROUND FLOOR PLAN
 (PREMISES LICENCE PLAN)

SCALE: 1/100 @A3	REF. NO : 017/P/20.06
DATE: DEC. 2020	PROJECT: PLANNING

Licensing Act 2003 - Licensing Authority Representation

New Premises Licence Application:

Hungry Bikes 212 Essex road London N1 3AP

I am submitting a representation on behalf of the Licensing Authority with respect to the licence application, submitted by **Hungry Bikes Ltd.**

The application is seeking to:

- allow the premises to provide the sale by retail of alcohol, on and off supplies, Mondays to Saturday from 08:00 until 23:00 and Sunday from 10:00 – 18:00
- allow the premises to be open to public, Mondays to Saturday from 08:00 until 23:00 and Sunday from 10:00 – 18:00

The grounds for the representation are:

- Prevention of Crime & Disorder; and
- Prevention of Public Nuisance.

Licensing Policy Considerations:

<i>Licensing Policies 2 & 3</i>	<i>Location, cumulative impact and saturation;</i>
<i>Licensing Policy 4</i>	<i>Off sales of alcohol from shops or other businesses</i>
<i>Licensing Policies 5 & 6</i>	<i>Licensing hours; and</i>
<i>Licensing Policy 7</i>	<i>Operating schedule</i>

Issues of Concern

- The premises is situated within the Angel & Upper Street Cumulative Impact Area (CIA), therefore the onus is on the applicant to demonstrate that the application will not add to the cumulative impact.
- The operating schedule and detail provided in the application is poor so it is difficult for the Licensing Authority to understand what the intension of the applicant is and how they intend to operate the business.
- The Licensing Authority therefore expects the applicant to consider **LP's 2 & 3** and tailor their application accordingly. The applicant has not acknowledged that the premises is situated within a CIA and no supporting information has been included within the application in this regard.
- The Licensing Authority is also concerned about the provision of off sales at location **LP 4**. The application simply states restaurant and retail
- The Operating Schedule (**LP7**), as referenced above, does not include the level of detail the Licensing Authority would expect for a business seeking a premises licence within a CIA.

The Licensing Authority is frustrated to have had to assess an application that is deficient in terms of the Council's Licensing Policy and expects the applicant to respond to the issues raised within this representation in good time prior to the expected Licensing Sub-Committee meeting where this matter will be determined. If these matters are not addressed, the Licensing Authority must recommend that the application is refused in line with the Council's Licensing Policy.

The Licensing Authority has concerns about Public Nuisance from both customer and possibly deliveries of alcohol from the premises. We therefore reserve the right to request additional controls or conditions when the applicant provides additional detail in respect of the Council Licensing Policy.

Terrie Lane

Licensing Manager

15th February 2021

From: Ford, Andrew <Andrew.Ford@islington.gov.uk>

Sent: 14 January 2021 14:36

To: info@deltatechltd.com

Cc: Forde, Niall <Niall.Forde@islington.gov.uk>

Subject: RE: Premises Licence Application: Hungry Bikes, 212 Essex Road, Islington, London, N1 3AP.

Dear Turabi Ay,

I am in receipt of the application for a premises license at Hungry Bikes, 212 Essex Road, Islington, London, N1 3AP. I act on behalf of Pollution Team who are the responsible authority for the prevention of public nuisance and are consulted on all premises license applications in the borough.

Given that you are only applying for an on licence I would normally expect around 30 minutes between the last sale of alcohol and the closure of the premises to the public to allow drinking up time and have suggested a condition to this effect. The Councils licensing policy 25, on page 40, has more details regarding this: www.islington.gov.uk/~media/sharepoint-lists/public-records/environmentalprotection/information/adviceandguidance/20172018/20180115licensingpolicy201820221.pdf

I have reviewed your application and how you intend to prevent nuisance. I have incorporated this with some further suggested conditions for the above premises:

- Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
- In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
- Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
- No refuse will be placed on the street more than 30 minutes before collection.
- The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries of licensable goods to the premises shall be made on a Sunday or Bank Holiday.
- The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.

- Any music shall be restricted to ambient background levels of sound.
- The last sale of alcohol shall be 30 minutes before the stated closing time.
- No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
- The shutters to the front of the premises shall be maintained so as not to cause a noise nuisance when in operation to residential properties in close vicinity.
- Alcohol shall not be sold or supplied on the premises otherwise than to persons purchasing food there and for consumption by such a person as an ancillary to their meal.
- Alcohol may only be consumed on the premises while being seated at a table.
- Exterior lighting shall be directed away from residential properties.

Can you confirm if you intend to do takeaways or deliveries of food from the premises. If you do intend to do this I would suggest the following additional conditions:

- The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises.
- If internal combustion engine vehicles are used for deliveries, the licensee shall ensure that drivers do not park or loiter in the vicinity of residential premises.
- The premises will operate a no idling policy.

Details of the business waste collection times for this premises can be found here: [Business waste collections times | Islington Council](#)

Could you please let me know by the 28th January if you accept these conditions and whether you are intending to do take away deliveries from the premises so I can approve your application.

Kind regards,

Andrew

Andrew Ford

Environmental Pollution Manager

Rep 1

Dear Ryan,

I object to this application on the basis that no information has been provided about the nature of the business that is applying, their business model, target customers, or proposed activities within the premises, and at the same time they are applying for a license to sell alcohol from 8am to 11pm. All we have is some very bland, copy and paste statements about management. It is impossible to assess whether this is an acceptable application or not.

Regards,

Councillor Martin Klute
Labour Member for St. Peters Ward
London Borough of Islington
Chair: Planning Committee

[REDACTED]

Rep 2

I object to this application. I appreciate that I will not be directly affected as I do not live in Essex Road but there is a matter of principal and precedent here.

The property is in the Angel Upper Street cumulative impact zone and it is therefore for the applicant to show that the selling of alcohol will not add to the cumulative impact.

There are no conditions offered and no indication of how the premises will operate. Not only could it become an all day drinking establishment but it could become an off licence selling the whole range of alcohol. These are large premises surrounded by residential properties.

Not only will the granting of the licence add to the cumulative impact it will also cause a nuisance to the residents and passing pedestrians and may well add to the antisocial behaviour and crime in the area.

