



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	21 February 2017		Bunhill

Delete as appropriate		Non-exempt
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**Subject: PREMISES LICENCE NEW APPLICATION
RUNWAY EAST, GROUND FLOOR, 58-64 CITY ROAD, LONDON EC2A 1AF**

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to:
 - I. Supply alcohol for consumption on the premises from 12:00 until 23:45 Monday to Friday;
 - II. The provision of recorded music and live music from 18:00 until Midnight Monday to Friday;
 - III. Opening hours of the premises from 07:00 to Midnight Monday to Friday.

2. Relevant Representations

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

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes – 6 Local Resident
Other bodies	No

3. Background

3.1 Papers are attached as follows:-

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

3.2 The premises is currently unlicensed.

4. Planning Implications

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

5 Recommendations

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

5.2 To consider that this address is in the Bunhill Saturation or "Cumulative Impact Policy" of Islington. This special policy creates a rebuttable presumption that applications for new premises licences, club premises certificates, or variation applications that are likely to add to the existing cumulative impact will normally be refused, unless the 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.

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

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 4)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 4)

6 Conclusion and reasons for recommendations

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

Background papers:

The Council's Statement of Licensing Policy

Licensing Act 2003

Secretary of States Guidance

Final Report Clearance

Signed by


Service Director – Public Protection

Date 9/2/17

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



LICENSING LAWYERS

Prama House,
267 Banbury Road,
Oxford OX2 7HT

The Licensing Authority
London Borough of Islington

14 December 2016

Tel: 0844 556 1191
Fax: 0844 272 5591
Web: www.licensinglawyers.co.uk
E-mail: enquiries@licensinglawyers.co.uk

Dear Sirs

Runway East, 58-64 City Road

We have been instructed by our client to submit an application for a Premises Licence in respect of the above premises and enclose herewith the application form, plans and Designated Premises Supervisor consent.

Prior to making this application, bearing in mind that the premises fall within a Special Policy area, we have discussed the proposals with the police and the application reflects the discussions undertaken. You will see that the application relates to what is effectively an office, providing services for business customers. The office is accessed through a security barrier and there is a security guard on duty to sign visitors in and out. The concept is that alcohol is intended to be sold at business meetings, conferences, exhibitions, seminars and the like. We anticipate that some of the sale will take place as part of the booking for the accommodation and on other occasions there may be individual sales. In all cases, the premises are not open to the general public so that anyone can walk in off the street and purchase. We also anticipate that alcohol will not be sold continuously, but rather just on those occasions that demand it.

For this reason, combined with the control measures that have been offered and the scope of the application, we would suggest that there will be no adverse impact to the licensing objectives if a licence is issued and indeed this is not the type of premises that the Special Policy is intended to address.

The proposed Designated Premises Supervisor is currently applying for a Personal Licence and we will notify you of the licence number as soon as it is available.

We hope that there will be no representations on this application in view of the circumstances but if a Responsible Authority or Interested Party does have any concerns, then we would recommend that they discuss them with us first so that we can attempt to come to an agreement on the proposals.

Arrangements are being made for a site notice to be displayed and a notice placed in a local newspaper.

This matter is being dealt with by Mr Payne.

Yours faithfully,

Licensing Lawyers

Direct Line 0844 556 1192
Mobile 07 933 944 000
Email jp@licensinglawyers.co.uk

KT
OK
14.12.16

WK/160038838.

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 Demasere 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 Runway East Monmouth House 58-64 City Road			
Post town	Islington, London	Postcode	EC1Y 2AL

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

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 | <input checked="" type="checkbox"/> please complete section (B) |
| ii. as a partnership | <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) |

OK
RECEIPT IP2/968930
amt 14 Dec 16 \$635. 14/12/16

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a
 statutory function or ☐
 a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over			<input type="checkbox"/> Please tick yes		
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input checked="" type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

✓	Name Demasere Ltd
	Address Runway East, 10 Finsbury Square, London, EC2A 1AF
✓	Registered number (where applicable) 09140510
	Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited company
	Telephone number (if any)
	E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start? **As soon as possible**

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)

Conference/business facility. For more information, please visit www.runwayea.st



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 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☒
- f) recorded music (if ticking yes, fill in box F) ☒
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

