



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	31 st August 2017		Clerkenwell

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
Panzo Pizza, 50 Exmouth Market, London, EC1R 4QE.

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The variation application is seeking to allow:
 - a) An extension of opening hours to between 07:00 and 00:30, Mondays to Saturdays, and between 09:00 and 00:00 on Sundays. There is no proposal to extend the times of the current permitted licensable activities.
 - b) An amendment of the licensed area to include a garden area at the rear of the premises, within Spa Fields Park.
- 1.3 The premises currently holds a licence to allow:
 - a) The sale of alcohol, which may be consumed on and off the premises between 10:00 and 00:00, Mondays to Saturdays, and between 12:00 and 23:30 on Sundays.
 - b) Recorded music, 24 hours a day, Mondays to Sundays.
 - c) Opening hours between 10:00 and 00:30, Mondays to Saturdays, between 12:00 and 00:00 on Sundays and extended on New Year's Eve to 02:00 on New Year's Day.
- 1.4 The premises holds a licence, issued by Greenspace, to use a section of Spa Fields Park for the serving of food and drink between 11:30 and 17:00.

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: 2 local residents.
Other bodies	No:

3.

Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: licence to use park;

Appendix 4: suggested conditions and map of premises location.

3.2 This premises has been licensed by Islington Council since the Licensing Act took effect in 2005. The current licensees have held the licence since July 2016 and a minor variation application was granted in October 2016 to allow alterations to the internal layout of the premises.

3.3 The Licensing Officer visited the premises during the initial application period and found that the proposed additional licensed area at the area was not in accordance with the plan submitted with the application. The applicants have submitted an additional detailed plan of the rear garden area which is now included with the application.

3.4 Following consultation with Islington's Greenspace Service, the operators were granted a "parks" licence on 1 February 2017 to use a section of Spa Fields Park for the serving of food and drink between 11:30 and 17:00hrs. The licensed section referred to in the parks licence relates to the raised paved area at the rear of the premises and accords with the revised plan submitted with this variation application.

3.5 The application is subject to representation by Islington's Noise Team and two local residents.

4.

Planning Implications

3.1 Planning have reported:

"The application is to vary a premises licence to extend the opening hours and permit the use of the rear garden for the sale and consumption of alcohol. The premises is to be used as a pizza restaurant operating under an A3 use class and planning permission was granted for a restaurant

on 20 September 1974. There are no conditions on this permission limiting opening hours or the use of the garden area and there are no enforcement investigations concerning the land. As such, the planning department has no objection to the application.

5 Recommendations

- 5.1 To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003.
- 5.2 These premises are located in the Clerkenwell Cumulative Impact Area therefore the Licensing Committee will need to consider Licensing Policy 2, which states that there is a presumption of refusal unless the Committee is satisfied that there will be no adverse cumulative impact on the licensing objectives.
- 5.3 If the Committee grants the application it should be subject to:
 - i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 4)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.

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 17/8/17

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



Islington
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@islington.gov.uk
 Telephone: 020 7527 3031

* required information

Section 1 of 17

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 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

VAT number

Legal status

If your business is registered, use its registered name.

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

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 17

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

Section 3 of 17

VARIATION

Do you want the proposed
variation to have effect as
soon as possible?

☒ Yes

☐ No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐ Yes

☒ No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend

Describe Briefly The Nature Of The Proposed Variation

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

The premises represent a Licensed Restaurant.

The nature of the proposed variation are mainly two:

- (i) To extend the opening hours in the morning in order to offer breakfast (however the sale of alcohol hours will remain the same); and
- (ii) To allow for the operation and sale of alcohol in Rear Garden Area which is directly accessible from the door in the rear of the restaurant. Alcohol would be sold within the area highlighted in red as an attachment to this document.

Section 4 of 17

PROVISION OF PLAYS

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐ Yes

☒ No

Section 5 of 17

PROVISION OF FILMS

Will the schedule to provide films be subject to change if this application to
vary is successful?

☐ Yes

☒ No

Section 6 of 17

PROVISION OF INDOOR SPORTING EVENTS

continued from previous page...

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 7 of 17

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 8 of 17

PROVISION OF LIVE MUSIC

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 9 of 17

PROVISION OF RECORDED MUSIC

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 10 of 17

PROVISION OF PERFORMANCES OF DANCE

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 11 of 17

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

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 12 of 17

PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 17

SUPPLY OF ALCOHOL

Continued from previous page...

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 14 of 17

ADULT ENTERTAINMENT

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

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

N/A

Section 15 of 17

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 07:00

End 00:30

Start

End

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

TUESDAY

Start 07:00

End 00:30

Start

End

WEDNESDAY

Start 07:00

End 00:30

Start

End

THURSDAY

Start 07:00

End 00:30

Start

End

FRIDAY

Start 07:00

End 00:30

Start

End

SATURDAY

Start 07:00

End 00:30

Start

End

Continued from previous page...

SUNDAY

Start 09:00

End 00:00

Start

End

State any seasonal variations.