[REDACTED]

[REDACTED]

[REDACTED]

Suggested conditions of approval consistent with the operating schedule

1. The premises shall fully maintain and check all smoke detectors, fire extinguishers, emergency lighting and fire alarm.

Conditions proposed by the Metropolitan Police

2. There shall be no promotions that encourage illegal, irresponsible or immoderate consumption of alcohol.
3. There shall be no vertical drinking. Alcohol shall only be supplied to customers taking a seated table.
4. Off supplies of alcohol are only authorised when purchased as ancillary to food to take away/for delivery.
5. The premises licence holder shall ensure that any third party deliver/courier company is instructed to comply with the following:
 - a. Any refusals will be logged by the delivery driver. Records of all refusals will be obtained from the delivery company and provided to the relevant authorities upon request; and
 - b. 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 the age of 18.
6. Any person or automated system taking an order for the supply of alcohol on behalf of the premises licence holder will inform customers that proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram may be required before alcohol is supplied in accordance with the Challenge 25 age verification scheme.
7. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record the following:
 - a. Any crimes reported to the venue.
 - b. Any complaints received.
 - c. Any incidents of disorder.
 - d. Any faults in the CCTV system.
 - e. Any visit by a relevant authority or emergency service.
 - f. Any ejections of patrons
 - g. Any refusal of the sale of alcohol
8. CCTV shall be installed, operated and maintained, at all times that the premises is open for licensable activities, so as to comply with the following criteria:
9. 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. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request;
 - a. The Police must be informed if the system will not be operating for longer than one day of business for any reason;
 - b. One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;

- c. The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - d. The system shall record in real time and recordings will be date and time stamped;
 - e. Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to Police or authorised Council officers on request (subject to the Data Protection Act 1998) within 24 hours of any request;
 - f. At all times, there will be a person on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request and to supply a copy of footage immediately to Police to assist with the immediate investigation of an offence.
10. In the event that an assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
- a. The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - b. The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - c. Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

Conditions proposed by the Council's Noise Service

- 11. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- 12. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
- 13. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
- 14. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
- 15. No refuse will be placed on the street more than 30 minutes before collection.
- 16. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries of licensable goods to the premises shall be made on a Sunday or Bank Holiday.
- 17. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
- 18. Any music shall be restricted to ambient background levels of sound.
- 19. The last sale of alcohol shall be 30 minutes before the stated closing time.
- 20. No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
- 21. The shutters to the front of the premises shall be maintained so as not to cause a noise nuisance when in operation to residential properties in close vicinity.
- 22. Alcohol shall not be sold or supplied on the premises otherwise than to persons purchasing food there and for consumption by such a person as an ancillary to their meal.
- 23. Alcohol may only be consumed on the premises while being seated at a table.

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

If premises intends to do takeaways of deliveries of food from the premises I would suggest the following additional conditions:

25. The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises.

26. If internal combustion engine vehicles are used for deliveries, the licensee shall ensure that drivers do not park or loiter in the vicinity of residential premises.

27. The premises will operate a no idling policy.



SHOW LAYERS

COVID-19

Base Mapping

MASTERMAP

Islington and surrounding Borough Boundaries

Islington Borough Boundary

LLPG Points (Postal)