☐

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors <input checked="" type="checkbox"/>
					Outdoors <input type="checkbox"/>
Day	Start	Finish			Both <input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon				
Tue			State any seasonal variations for the exhibition of films (please read guidance note 4)	
Wed			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 (please read guidance note 5)	
Thur				
Fri				
Sat				
Sun				

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input checked="" type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon				
Tue				
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)	
Thur				
Fri			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 (please read guidance note 5)	
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon	18:00	00:00	It is intended that live music will be performed at conferences, receptions, exhibitions and similar. It is not intended that live music will be played every day of the week, or necessarily to the extent of the hours applied for	
Tue	18:00	00:00		
Wed	18:00	00:00	State any seasonal variations for the performance of live music (please read guidance note 4)	
Thur	18:00	00:00		
Fri	18:00	00:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat				
Sun				

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Most music played at the premises will be exempt entertainment, but consent is requested to play recorded music at conferences, receptions, exhibitions and similar. It is not intended that recorded music will be played every day of the week or necessarily to the extent of the hours applied for		
Mon	18:00	00:00			
Tue	18:00	00:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed	18:00	00:00			
Thur	18:00	00:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	18:00	00:00			
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)	
Mon				
Tue				
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)	
Thur				
Fri				
Sat			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 3)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
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 5)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors <input checked="" type="checkbox"/>
					Outdoors <input type="checkbox"/>
					Both <input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur					
Fri					
Sat			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – <u>please tick</u> (please read guidance note 7)	On the premises <input checked="" type="checkbox"/>
				Off the premises <input type="checkbox"/>
Day	Start	Finish		Both <input type="checkbox"/>
Mon	12.00	23.45	State any seasonal variations for the supply of alcohol (please read guidance note 4)	
Tue	12.00	23.45		
Wed	12.00	23.45		
Thur	12.00	23.45	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)	
Fri	12.00	23.45		
Sat				
Sun				

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

Name Natasha Guerra	
Address 23D Belsize Park Gardens London	
Postcode	NW3 4JH
Personal licence number (if known) Awaited	
Issuing licensing authority (if known)	

K

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

None

Hours premises are open to the public
Standard days and timings (please read guidance note 6)

Day	Start	Finish
Mon	07:00	
		00:00
Tue	07:00	
		00:00
Wed	07:00	
		00:00
Thur	07:00	
		00:00
Fri	07:00	
		00:00
Sat		
Sun		

State any seasonal variations (please read guidance note 4)

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 5)

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

The primary use of the premises shall be the provision of office services including co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, exhibitions, meeting facilities, receptions, conferences and seminars. The sale of alcohol shall be incidental to that use.

The licence holder shall ensure that staff engaged in licensable activities are trained in a way that is commensurate with their duties in promoting the licensing objectives and complying with the provisions of the Licensing Act 2003. Staff shall be required to sign to confirm that they have understood the training and records of training shall be kept for a period of at least 12 months from the date it is delivered.

Alcoholic and other drinks purchased from the premises may not be taken away from the immediate curtilage of the premises in open containers such as glasses or opened bottles.

b) The prevention of crime and disorder

Any instances of crime and disorder arising in conjunction with a licensable activity shall be reported to the police.

An incident book shall be used to record any such instances of public disorder.

NB: In view of the guidance by the ICO on CCTV in licensed premises and the nature of these premises, it is suggested that the provision of CCTV should not be required by condition at this stage. There is CCTV operated by the landlord in entrance area and access is controlled by means of a barrier and security guard.

c) Public safety

All issues of public safety are covered by existing legislation, in particular ;
The Health and Safety at Work etc Act 1974
The Regulatory Reform (Fire Safety) Order 2005

d) The prevention of public nuisance

Issues of public nuisance are addressed through existing legislation, in particular
The Environmental Protection Act 1990
The Noise Act 1996

However, the responsible person will control sound and vibration so as not to cause a public nuisance at any adjacent premises in separate occupation and A telephone number shall be displayed on the exterior of the premises and on the business website of the licence holder to provide a means of contact for any person who should have cause to complain that they are disturbed by noise from the premises.

e) The protection of children from harm

The licence holder shall adopt the Challenge 25 and the BII National Standards Proof of Age Scheme

Acceptable forms of identification to meet the requirements of the Challenge 25 scheme shall include a Citizencard, a Passport, or Driving Licence bearing the photograph and date of birth of the bearer.