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

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

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

New Year's Eve: 00:00 - 02:00 on New Year's Day

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Effective training of all staff shall be implemented so that they are aware that under no circumstance alcohol can be sold outside of this Premises License operating hours for sale by retail of alcohol.

☐ I have enclosed the premises licence

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 17

LICENSING OBJECTIVES

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

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

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

We intend to retain the same procedures highlighted in the existing premises license. In addition to that, in order to monitor appropriately the Rear Garden Area we will implement the additional preemptive measures described below. Please note that the Rear Garden Area shall be used in accordance with the License in place between the Borough of Islington Council and Panzo Pizza Ltd relating to use of a gate and land at Spa Fields. Without prejudice with this condition, (i) the opening hours and sale by retail of alcohol hours in the Rear Garden Area shall never exceed the operating hours of

Continued from previous page...

this Premises License and (ii) the maximum number of customers allowed in the Rear Garden Area shall not exceed 50.

b) The prevention of crime and disorder

CCTV system installed to monitor the Rear Garden Area (in addition to the existing CCTV already operating indoor). While the outdoor CCTV system is being installed, a member of the staff will be overseeing the Rear Garden Area during operating hours to monitor, among the others, customer behavior and safety.

c) Public safety

Smoking shall be limited in the Rear Garden Area and to a maximum of 5 persons in the Front Area.

d) The prevention of public nuisance

We shall comply with reasonable requests from the park rangers.
We shall ensure that all litter generated from our Rear Garden Area operations is removed promptly.
We shall monitor the weather and in case of adverse conditions we shall limit the amount of customers allowed in the Rear Garden Area to the number of unoccupied indoor covers. This would allow customers in the Rear Outdoor Area to relocate indoor in case they wish to move as a consequence of the weather.

e) The protection of children from harm

Procedures shall be implemented in line with the existing Premises License.

Section 17 of 17

PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

continued from previous page...

Capacity 80000-89999 £56,000.00
Capacity 90000 and over £64,000.00

† Fee amount (£)

DECLARATION

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

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

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/change-1> to upload this file and continue with your application.
Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, 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

OFFICE USE ONLY

Applicant reference number	<input type="text" value="Panzo Pizza License Variation"/>
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"/>

James	
Enrique	
Maria 4 person	
Maria 6 person	
Maria 4 Person	
Maria 2 Person	
Jerry Ford	
Maria 2 person	

1 Proposed Ground Floor Plan
1.50



4 Proposed 1st Floor Plan 150



Scale	Data Created
1:50	16.04.20
Drawing Number	Revision Date
15010-111	C7 - 27/07/16
Revision	Checked By
C7	
Drawn By	

Project	Exmouth Market
Client	Panzo
Drawing Title	Proposed Plans

pac
PAC Architecture
90a Finsbury Park Road
London N4 2JT
44 20 7704 0025
hello@pacarchitecture.com
pacarchitecture.com

A floor plan of a bathroom with the following numbered callouts:

- 1: A rectangular bathtub on the left side.
- 2: A toilet in the center-right area.
- 3: A sink with a mirror above it on the right wall.
- 4: A door on the right wall, shown slightly open.
- 5: A shower area indicated by dashed lines on the right wall, below the door.
- 6: A window on the top wall, above the bathtub.
- 7: A light switch on the top wall.
- 8: A towel rack on the top wall.
- 9: A storage cabinet or shelf on the top wall.
- 10: A small rectangular object, possibly a trash can, on the floor near the door.

01	one	fly killer
02	one	handwash basin
03	one	sink unit
04	one	waste bin
05	one	wall bench (full void under)
06	omitted	
07	omitted	
08	omitted	
09	omitted	
10	one	strengthened wall bench
11	one	undercounter dishwasher

1. **What is the purpose of the study?**
 2. **What are the research objectives?**
 3. **What is the scope of the study?**
 4. **What are the limitations of the study?**
 5. **What is the significance of the study?**

4000 5000 6000 7000 8000 9000 10000 11000 12000 13000 14000 15000 16000 17000 18000 19000 20000 21000 22000 23000 24000 25000 26000 27000 28000 29000 30000 31000 32000 33000 34000 35000 36000 37000 38000 39000 40000 41000 42000 43000 44000 45000 46000 47000 48000 49000 50000 51000 52000 53000 54000 55000 56000 57000 58000 59000 60000 61000 62000 63000 64000 65000 66000 67000 68000 69000 70000 71000 72000 73000 74000 75000 76000 77000 78000 79000 80000 81000 82000 83000 84000 85000 86000 87000 88000 89000 90000 91000 92000 93000 94000 95000 96000 97000 98000 99000 100000