LLPG Search

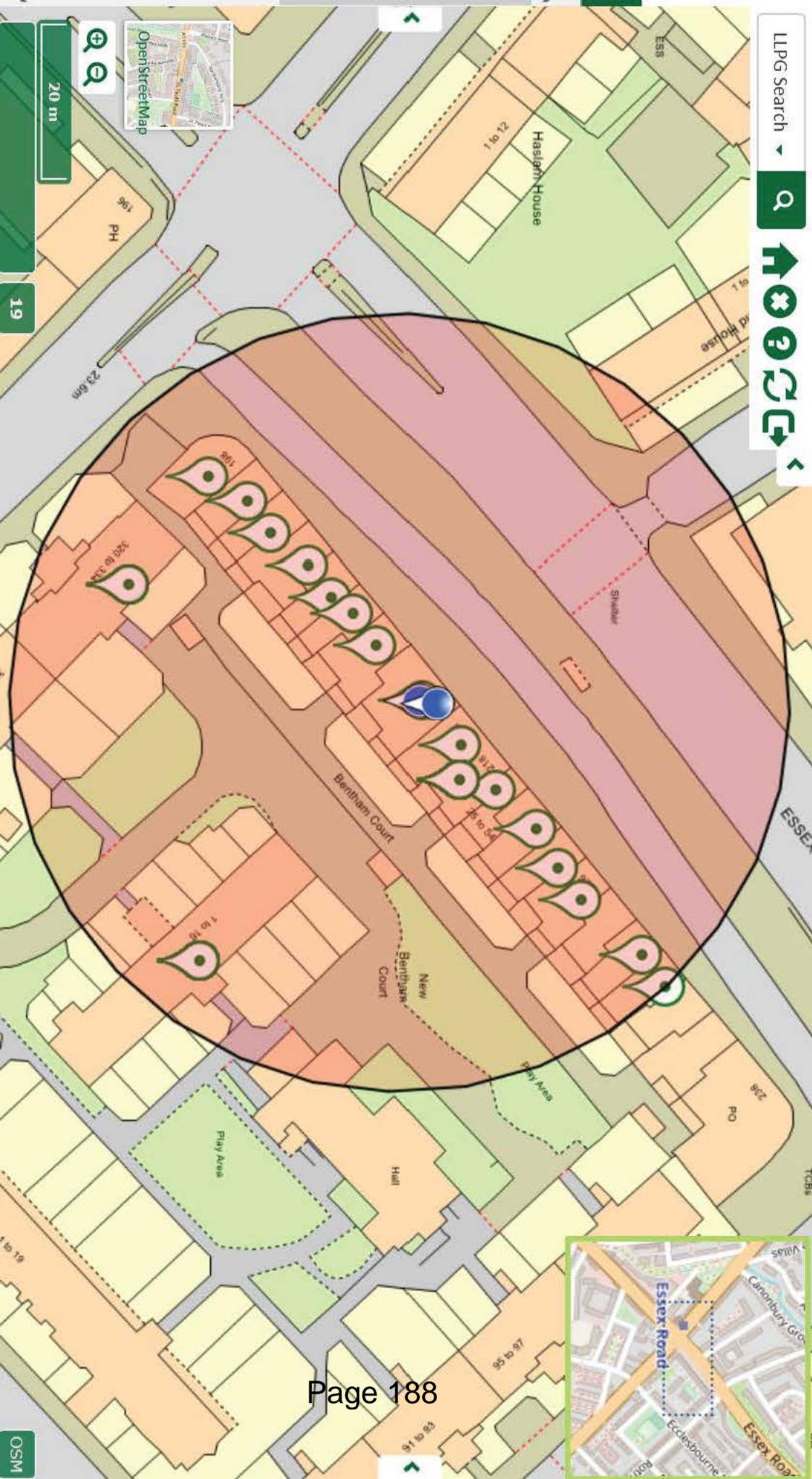
LLPG Simple Search

LLPG Search



20 m

19





Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee - A	16/03/2021	Junction

	Exempt	Non-exempt
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SUBJECT: PREMISES LICENCE NEW APPLICATION
RE: H R ORGANIC & VEGAN SHOP, 786 HOLLOWAY ROAD, LONDON N19 3JH

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, off supplies, Monday to Sunday, from 08:00 to 23:00.
 - The hours open to the public, Monday to Sunday, from 08:00 to 23:00.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	No
Noise	No
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No

London Fire Brigade	No
Local residents	No:
Other bodies	Yes: Better Archway Forum and Local Ward Councillor

3. Background

- 3.1 This property has not been previously licensed.
- 3.2 A new premises licence application was submitted on 29 January 2021.

4. Planning Implications

- 4.1 The Planning & Development section have the following comments to make in relation to the above application.
- 4.2 The property is not statutorily listed, nor is it located within a Conservation area.
- 4.3 The ground floor unit of the property has been used as a shop (A1 use class) since the summer of 2015; prior to this the ground floor unit was a dry cleaners (also A1 use class), at least as far back as June 2008. There was a continuous A1 use of the ground floor unit in excess of ten years; this is considered the lawful use, as the use is immune from enforcement action. Under the changes to Use Class Order from 1st September 2020, this A1 use would be classified as Class E.
- 4.4 Changes to Use Classes from 1 September 2020; Generally;
From 1 September 2020, for purposes of Use Class, A1/2/3 & B1 to be treated as Class E.
For any planning applications submitted before 1 September 2020, the Use Classes in effect when the application was submitted will be used to determine the application. For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be the ones used until the end of July 2021 (this is defined as the 'material period' in legislation so may be referred to as such).
- 4.5 There is no relevant planning history for the property.
- 4.6 There are no open enforcement cases 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 These premises are located in the Archway 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); and
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6. 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.

Appendices:

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

Background papers:

None.

Final report clearance:

Signed by:



Service Director – Public Protection

Date

01/03/2021

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?

Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Is the applicant:

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

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

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"/>

Agent Details

* First name	<input type="text" value="Mrs Aysen"/>
* Family name	<input type="text" value="Ipek Kilic"/>
* E-mail	<input type="text"/>
Main telephone number	<input type="text"/>
Other telephone number	<input type="text"/>

Include country code.

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 private individual acting as an agent

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

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	<input type="text"/>
Business name	<input type="text" value="Narts Food and Leisure Limited"/>
VAT number	<input type="text" value="-"/>
Legal status	<input type="text" value="Private Limited Company"/>
Your position in the business	<input type="text" value="Licensing Consultant"/>
Home country	<input type="text" value="United Kingdom"/>

If your business is registered, use its registered name.

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

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

Building number or name	NARTS
Street	[REDACTED]
District	
City or town	[REDACTED]
County or administrative area	
Postcode	[REDACTED]
Country	United Kingdom

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	H R Organic & Vegan Shop
Street	786 Holloway Road
District	
City or town	London
County or administrative area	
Postcode	N19 3JH
Country	United Kingdom

Further Details

Telephone number	[REDACTED]
Non-domestic rateable value of premises (£)	22,500

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

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Yes No

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"/>

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Yes No

E-mail	<input type="text"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text"/> / <input type="text"/> / <input type="text"/> dd mm yyyy
* Nationality	<input type="text"/>
Right to work share code	<input type="text"/>

Documents that demonstrate entitlement to work in the UK
Right to work share code if not submitting scanned documents

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? 28 / 02 / 2021
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

Continued from previous page...

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.

organic shop and off licence.

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

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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

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Continued from previous page...

Will you be providing recorded music?

Yes No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Yes No

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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

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

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 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.

N/

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.

N/A

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 / /
dd mm yyyy

Continued from previous page...

Enter the contact's 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"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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ADULT ENTERTAINMENT

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

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

N/A

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

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.

N/A

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.

N/A

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LICENSING OBJECTIVES

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

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

Continued from previous page...

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

Please see below

b) The prevention of crime and disorder

- 1) The dps, a personal licence holder or trained member of staff nominated in writing by the dps shall be on duty at all times the premises are open to the public.
- 2) a) A cctv system covering the interior & exterior of the premises will be installed to current metropolitan police / Home office standards and shall be kept operational at all times the premises are open to the public.
 - b) It shall be capable of taking a head & shoulders shot of persons entering the premises, of recording images to an evidential standard in any light and be capable of storing images for a minimum of 31 days.
 - c) All staff who may work front of house shall be trained to operate the cctv system and download images.
 - d) At least one member of staff trained to operate the cctv system & download images shall be on duty at all times the premises are open to the public. Footage shall be shown to the police and screenshots provided to them on request. Copies of downloaded images shall be provided to the police on a usb stick, cd or other acceptable means as soon as possible and in any case within 24 hours of the request
- 3) challenge 25 shall be operated as the proof of age policy.
- 4) An incident book shall be kept at the premises, and made available to the police or authorised council officers, which will record the following:
 - A) All crimes reported,
 - B) Lost property,
 - C) All ejections of customers,
 - D) Any complaints received,
 - E) Any incidents of disorder,
 - F) Any seizure of drugs or offensive weapons,
 - G) Any faults in the cctv,
 - H) Any refusal in the sale of alcohol.
 - I) Any visit by a relevant authority or emergency service
- 5) Notices will be prominently displayed by the entry/ exit door and point of sale (as appropriate) advising customers:
 - A) That cctv & challenge 25 are in operation;
 - B) Advising customers of the provisions of the licensing act regarding underage & proxy sales;
 - C) Of the permitted hours for licensable activities & the opening times of the premises;
 - D) Not to drink in the street;
 - E) To respect residents, leave quietly, not to loiter outside the premises or in the vicinity and to dispose of litter legally.