NB: Whilst it is noted that the premises fall within a Special Policy area, it is suggested that the nature of the premises, the weekday hours of operation and the way that licensable activities will be undertaken as incidental to the main purpose of the business will not have a negative impact upon the promotion of the licensing objectives.

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

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

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	14 December 2016
Capacity	Agents and solicitors for the applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Licensing Lawyers
Prima House
267 Banbury Road,

Post town	Oxford	Postcode	OX2 7HT
Telephone number (if any)	0844 556 1192		

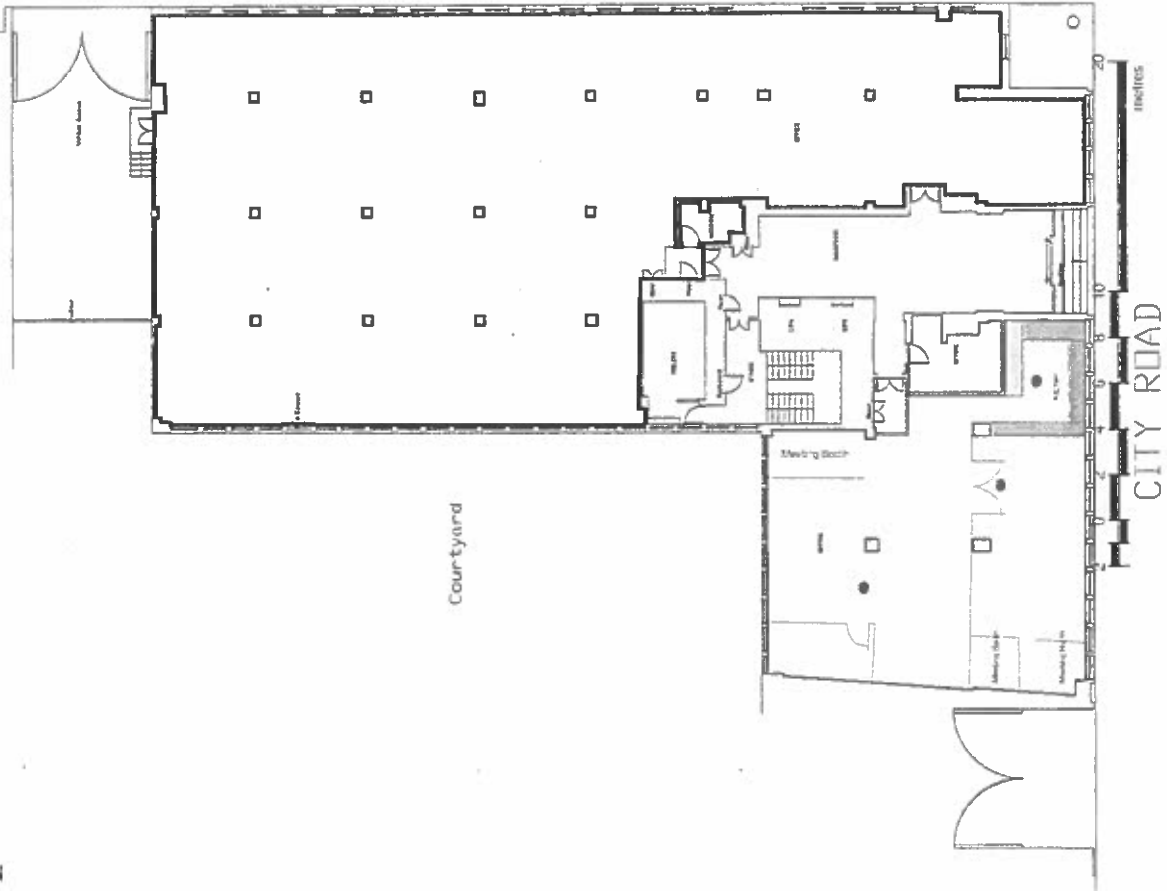
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
applications@licensinglawyers.co.uk

LEASE PLAN

MONMOUTH HOUSE

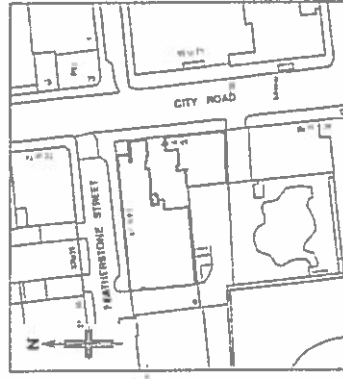
58-64 City Road, London EC1

Ground Floor



Notes:
Care should be taken when drawings are printed to avoid image distortion.
This drawing is issued for lease registration purposes only and further copies should be printed under the appropriate licence.