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100

REPORT OF THE JUDICIAL COMMISSIONERS OF THE DISTRICT OF COLUMBIA

1

2010年12月10日

Top 10 Graduate Schools in Public Administration and Planning for 1996

THE UNIVERSITY OF CHICAGO

1000

1

NAME _____

100

1

6706/27/287044

FALIZO

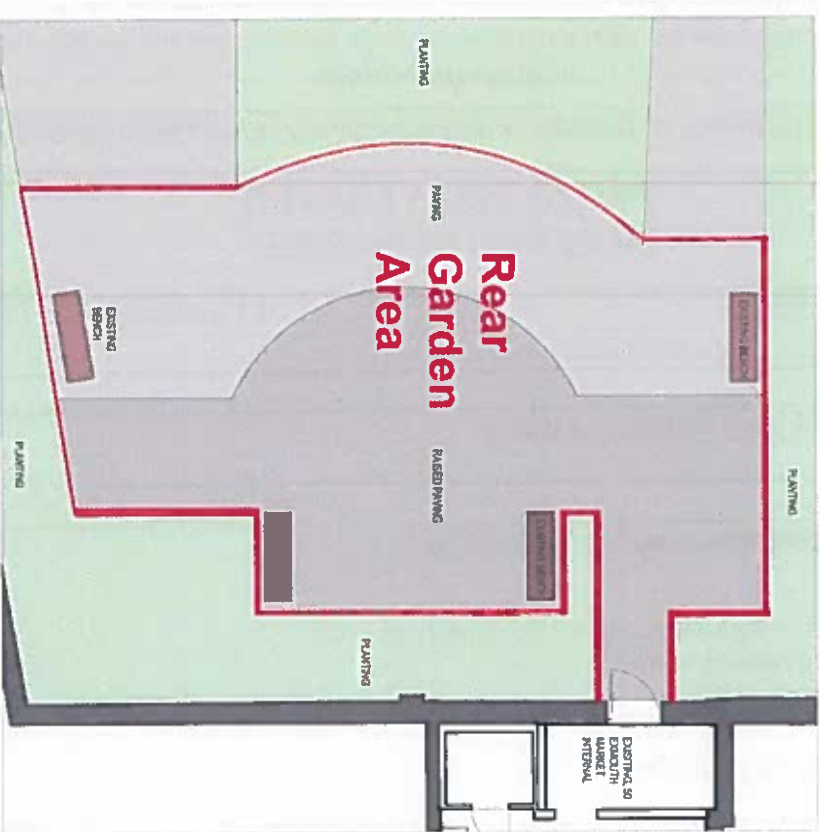
2012 FORD F150 KITCHEN

0102.21.12 0102.21.04

119

STANDARD

EXISTING PLANS
PLAN @ 1:50



Notes

13/9/16 SEATING
not scale from drawing, all
elements to be checked on site
for omissions and discrepancies
to architect immediately

Project	Exmouth Market
Client	Parizo
Drawing Title	Proposed Plans External Area

Scale	Date Created
1:50	16.04.20
Drawing Number	
15010-116	
Revision	
C1	Revision Date
Drawn By	C1 - 13/09/2016
Checked By	



ISLINGTON

PREMISES LICENCE LICENSING ACT 2003

Premises licence number	LN/3064-230517	Date of original grant*	24 November 2005
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**An annual fee associated with this licence is to be paid on the anniversary of the original grant date.*

Postal address of premises, or if none, ordnance survey map reference or description			
PANZO PIZZA LIMITED 50 EXMOUTH MARKET			
Post town	London	Post code	EC1R 4QE
Telephone number	020 7278 9380		

Where the licence is time limited the dates
Not Applicable

Licensable activities authorised by the licence
Ground Floor
<ul style="list-style-type: none">• The provision of regulated entertainment by way of: The playing of recorded music• The provision of late night refreshment• The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities				
<ul style="list-style-type: none">• The provision of regulated entertainment for the playing of recorded music:				
Monday	00:00	to	24:00	
Tuesday	00:00	to	24:00	
Wednesday	00:00	to	24:00	
Thursday	00:00	to	24:00	
Friday	00:00	to	24:00	
Saturday	00:00	to	24:00	
Sunday	00:00	to	24:00	
<ul style="list-style-type: none">• The provision of late night refreshment:				
Monday	23:00	to	00:30	the following day
Tuesday	23:00	to	00:30	the following day
Wednesday	23:00	to	00:30	the following day
Thursday	23:00	to	00:30	the following day
Friday	23:00	to	00:30	the following day
Saturday	23:00	to	00:30	the following day
Sunday	23:00	to	00:00	

• The sale by retail of alcohol:

Monday	10:00	to	00:00
Tuesday	10:00	to	00:00
Wednesday	10:00	to	00:00
Thursday	10:00	to	00:00
Friday	10:00	to	00:00
Saturday	10:00	to	00:00
Sunday	12:00	to	23:30

Except on:

From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

The opening hours of the premises:

Monday	10:00	to	00:30	the following day
Tuesday	10:00	to	00:30	the following day
Wednesday	10:00	to	00:30	the following day
Thursday	10:00	to	00:30	the following day
Friday	10:00	to	00:30	the following day
Saturday	10:00	to	00:30	the following day
Sunday	12:00	to	00:00	