c) Public safety

A fire risk assessment and emergency plan will be prepared and regularly reviewed. All staff will receive appropriate fire safety training and refresher training.

d) The prevention of public nuisance

- 1) The front of the premises shall be kept tidy at all times and be swept at close.
- 2) Relevant notices will be prominently displayed by the entry/ exit door and point of sale (as appropriate)
- 3) No deliveries will be received or rubbish removed from the premises between 22.00 & 07.00.
- 4) Any music played will only be played at background level.
- 5) An incident book shall be kept at the premises and made available to the police or authorised council officers –see box b condition 5 for full details of the information to be recorded.
- 6) A phone number for the premises shall be made available if required upon request to the police, any other responsible

Continued from previous page...

authority or any local resident to express any concerns caused by the operation of the premises. Any complaints and the outcome will be recorded in the incident book.

e) The protection of children from harm

- 1) Challenge 25 shall be operated as the proof of age policy and only a valid passport, photo driving licence, hm forces photographic id card or proof of age card with the pass logo or hologram on it may be accepted as proof of age.
- 2) All refusals of the sale of alcohol shall be recorded in the refusals section of the incident book. The incident book shall be kept and produced to police & authorised council officers on request –see section b condition 5 for full details.
- 3) relevant notices will be prominently displayed by the entry/ exit door and point of sale as appropriate– see section B condition 6 for full details.
- 4) All staff who work front of house will be trained for their role on induction and be given refresher training every six months. Written training records will be kept for each staff member and be produced to police & authorised council officers on request. Training will include identifying persons Under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

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 in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

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 birth or adoption certificate issued 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 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.

Continued from previous page...

- 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 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, 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.

Continued from previous page...

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.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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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.

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PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

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

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

190.00

DECLARATION

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.

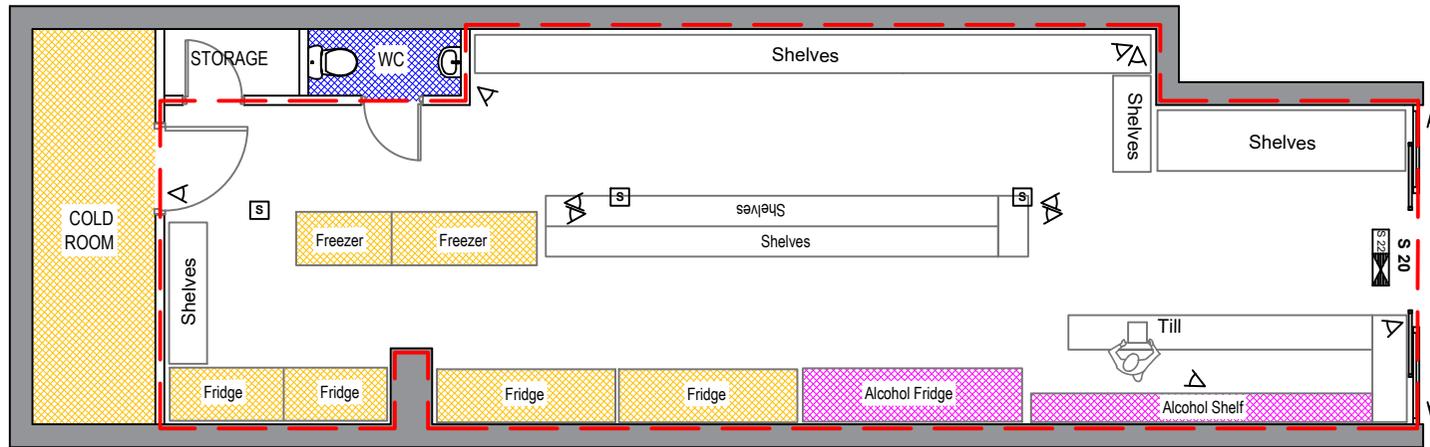
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

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

OFFICE USE ONLY

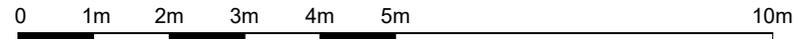
Applicant reference number	<input type="text" value="H R Organic & Vegan Shop"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation 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"/>

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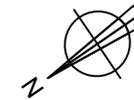
GROUND FLOOR PLAN

Total Area : 90sqm



LEGEND

- WC AREA
- FRIDGE
- ALCOHOL
- AMBIT OF LICENSED PREMISES
- SAFETY LIGHTS
- SMOKE DETECTOR
- CCTV
- FIRE ESCAPE KEEP CLEAR
- INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)
- CARBON DIOXIDE FIRE EXTINGUISHER
- 9 LT. WATER FIRE EXTINGUISHER
- FAN



GENERAL NOTES:

786 Holloway Road, N19 3JH

Ground Floor Plan

DRAWING DATE
25.01.2021

SCALE: 1:100 @A4

DRAWN BY: OZ

TOTAL AREA
90sqm

SHEET: 1

CONTROL BY: MHR

Licensing Act 2003**Licensing Authority Representation****Premises Licence Application:****HR Organic & Vegan Shop, 786 Holloway Road London N19 3JH**

I am submitting a representation on behalf of the Licensing Authority with respect to the premises licence application, submitted by **Mr Cuma Aydemir**.

The application is seeking to allow the premises to provide the sale by retail of alcohol, off supplies only, Mondays to Sunday from 08:00 until 23:00;

The grounds for the representation are:

- Prevention of Crime & Disorder;
- Protection of Children from Harm; and
- Prevention of Public Nuisance.

Licensing Policy Considerations

Licensing Policies 2 & 3 *Location, Cumulative impact and saturation*

Licensing Policy 4 *Shops selling alcohol;*

Licensing Policy 7 *Operating schedule; and*

Licensing Policy 14 *Alcohol induced Crime, Disorder and Antisocial Behaviour*

Issues of Concern

- The premises are located within the Junction area of the Archway Cumulative Impact policy area (LP's 2&3). One of the main issues of concern in the Archway Cumulative Impact area is the number of off licences operating in the area and the impact that widely available alcohol is having on local residents in terms of nuisance and antisocial behaviour.
- Not only does the area have one of the highest concentrations of off licences of any ward in the borough, with an average of one off licence per 317 residents, the area is home to Whittington Hospital, mental health facilities as well as a busy transport hub. The onus is on the applicant to demonstrate that these premises will not add to the cumulative impact. The applicant has made no reference to this policy in relation to their proposed licensable activities and their potential impact on the local area.