Revision:
A - Original Issue (April 2016)



Location Plan
Scale 1:1250

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Drawing No. LF761-LP-G
Issue A
April 2016
Presentation Scale - 1:200 @ A3

Lane & Frankham

info@laneandfrankham.com
+44(0)20 8309 2552 **Lane & Frankham**
www.laneandfrankham.com

REP 1

OBJECTION to licence application

[REDACTED]
Licensing Service
Public Protection Division
222 Upper Street
London
N1 1XR



30 December 2016

ADDRESS OF LICENSE APPLICATION: RUNWAY EAST, MONMOUTH HOUSE, 58-64 CITY ROAD, LONDON EC2A

Dear [REDACTED]

Thank you for your recent letter advising of a new license application for the above property.

Having lived here for 11 years, I have seen a number of failed attempts for late night music and drink sales from neighboring properties. These have all failed and led to considerable misery, poor safety and public disorder issues for residents. This has resulted in a number of hearings, cautions and eventual closures of the offending establishments (principally in Oliver's Yard and Featherstone Street, to name a few). Multiple incidents of violence and damage and a huge waste of police resource has resulted. For the last three years there have been no late night licenses and the area has been safe and orderly.

I therefore wish to object on the following reasons.

Prevention of crime and order

Late night music and sales of alcohol has led to:

- Drunk individuals and gangs fighting in the street.
- Stabbings with knives and broken bottles (including one death at the entrance to our building), physical assaults and beatings, and multiple injuries.
- Vandalizing of the bus stops, office/shops fronts, historical Bunhill Fields tomb stones, vehicles and the entrance to our building.
- The offending establishments have repeatedly been incapable (and uninterested) in managing the chaos on their doorsteps which they have caused.

Prevention of public nuisance

- Late night music, insufficiently insulated from neighboring properties.
- Every time someone leaves the music is even louder.

COMMERCIAL LICENSING

10 JAN 2017

222 UPPER STREET LONDON N1 1XR

- Gangs of smokers sheltering in the entrance of our building, shouting and arguing.
- People urinating in the streets and entrance to our building.
- Used condoms have also been left on the pavement (around the overhang of Monmouth House in Featherstone Street).
- Patrons continuing to drink and party in the street, long after the venue has closed.
- Threatening and aggressive behaviour, including racist and homophobic jeers to residents who return late to their home.

Public safety

- Violence and injuries as detailed above.
- As indicated above an unsafe and threatening environment. This is particularly stressful should you be unfortunate enough to return home late and have to negotiate the drug patrons.

Protection of children from harm

- Children living in our building hear the chaos and violence at nighttime, and witness the debris in the daytime. My neighbor's child observed one of the offending condoms referenced above!

I would like to point out that over the last three years the safety, crime and order in the immediate area has been good, following Islington Council's closure of the Oliver's Yard and Featherstone Street late (alcohol and music) license venues. Please note that I do not have any issues with the Angel public house nor Lantana Cafe, which both have alcohol licenses - to 10.30pm I believe). These premises do not attract violent and inconsiderate patrons, and the owners manage their patrons suitably. However, granting a short term license will completely change this.

Given the impending demolition of Monmouth House and its replacement with a 10 story office block, this application is a short term license. The patron (like all the others that have failed in the area) will just be interested in maximizing the short term financial gain and will have no incentive to deal with the violence, mess and chaos they will inflict on the neighborhood.

Please let me know I can provide any further information to assist you with this application.

Yours sincerely,



REP 2

[REDACTED]

From: [REDACTED]
Sent: 09 January 2017 20:53
To: Licensing
Subject: License Application WK/160038838 - Runway East, City Road

Premise Name and Address: Runway East, Monmouth House, 58 - 64 City Road, London, EC2A 1AF

[REDACTED]

I wish to object to the License application on the grounds of the prevention of public nuisance.
I am concerned about the increase in noise on the street and the management of customers when they are drinking and smoking outside the premises, under my neighbour's windows, whilst the venue is open.
I am also concerned that it may lead to an increase in noise, vomiting and urinating outside my home once the venue has closed and customers are leaving the venue.