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

On and off supplies

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

Panzo Pizza Ltd.
50 Exmouth Market
London
EC1R 4QE
[REDACTED]
[REDACTED]

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

09702315

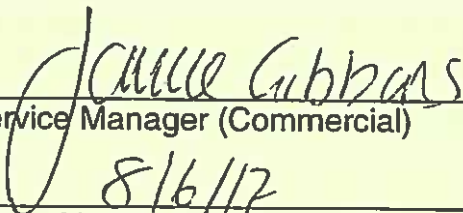
Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Giovanni Tona
[REDACTED]

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

[REDACTED]

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



Service Manager (Commercial)

8/6/17

Date of Issue

Annex 1 - Mandatory conditions

1. No supply of alcohol may be made under the premises licence:
 - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

There are further 'Mandatory conditions' applicable to licences authorising the supply of alcohol. A full list of the current mandatory conditions is available from the licensing pages on Islington's web site, www.islington.gov.uk. This list is subject to change by order of the Secretary of State and licensees and other responsible persons are advised to ensure they are aware of the latest conditions.

Annex 2 - Conditions consistent with the Operating Schedule

1. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
2. Suitable beverages other than alcohol, including drinking water, shall be equally available for consumption with or otherwise as an ancillary to meals served in the licensed premises.
3. The premises must be bona fide used for the purpose of habitually providing the customary main meal at midday or in the evening, or both for the accommodation of persons frequenting the premises.
4. Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his meal.
5. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises, these shall be limited as ancillary to take away meals and shall be limited to 1 bottle of wine per take away meal or 2 bottles of beer per take away meal.
6. The licensee shall ensure that sales and delivery staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The training shall include the assessment of age; making a challenge; acceptable proof of age; and recording refusals. 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.
7. The licensee shall put arrangements in place to ensure that before selling or delivering alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the "PASS" logo (and no others), a passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.

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

1. There shall be a 30 minute drinking up time.
2. Alcohol shall only be sold or supplied with a table meal or a take away meal.
3. Smokers outside the premises shall be limited to a maximum of 5 persons.

Annex 4 – Plans

Reference Number: 15010-111 C5 - 19/07/2016



**Islington Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers
Job Title	Noise Liaison Officer
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk
Contact telephone number	020 7527 3047

Name of the premises you are making a representation about	Panzo Pizza
Address of the premises you are making a representation about	50 Exmouth Market, EC1R 4QE

Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	The application seeks to extend the premises to use an area of parkland in Spa Fields directly to the rear to potentially double the capacity of the restaurant permitting up to 50 diners outside. There are no time limits declared on the application. Exmouth Market is busy at nights; I believe most residents will have sleeping rooms to the rear of their homes. I have to make a representation on grounds of prevention of public nuisance and recommend the original application be refused on those grounds. The applicant has been in discussions with me subsequent to my original representation and I now suggest some noise conditions that may fulfil the licensing objective.

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	If Committee are minded to grant this application, please see the attached sheet for suggested conditions.
---	---

Signed: Anne Brothers Date: 4 August 2017

Please return this form along with any additional sheets to: Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

Premises licence variation, 50 Exmouth Market

The applicant has submitted an amended plan drawing showing the extent of the outside seating area applied for. This is in excess of the area currently permitted by the Greenspace Division. I was not aware of the agreement between Greenspace and the applicant prior to this variation application.

I am informed by Dave Bamford of Greenspace the area they have licensed for use is the raised paving area only. I attach a copy of the e mail correspondence with Dave Bamford.

The application seeks space for up to 50 customers to be permitted outside. It would not be possible to seat that many customers in the area currently permitted by Greenspace. This has been raised with the applicant and he has revised those figures down. I attach an e mail from the applicant detailing his suggestions for revised numbers of customers outside and the timings for outside sent subsequent to my visit to the area and correspondence arising from that visit.

I still remain concerned about the promotion of the licensing objective of the prevention of public nuisance and suggest the following conditions may be sufficient to satisfy the licensing objective:

Suggested conditions.

- Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- A maximum of 24 customers shall be permitted to dine outside.
- The rear outside area shall occupy the raised paved area only.
- The rear outside area shall be cleared of all customers by 20:30.
- The staff clear-up of the rear outside area shall be completed by 21:00. The rear door shall then be closed in order to contain any sound from inside the restaurant.
- All outside furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
- Prominent, clear and legible notices must be displayed requesting the public to respect the needs of local residents while dining outside and to leave the premises and the area quietly.
- No vertical drinking
- In the event of a noise complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
- No amplified sound outside.
- Exterior lighting shall be directed away from residential properties.
- Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his/her meal and by waiter/waitress service only.
- The agreement to use the parkland shall expire on transfer of this premises licence to another operator.