The applicant has not mitigated the local area concerns in relation to shops selling alcohol (LP4) and how it could add to the cumulative impact of such premises on local area problems such as the documented street drinking issue. The operating schedule (LP7) put forward within the application has not referenced this issue, or made any recognition of the potential for harm linked to the sale of high strength alcohol, a specific local area issue contributing to Anti-Social Behaviour (LP14).

Summary

The applicant has not demonstrated that the application will not add to the cumulative impact. The Licensing Authority believes that it is therefore appropriate for the Licensing Sub-Committee to determine this application based on any additional supporting information provided and the perceived suitability of the applicant to effectively operate the proposed licensable premises.

Terrie Lane
Licensing Manager
Islington Council
020 7527 3233

19th February 2021

O'Donoghue, Natasha

From: Burgess, Janet
Sent: 01 February 2021 16:05
To: Comer Schwartz, Kaya; Chapman, Sheila; Licensing
Cc: 'Kate Calvert'; O'Donoghue, Natasha; [REDACTED]
Subject: Re: Premises Licence Application: HR Organic and Vegan Shop

Dear Licensing

I am writing to oppose this application for a new premises licence.

Several years ago Archway was designated a saturation area in terms of the number of licences that were then held by many businesses in the area. They were mainly, but not exclusively, at take away premises of one kind or another.

Since that time the number of licences has actually increased. I maintain that we do not need any more such licences in that area.

Councillor Janet Burgess M.B.E.
Labour Councillor for Junction Ward
Islington Council
Town Hall
Upper Street
London N1 2UD

Mayor's PA [REDACTED]
[REDACTED]

From: Williams, John <John.Williams@islington.gov.uk>

Sent: 01 February 2021 13:19

To: Burgess, Janet [REDACTED]; Comer Schwartz, Kaya [REDACTED]; Chapman, Sheila

Cc: 'Kate Calvert' [REDACTED]; O'Donoghue, Natasha <Natasha.ODonoghue@islington.gov.uk>; [REDACTED]

Subject: Premises Licence Application: HR Organic and Vegan Shop

Dear Sir/Madam,

We have received the following attached application for a **New premises licence**

Proposed licence holder: Cuma Aydemir

Premises name: HR Organic & Vegan Shop

Address: 786 Holloway Road. N19 3JH

Application received: 29/01/21

Last date for representations: 26/02/21

Regards

John Williams

Licensing Team

Public Protection Division

Environment & Regeneration

Islington Council

3rd Floor, 222 Upper Street, London, N1 1XR

Tel: 020 7527 3031

Email: licensing@islington.gov.uk

Website: www.islington.gov.uk

The information contained in this E-Mail may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure, the confidentiality of this E-Mail and your reply cannot be guaranteed.

The information in this message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by any other person is not permitted. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

Please help save resources by not printing this e-mail if you can avoid it, and by using recycled paper.

John Williams

Technical Support Officer

Licensing Team

222 Upper Street

London Borough of Islington

N1 1XR

O'Donoghue, Natasha

From: Better Archway Forum [REDACTED]
Sent: 01 February 2021 17:06
To: Burgess, Janet; Comer Schwartz, Kaya; Chapman, Sheila; Licensing
Cc: 'Kate Calvert'; O'Donoghue, Natasha; [REDACTED]
Subject: Premises Licence Application: HR Organic and Vegan Shop

Dear Licensing,

I am writing from the Better Archway Forum in response to this application and to support Councillor Burgess's opposition to it.

Our members have been concerned about the impact of off licences in the area for many years and for this reason the Archway Saturation Zone designation was warmly welcomed.

Councillor Burgess notes, there has already been an increase in premises with off licences since that policy came into effect, which means that there is definitely no need for further such licences to be issued.

Regards,

Kate Calvert

Better Archway Forum

Hargrave Hall

Hargrave Road

London

N19 5SP

Suggested conditions of approval consistent with the operating schedule

1. The dps, a personal licence holder or trained member of staff nominated in writing by the dps shall be on duty at all times the premises are open to the public.
2. A fire risk assessment and emergency plan will be prepared and regularly reviewed. All staff will receive appropriate fire safety training and refresher training.

Conditions agreed with the Metropolitan Police

1. An incident log shall be maintained on the premises and will be produced to the Police or other relevant officers of a responsible authority upon reasonable request. Every entry will be date and time stamped. Said log will record:
 - a) Any refusal of alcohol
 - b) Any and all allegations of crime or disorder reported at the venue
 - c) Any and all complaints received
 - d) Any faults in the CCTV system
 - e) Any visit by a relevant authority or emergency service.
2. 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 week 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 facial 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) The system will be specified so as to operate satisfactorily regardless of lighting conditions;
 - h) During opening hours, at least 1 member of staff on duty will be able to operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
 - i) Recordings will be kept for a minimum of 31 days;
 - j) Footage will be provided free of charge to the police or other authorised officers upon request (subject to the Data Protection Act 1998) within 24 hours of any request.