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address RUNWAY EAST, MONMOUTH HOUSE
58-64 CITY ROAD, LONDON EC2A 1AF

Your Name: [REDACTED]

Interest: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

Monmouth House is a commercial office block adjacent to Lexington Apartments whose windows overlook our communal gardens. I am concerned that both the sale & consumption of alcohol & the playing of music until 12.00 will cause disturbance and quickly & easily become a public nuisance, especially to immediate neighbours (ie residents of Lexington Apartments).

Crime and Disorder

The above obviously has the potential to lead to crime & disorder as guests leave after midnight 5 days a week. I wish to object strongly to awarding either licence.

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous Yes No

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

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

Signature

Date

21/12/2016

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
licensing@islington.gov.uk

or send by email to:

[REDACTED]

From: [REDACTED]
Sent: 27 December 2016 14:05
To: Licensing
Subject: Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

Dear [REDACTED]

I refer to the Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

I object to the granting of a new licence for the above on the following grounds:

Public Nuisance

Monmouth House is within close proximity to the residential Lexington Apartments on City Road, where there are almost 100 residences.

It is also within close proximity of several residential apartment buildings on Featherstone Street, Mallow Street and Leonard Street.

There are already several licensed venues in the area and, while I am generally a supporter of commercial and residential co-existing and of a vibrant city centre, I feel that the noise disturbance from these existing venues is already sufficient for the residents of the area to live with.

Noise disturbance is already at a high level compared with other areas and we do not need another licensed venue which will add to this.

The potential Licensee will undoubtedly say that they will ask patrons to be responsible and quiet when leaving the premises – as you know, licence holders never enforce this. And local residents suffer as a result. Locally, XOYO on Cowper Street in particular, and also McQueen on Leonard Street, are prime examples of this.

Disorder & Crime

Disorderly behaviour is already a feature of this part of the City.

At weekends in particular, there are always empty and broken alcohol bottles, discarded food packaging, half-eaten late night meals, vomit, and general rubbish, discarded from party goers around City Road, Old Street roundabout, Leonard Street, Cowper Street, Paul Street, Mallow Street, Epworth Street and Featherstone Street.

There are frequent disturbances from people leaving licensed venues, particularly from XOYO on Cowper Street and occasionally from McQueen on Leonard Street.

The level of disorderly behaviour is enough!

Finally, we are aware of plans to redevelop Monmouth House, through a planning consent which was granted under Mayoral powers, despite refusal by the Islington Planning Committee.

The intention may therefore be to monetise Monmouth before it is demolished and rebuilt, at some future date.

Therefore, there is a risk that the License application would relate to a venue which may only be a temporary feature of the area.

I am concerned that this type of venue will not add to the quality and amenity of the area.

Yours sincerely,



REPS

From: [REDACTED]
Sent: 27 December 2016 16:56
To: Licensing
Subject: Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

Dear [REDACTED]

I refer to the Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

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Yours sincerely,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 28 December 2016 15:44
To: Licensing
Subject: Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

Dear [REDACTED]

I refer to the Licence Application for Monmouth House, 58-64 City Road, EC2A 1AF Ref. WK/160038838.

I object to the granting of a new licence for the above on the following grounds:

Public Nuisance

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Disorderly behaviour is already a feature of this part of the City.

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There are frequent disturbances from people leaving licensed venues, particularly from XOYO on Cowper Street and occasionally from McQueen on Leonard Street.

The level of disorderly behaviour is enough!