Correspondence arising from the variation application at Panzo Pizza, 50 Exmouth Market

From: Paolo Bortolotti [mailto:paolo@panzopizza.com]

Sent: 25 July 2017 23:31

To: Brothers, Anne <Anne.Brothers@islington.gov.uk>

Cc: Hughes, Alexandra <Alexandra.Hughes@islington.gov.uk>; Gallacher, Simon <Simon.Gallacher@islington.gov.uk>

Subject: Re: Premises licence variation, 50 Exmouth Market

Dear Anne,

Thank you again for your feedback today.

Having discussed with the rest of the team at Panzo, I wanted to check your with you if the following proposal is agreeable.

We would like to include all your comments in our application, with the exception of:

1) Clearing customers by 20:45 rather than 20:30

2) Allowing up to 36 customers until 17:00 and 30 customers until 20:45

The main reason is simply to give us some flexibility over what we agree with the Park management. At the moment the layout we discussed would allow 24 covers outside for instance.

Also please note that realistically we would be able to use the outdoor space when the weather, outdoor light and temperature allow it, which is only a fraction of the calendar year. And in those days when the weather is kind enough, it would be a pity if we couldn't make best use of the rear garden.

With that said, I also understand we are suggesting a higher number of customers compared to your request. I hope our numbers are an agreeable compromise.

To recap, the additional conditions to the license would read as follows:

- Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- The rear outside area shall be cleared of all customers by 20:45.
- The staff clear-up of the rear outside area shall be completed by 21:00. The rear door shall then be closed in order to contain any sound from inside the restaurant.
- The rear outside area shall have a maximum capacity of 36 customers up to 17:00 and 30 customers up to 20:45.
- 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 vertical drinking
- In the event of a noise complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
- No amplified sound outside.
- Exterior lighting shall be directed away from residential properties.
- Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his/her meal and by waiter/waitress service only.

Finally I am attaching the drawing of the rear garden area. Please let me know if you have any comment.

Kind regards,

Paolo

From: Brothers, Anne

Sent: 28 July 2017 18:55

To: 'Paolo Bortolotti' <paolo@panzopizza.com>

Cc: Hughes, Alexandra <Alexandra.Hughes@islington.gov.uk>; Gallacher, Simon <Simon.Gallacher@islington.gov.uk>

Subject: RE: Premises licence variation, 50 Exmouth Market

Dear Mr Bortolotti

I really don't think I can agree to a larger space than is currently permitted by the Greenspace division.

At present you use the raised paving only. The revised plan you have sent is of a larger area.

In addition I thought the seating arrangements that we counted outside on Tuesday were for 20 people.

I don't think I can agree to more than what is currently permitted although you could probably squeeze in another 4 people in the space you are currently using which would bring the total up to 24 people.

I also think the 20:30 clearance of customers outside for a 21:00 end of use and quiet is reasonable.

Anne Brothers

Licensing Noise Liaison Officer

Pollution Team

Public Protection Division

222 Upper Street

London N1 1XR

Tel: 020 7527 3047

Alternative contact: Noise Support Team: 020 7527 7272

Correspondence with Greenspace

From: Brothers, Anne

Sent: 27 July 2017 14:25

To: Bamford, Dave <David.Bamford@islington.gov.uk>

Subject: FW: Panzo, Exmouth Market - Tables and Chairs/Licensing in Spa Fields IDPR50276

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:

Panzo Pizza, 50 Exmouth Market, Islington, London, EC1R 4QE

Your Name:

Interest:

Local resident _____

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

Your Address:

Email:

Telephone:

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

Public Nuisance**Noise and disturbance**

I noticed that Panzo (a private business) is cordoning off an area of Spa Fields (a public park), which they describe as their "back garden" to erect tables and chairs and serve customers.

Firstly, I did not receive a letter from Islington Council (dated 7 July) about this variation to premises licence. Who has this been sent to? Not those living around the park and who are likely to be the most affected by public nuisance, it would seem.

Secondly, and most importantly, my issue is with the use of a public park (Spa Fields) for private profit. Just because Panzo's gate opens onto the public park does not make this their "back garden"!

If this is the case, then what about all the other businesses on that side of Exmouth Market whose premises back onto the park? If all applied for Variations of Licence to use their "back garden", then there would be an increased noise and disturbance issue.

Crime and Disorder

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:

[REDACTED]

[REDACTED]

Date: 23 July 2017

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:

Rep 3

Gallacher, Simon

From: [REDACTED]
Sent: 04 August 2017 15:22
To: Licensing
Subject: WK/170020926 - Representation

With regard to the application by Panzo to serve alcohol in the Rear Garden Area, I have the following questions under the headings of prevention of public nuisance and protection of children:

1. How will the licensed area be separated from the remainder of the park (fence, wall, barrier)?
2. Will there be ant access directly from the park into the licensed premises, or only via the shop in Exmouth Market?
3. How will the staff of Panzo, inside the restaurant, supervise the diners in the various parts of the garden area, most of which are not in line of sight: CCTV, or extra staff?
4. What is to stop people in the park entering the garden area and using the seating without permission?

Why were residents in Exmouth Market not written to about this? A separate Notice was received recently, but that was only about changing opening hours and was presumably not from the Licensing Department.