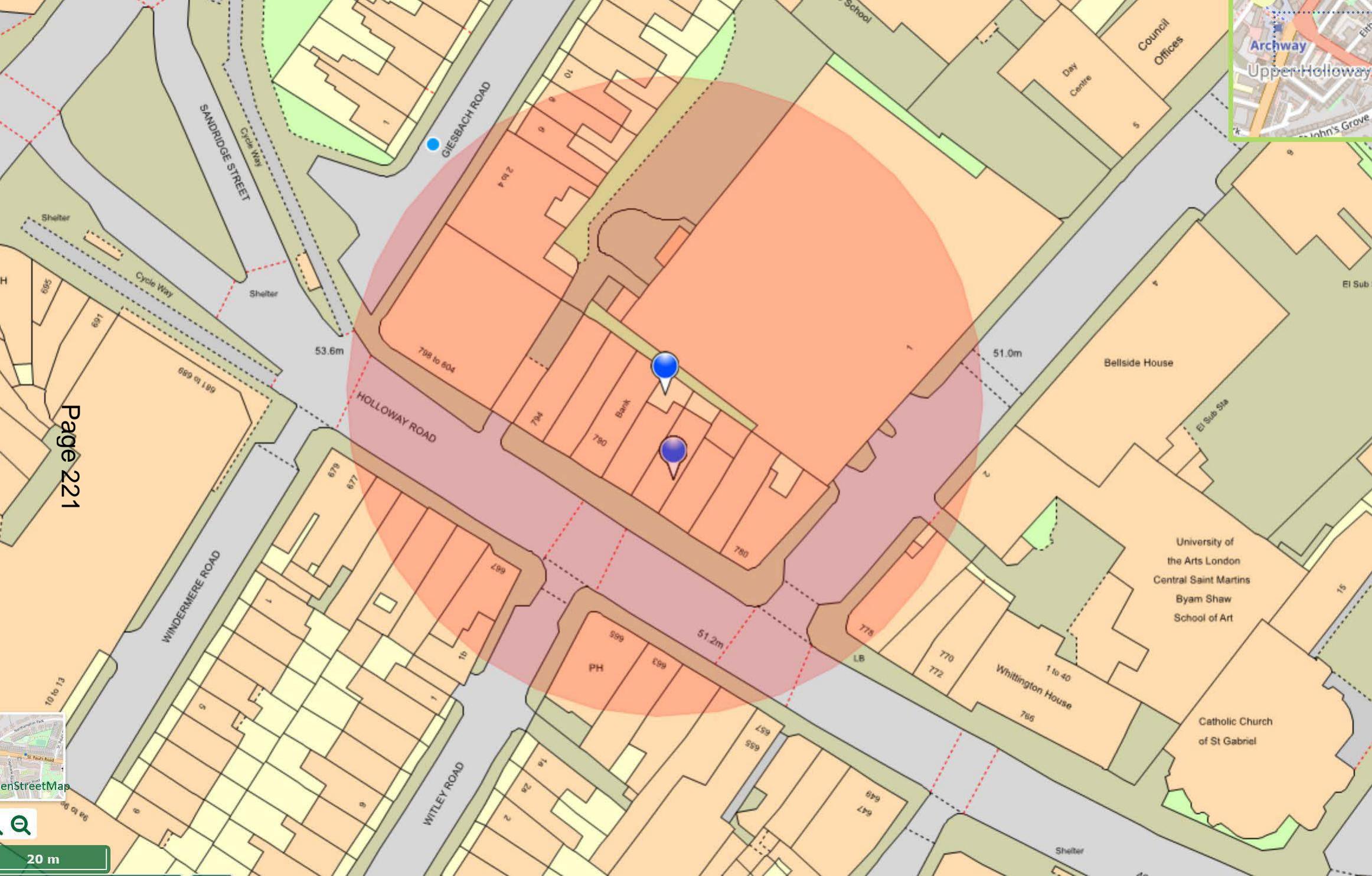
3. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - a) The police and, where appropriate, the London Ambulance Service, are called immediately.
 - b) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of police.
4. The licensee shall train and instruct the management and staff to prevent the admission of, and ensure the immediate and orderly departure of:
 - a) Any and all persons who appear to be drunk and/or disorderly
 - b) Any and all persons displaying signs of other substance abuse.
5. There shall be clear and prominent signage at the venue displaying the following points;
 - a) CCTV in Operation
 - b) Challenge 25 Proof of Age Scheme in Operation.
 - c) Residential Area: Please leave quietly and be respectful of our neighbours.
6. The premises shall operate the Challenge 25 proof of age scheme, whereby the only forms of acceptable identification shall be:
 - a) Photographic driving licence;
 - b) Valid passport;
 - c) Military/ UK Services Photo ID;
 - d) PASS Hologram ID
7. No spirit miniatures or other bottles below 20cl shall be sold from the premises at any time
8. The licence holder shall at all times maintain adequate levels of staff and security. There shall be a minimum of 2 members of staff on duty at all times the premises is open for licensable activities, at least one of whom shall be a personal licence holder.
9. All sales of alcohol shall be in sealed containers, for consumption away from the premises only and shall not be consumed on the premises or in the immediate vicinity.
10. At any given time no more than 15% of the total sales area shall be used for the sale or display of alcohol.
11. No beers, lagers or ciders of above 6.5% ABV shall be sold at the premises save for Premium beers and ciders supplied in glass bottles.
12. No spirits or other alcohol of greater than 18% ABV shall be displayed anywhere other than behind the till, to be selected from the shelf by a member of staff only.
13. On all dates when Arsenal Football Club is playing at home (accepted as being when the male 1st team is playing at the Emirates Stadium), the following will apply:
 - a) There shall be no sales of beer, lager or cider in glass containers during the period commencing 2 hours before kick-off and ending 1 hour after the game finishes.
 - b) No more than four cans or plastic bottles of beer, lager or cider shall be sold to any individual customer.

- c) All persons buying alcohol are to be advised by way of a written/printed notice in the premises window, and verbally where necessary, of the relevant controlled drinking/street drinking ban.
 - d) The management undertakes to agree to cease the sale of all alcohol if requested to do so by a police officer.
14. All sales tills will feature a Challenge 25 reminder/prompt to remind any cashier making an alcohol sale to verify the customers age.
 15. At no time shall less than 80% of alcohol products stocked/displayed be organic and/or vegan and clearly marked as such.
 16. Any and all staff employed in a customer-facing role will be trained for their role on induction and be given refresher training every six months. Written training records will be kept for each staff member and be produced to police & authorised council officers upon request. Training will include;
 - a) Identifying persons Under 25
 - b) Making a challenge
 - c) Acceptable proof of age & checking such,
 - d) Making & recording a refusal
 - e) Avoiding conflict
 - f) Responsible alcohol retailing.
 17. A current telephone number for the premises shall be made available to the police, any local authority officer, or any resident upon request

Conditions agreed with the Council's Noise Service

3. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
4. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
5. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
6. The delivery of consumables to the premises shall be restricted to the hours between 07:00 and 22:00 Monday to Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
7. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No deliveries to the premises shall be made on a Sunday or Bank Holiday.
8. The collection of refuse from the premises shall be restricted to the hours between 07:00 and 22:00 Monday-Saturday. No waste collections from the premises shall be made on a Sunday or Bank Holiday.
9. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
10. Any music shall be restricted to ambient background levels of sound.