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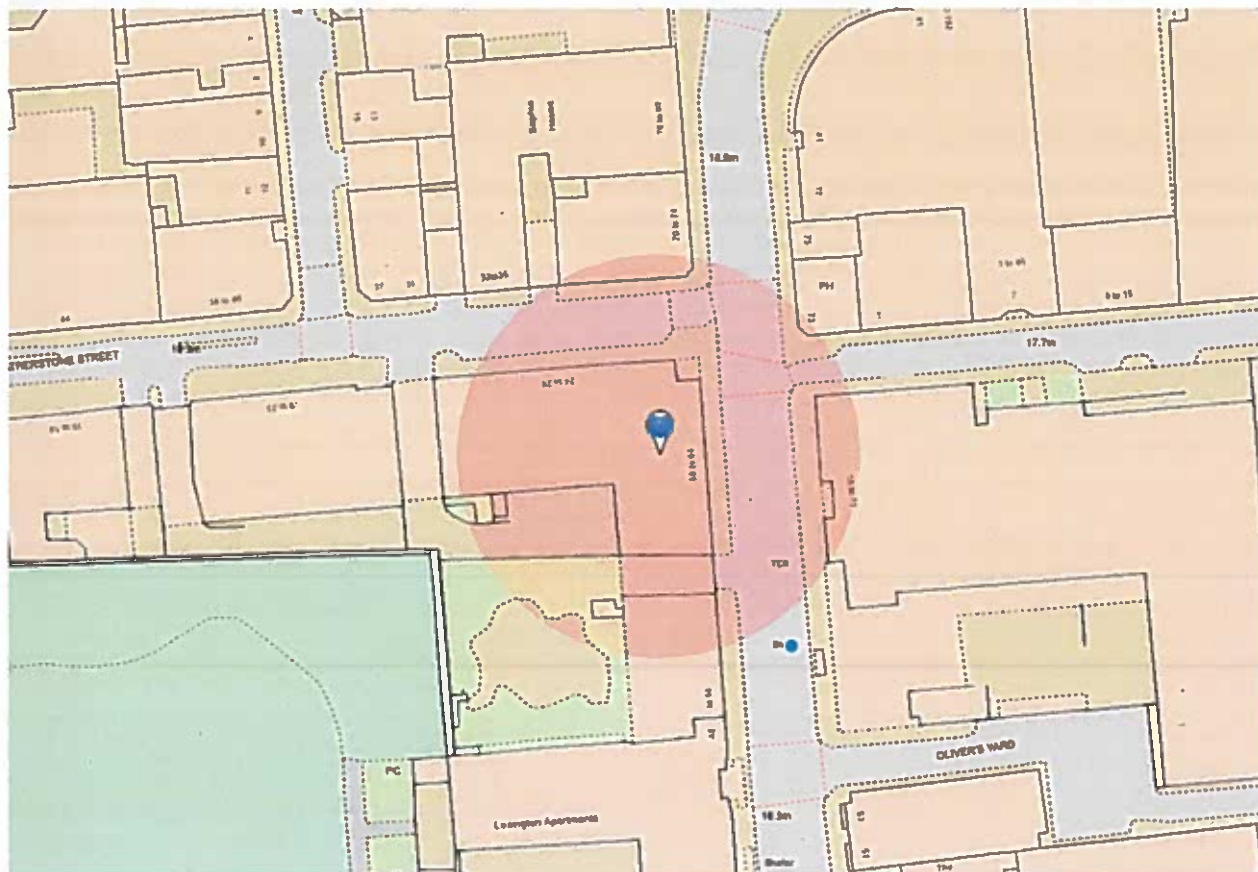
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I am concerned that this type of venue will not add to the quality and amenity of the area.

Yours sincerely,

[REDACTED]



Printed By:
RO RO

Printed At:
03-02-2017

Suggested conditions of approval consistent with the operating schedule

1. The primary use of the premises shall be the provision of office services including: co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, exhibitions, meeting facilities, receptions, conferences and seminars.
2. The sale of alcohol shall be incidental to the use of the premises as serviced offices.
3. The Licensee shall ensure that staff carrying out licensable activities are trained to promote the four licensing objectives and compliance with the Licensing Act 2003. Staff shall sign training records to confirm they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered and make them available for inspection upon request by the licensing team, police or trading standards. These records shall be kept for at least 12 months from the date of training.
4. Alcoholic and other drinks purchased from the premises shall not be taken away from the immediate curtilage of the premises in open containers such as glasses or opened bottles.
5. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - a. all crimes reported to the Police
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. any faults in the CCTV system
 - f. any refusal of the sale of alcohol
 - g. any visit by a relevant authority or emergency service.
6. The licensee shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
7. A telephone number shall be prominently displayed on the exterior of the premises and on the business website of the licence holder to provide a means of contact for any person who should have cause to complain that they are disturbed by noise from the premises.
8. The licence holder shall adopt the Challenge 25 and BII National Standards Proof of Age Scheme.
9. Acceptable forms of identification to meet the requirements of the Challenge 25 scheme shall include a Citizencard, a Passport or Driving Licence bearing the photograph and date of birth of the bearer.