[REDACTED]

DATED 1st February 2017

**THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF ISLINGTON**

- and -

Panzo Pizza

L I C E N C E

**relating to use of a gate and land at Spa Fields Park
in the
London Borough of Islington**

**Director of Law & Public Services
London Borough of Islington**

THIS LICENCE is made the 1st day of February two thousand and seventeen
BETWEEN

1. THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ISLINGTON of Town Hall Upper Street Islington London N1 2UD ("Council"); and
2. Panzo Pizza, 50, Exmouth Market, London, EC1R 4QE

WITNESS AS FOLLOWS

1. THE Council hereby grants to the Licensee licence to use the gate into Spa Fields Park and the land as shown in the map below located at Spa Fields Park in the London Borough of Islington which is shown outlined in red on the attached plan ("Property") for the serving of food and drink for the period commencing on the 1st February 2017 and ending on 30th November 2017 at a rent of £83.00 per calendar month.
2. THE Licensee hereby agrees with the Council as follows:
 - (a) this Licence is personal to the Licensee who shall not be entitled to assign underlet or part with or share possession of the Property or any part thereof
 - (b) not to use or permit to be used the Property or any part thereof for any purpose other than for the access and use of the area for the serving of food and drink and not to use or permit to be used the Property outside the hours of 11h30-17h00 unless otherwise approved in writing as per the attached :-



0001.jpg



0002.jpg



panzo1.jpg



panzo2.jpg



panzo3.jpg

- (c) not to use the door to access the park at any time other than for the use of the Property as set out above in Paragraph 2. (b)
- (d) not to amend or alter the Property unless otherwise agreed. Any changes will need to be re-instated to the condition prior to the occupation
- (e) to keep the Property clear of rubbish and in a clean and tidy condition

- (f) no bins or rubbish of any kind is to be taken through the park. All rubbish collected in the Property is to be taken back into the Licencee's property
- (g) to ensure that the permissions hereby granted are so exercised so as not in any way to interfere with or adversely affect the enjoyment of the Property by the Council or by others authorised to use it
- (h) not to create a nuisance or annoyance or use the Property in contravention of any legislation

(i) subject to the Council giving the Licensee reasonable notice (except in case of emergency) and subject also to the minimum disturbance reasonably practicable being caused to the Licensee the Licensee will permit the Council and their Surveyors Engineers Agents and Contractors access to the Property in order to inspect maintain and repair adjoining premises causing as little inconvenience as possible and making good any damage caused

(j) subject to minimum disturbance being caused to the tenant at all reasonable times of the day to allow the Council its Surveyors Engineers and Contractors to inspect maintain and repair the structure of the Property causing as little inconvenience as possible and making good any damage caused

(k) to effect and maintain third party insurance and to indemnify the Council in respect of any costs claims or demands made against the Council in respect of any death or personal injury or damage to property occurring in or about the Property in consequence of or arising out of the user of the Property

(l) prior to the termination of this Licence to remove from the Property all the equipment and materials belonging to the Licensee and on the termination thereof to leave the Property clean and tidy to the satisfaction of the Council

3. THIS Licence shall be deemed to have commenced on the date mentioned in Clause 1 hereof and subject as provided in these presents shall continue until determined as hereinafter provided

4. THIS Licence shall determine:

- (a) Immediately on the Licensee ceasing to use the Property in accordance with the user herein before agreed
- (b) Immediately on the Council ceasing to be the owner of the Property
- (c) Immediately on breach by the Licensee of any of the agreements and conditions herein contained by written notice which shall take effect immediately it is served on the Licensee
- (d) By either part giving at any time to the other party seven days written notice that they desire the licence to terminate

5. IN order to avoid misunderstanding the parties hereto expressly agree and confirm that:

- (a) The Licensee hereby admits that he has no right to enter on or use the Property except by the Licence of the Council and is at the risk of the Licensee
- (b) This Licence being executed by the Council as Lessee of the Property nothing herein contained shall be deemed to affect the powers authorities and rights of the Council as a local authority or as owners of any other property
- (c) Nothing herein contained shall be construed as creating a legal demise or any greater interest in the Licensee than a Licence
- (d) Any demand for payment or notice requiring to be made upon or given to the Licensee shall be well and sufficiently made or given if under the hand of the Director of Law for the time being of the Council and sent by registered letter post or the recorded delivery service addressed to the Licensee at his last known address or left for the Licensee at the Property and any notice to the Council shall be well and sufficiently given if sent by the Licensee by registered letter post or the recorded delivery service addressed to the Director of Law at the Town Hall, Upper Street, London, N1 2UD or left for him/her at that address and any demand or notice sent by registered post or recorded delivery

service in either case shall be assumed to have been delivered in the usual course of post

6. In this Licence save where the context provides otherwise the singular includes the plural and vice versa and the masculine includes the feminine and vice versa and where there is more than one licensee all the conditions and obligations entered into by such persons as licensee shall be joint and several

AS WITNESS the hands of the parties hereto :

**SIGNED for and on behalf of THE)
MAYOR AND BURGESSES OF THE)
LONDON BOROUGH OF ISLINGTON)**

Authorised Officer

SIGNED BY THE SAID []
in the presence of: []

Address: 51.5259232, -0.1259232

London Borough of Ealing - Pr...