11. Exterior lighting shall be directed away from residential properties.
12. The shutters to the front of the premises shall be maintained so as not to cause a noise nuisance when in operation to residential properties in close vicinity.
13. A contact telephone number for the premises shall be made available, if required, upon request to the police, any other responsible authority or any local resident to express any concerns caused by the operation of the premises. Any complaints and the outcome will be recorded in the incident book.



GIESBACH ROAD

SANDRIDGE STREET

Cycle Way

53.6m

HOLLOWAY ROAD

798 to 604

51.0m

Bellside House

Page 221

WINDERMERE ROAD

WITLEY ROAD

51.2m

University of the Arts London
Central Saint Martins
Byam Shaw
School of Art

Whittington House
1 to 40

Catholic Church of St Gabriel



20 m

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Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee - A	16/03/2021	St. Peter's

	Exempt	Non-exempt
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SUBJECT: PREMISES LICENCE NEW APPLICATION
RE: POPHAMS BAKERY, 19 PREBEND STREET,
ISLINGTON, LONDON, N1 8PF

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 of alcohol on and off the premises on Monday to Sunday from 08:00 until 23:00.
- The opening hours of the premises are Monday to Sunday from 08:00 until 23:00.

2. Relevant Representations

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

Safeguarding Children	No
London Fire Brigade	No
Local residents	No:
Other bodies	Yes: Angel Association

3. Background

- 3.1 This is new premises licence application for the sale of alcohol for on and off the premises on Tuesday to Sunday 08:00 to 23:00.
- 3.2 The premises is subject to one representation from the Angel Association. The applicant also received representations from the Police and Council's Noise Team which have been agreed.

4. Planning Implications

- 4.1 The proposed use for a bakery during the day and restaurant at night noted in the license application would not be in breach of planning control.

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); and
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6. 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.

Appendices:

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

Background papers:

None.

Final report clearance:

Signed by:



Service Director – Public Protection

04/03/2021

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 Oliver Gold
(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			
19 Prebend Street			
Post town	Islington	Postcode	N1 8PF
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 8400	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

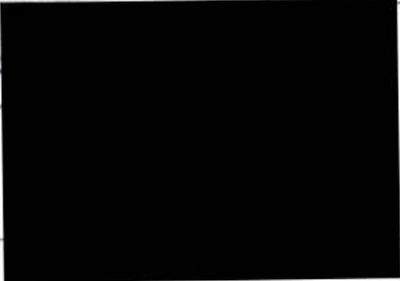
- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i as a limited company/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) please complete section (B)
 - iii as an unincorporated association or please complete section (B)
 - iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

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					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential 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	Oliver Gold - Pophams Bakery LTD	
Address	19 Prebend Street NX 8PP	
Registered number (where applicable)	10839666	
Description of applicant (for example, partnership, company, unincorporated association etc.)	Company	

Telephone number (if any)
E-mail address (optional) <i>ollie @ popkonsbakery . com</i>

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
10	12	2020

In next year it not

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Small 20 cover restaurant, on a parade of 5 shops. Babby by day restaurant by night.

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (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	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon					
Tue	09.00	23.00			
Wed	08.00	23.00			
Thur	09.00	23.00			
Fri	09.00	23.00			
Sat	09.00	23.00			
Sun	09.30	23.00			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

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	Oliver Gold	
		

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).

L

<p>Hours premises are open to the public Standard days and timings (please read guidance note 7)</p>			<p><u>State any seasonal variations</u> (please read guidance note 5)</p>
Day	Start	Finish	<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>
Mon			
Tue	08.00	23.00	
Wed	08.00	23.00	
Thur	08.00	23.00	
Fri	08.00	23.00	
Sat	08.00	23.00	
Sun	08.30	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)

Start training - Making sure all staff are fully aware and prepared on the 4 licensing objectives below. We will keep record of all these activities.

b) The prevention of crime and disorder

We have 3 working cameras on site and at all entrances. They also capture the entire dining area and till area. The system is new, easily accessible and up to date.

c) Public safety

All of our equipment is tested yearly. We've had fire safety tests on site. Emergency exits are clear and obvious.

d) The prevention of public nuisance

We will remind customers that when leaving they must be quiet.

e) The protection of children from harm

We will have a check 25 ID verification. Only accepting valid photographic ID. All staff will be trained in underage prevention.

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 or my share code issued by the Home Office online right to work checking service (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
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	her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	30.11.2020
Capacity	SO