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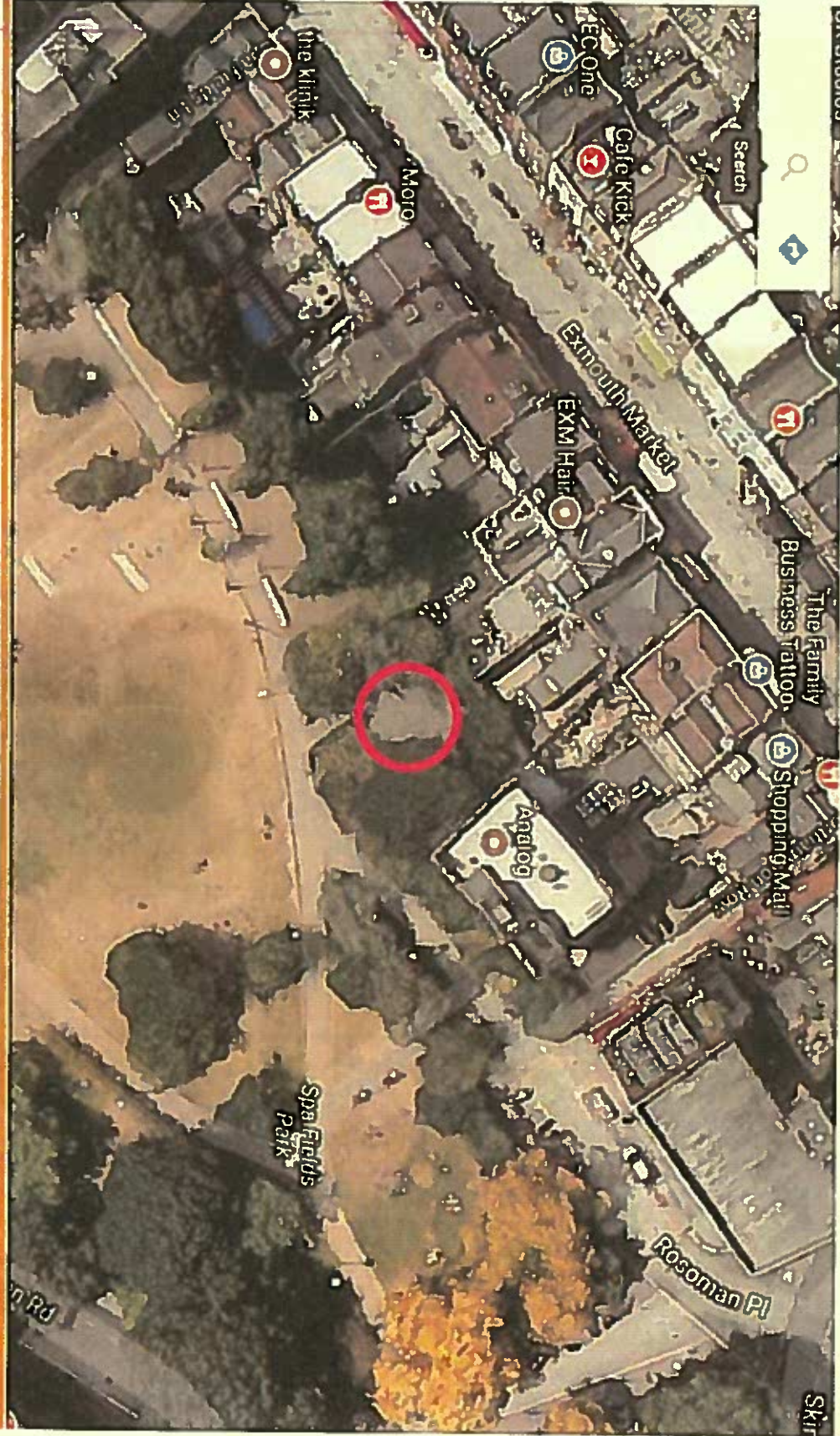
Google Maps