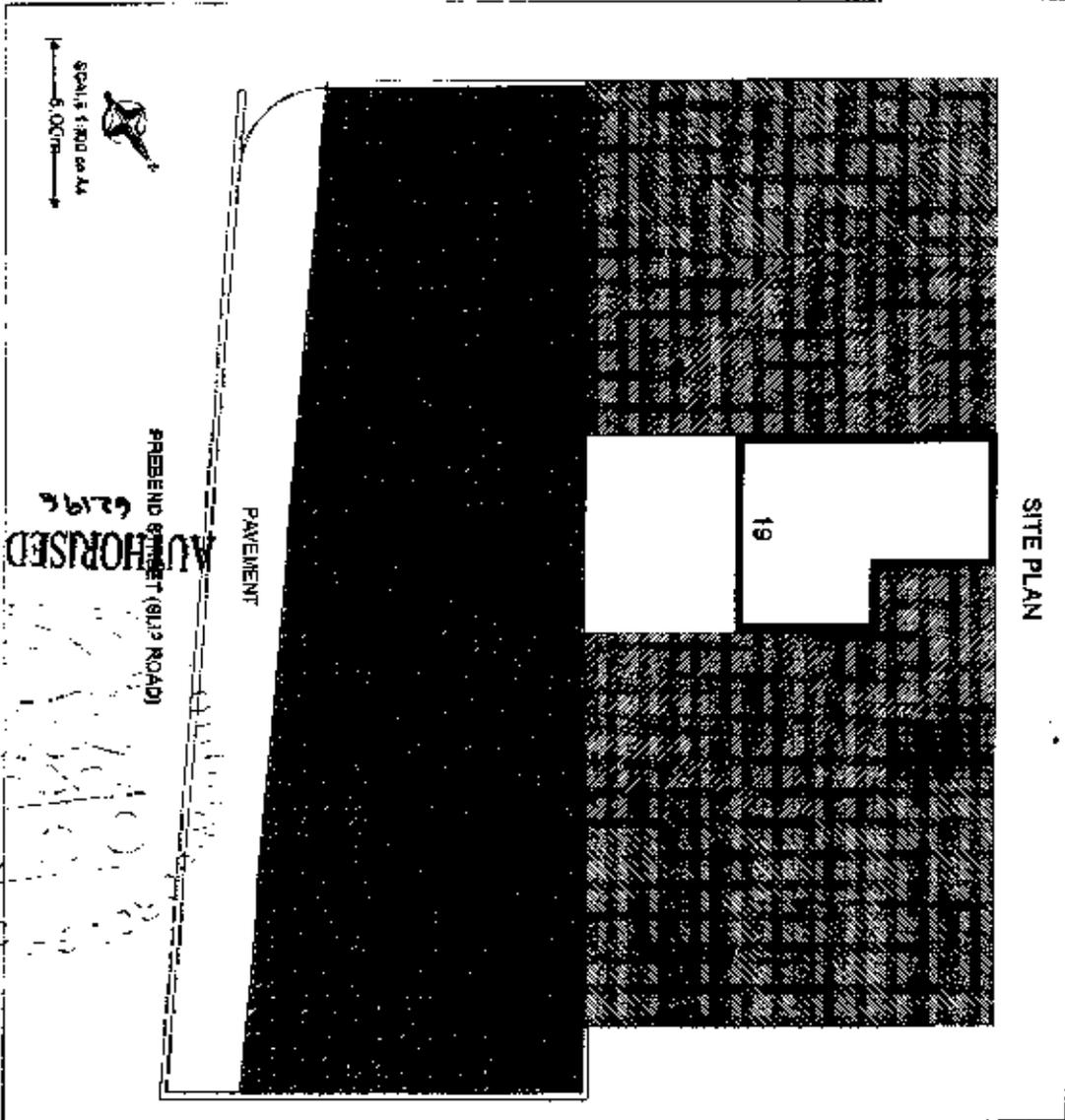
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

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		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

LEASEHOLD PLAN

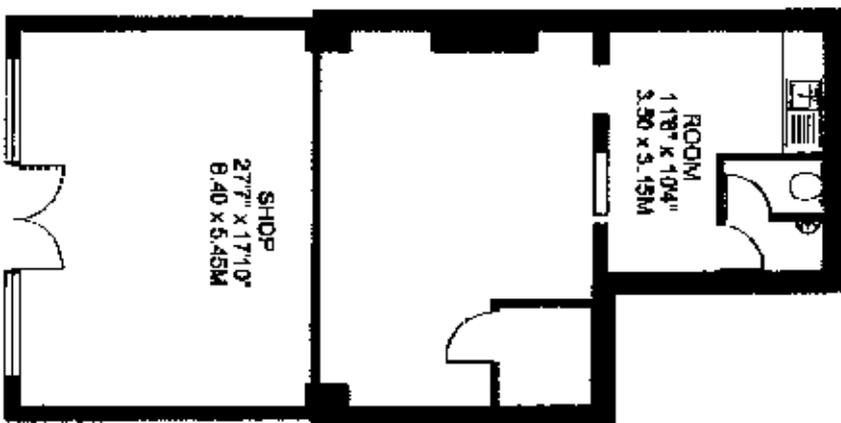
SITE PLAN



LONDON N1

APPROXIMATE INTERNAL FLOOR AREA

622 SQ.FT / 57.8 SQ.M.



GROUND FLOOR
PAVEMENT

SCALE 1:100 on A4

← 3.00m →

AUTHORIZED OFFICER

Official

Plan 8

Rep 1

I would like to make two objections to this application on behalf of the Angel Association.

The requested hours are too long, and at a maximum should reflect those of neighbouring restaurants. As for the off sales element, this is a bakery during the day, which does not align with an all day off sales license, and no case is made for it.

Angel Association.

Suggested conditions of approval consistent with the operating schedule

See conditions agreed below.

Conditions proposed by the Metropolitan Police

1. 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
 - b) properly and that the date and time are correct.
 - c) A record of these checks, showing the date and name of the person checking, will be kept and made
 - d) available to the police or other authorised officer on request;
 - e) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
 - f) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - g) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - h) The system will record in real time and recordings will be date and time stamped;
 - i) The system will be specified so as to operate satisfactorily regardless of lighting conditions;
 - j) During opening hours, at least 1 member of staff on duty will be able to operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
 - k) Recordings will be kept for a minimum of 31 days;
 - l) Footage will be provided free of charge to the police or other authorised officers upon request (subject to the Data Protection Act 1998) within 24 hours of any request.
2. An incident log shall be kept at the premises, and made available upon request to the police or an authorised officer, which will record:
 - a) Any and all allegations of crime and/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. 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) The premises will operate the 'Challenge 25' proof of age scheme.
 - e) All staff will be fully trained in its operation;
 - f) Only suitable forms of photographic identification, such as passport or UK driving licence, or holograph equipped 'PASS' scheme cards, will be accepted.
4. There shall be no vertical drinking. Alcohol shall only be supplied to customers taking a seated table and must be ancillary to a meal.
 5. Off supplies of alcohol shall only be permitted whilst the venue operates as a bakery and or restaurant.

Conditions proposed by the Council's Noise Service (Agreed)

6. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
7. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.
8. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
9. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
10. The delivery of consumables shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made on a Sunday or Bank Holiday.
11. The collection of waste shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No collections of waste shall be made on a Sunday or Bank Holiday.
12. The delivery of licensable goods shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries shall be made on a Sunday or Bank Holiday.
13. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
14. Any music shall be restricted to ambient background levels of sound.
15. The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.
16. Alcohol may only be consumed on the premises while being seated at a table.
17. No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
18. Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
19. Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
20. The outside seating area shall be closed and cleared of customers by 22.00.
21. Outside furniture shall be disabled and taken out of use by 22.00 each night.

22. The licensee shall monitor the outside of the premises to ensure that noise levels from patrons do not cause any nuisance to any nearby residents.



SHOW LAYERS

Islington and surrounding Borough Boundaries

Islington Borough Boundary

LLPG Points (Postal)

LLPG Search

LLPG Simple Search

LLPG Points 100m Buffer to Islington (Postal)

LLPG Points (Non-postal and Postal)

Borough Wide +

LLPG Search



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