Help

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Allow once

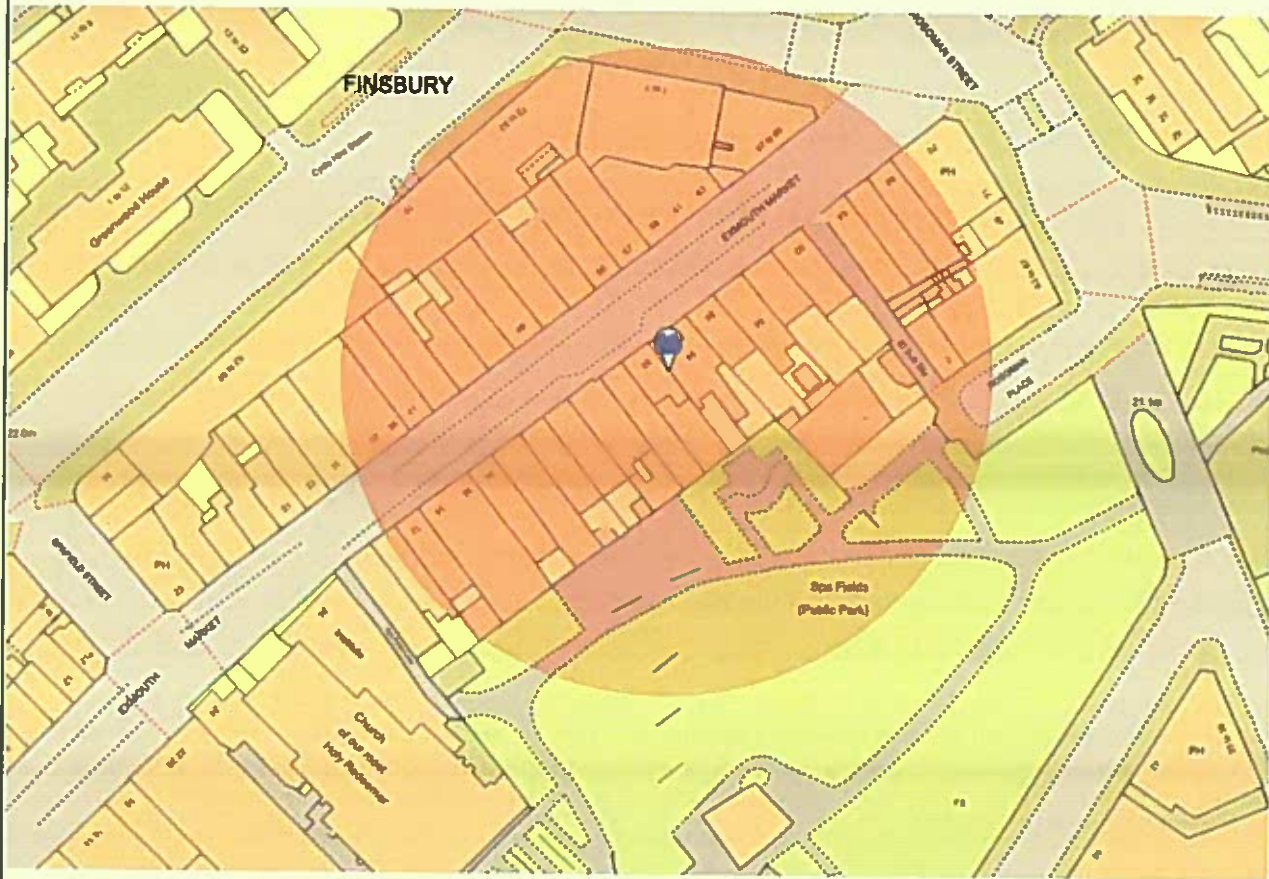
Options for this site

Suggested conditions of approval consistent with the operating schedule

1. The Rear Garden Area shall be used in accordance with the Licence in place between the Borough of Islington Council and Panzo Pizza Ltd relating to use of a gate and land at Spa Fields.
2. The opening hours and sale by retail of alcohol hours in the Rear Garden Area shall never exceed the operating hours of this Premises License.
3. The maximum number of customers allowed in the Rear Garden Area shall not exceed 50.
4. CCTV system installed to monitor the Rear Garden Area (in addition to the existing CCTV already operating indoor). While the outdoor CCTV system is being installed, a member of the staff will be overseeing the Rear Garden Area during operating hours to monitor, among the others, customer behaviour and safety.
5. Smoking shall be limited in the Rear Garden Area and to a maximum of 5 persons in the Front Area.
6. We shall comply with reasonable requests from the park rangers.
7. We shall ensure that all litter generated from our Rear Garden Area operations is removed promptly.
8. We shall monitor the weather and in case of adverse conditions we shall limit the amount of customers allowed in the Rear Garden Area to the number of unoccupied indoor covers. This would allow customers in the Rear Outdoor Area to relocate indoor in case they wish to move as a consequence of the weather.

Suggested conditions of the Noise Officer

1. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
2. A maximum of 24 customers shall be permitted to dine outside.
3. The rear outside area shall occupy the raised paved area only.
4. The rear outside area shall be cleared of all customers by 20:30.
5. The staff clear-up of the rear outside area shall be completed by 21 :00. The rear door shall then be closed in order to contain any sound from inside the restaurant.
6. All outside furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
7. Prominent, clear and legible notices must be displayed requesting the public to respect the needs of local residents while dining outside and to leave the premises and the area quietly.
8. No vertical drinking
9. In the event of a noise complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
10. No amplified sound outside.
11. Exterior lighting shall be directed away from residential properties.
12. Alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such a person as an ancillary to his/her meal and by waiter/waitress service only.
13. The agreement to use the parkland shall expire on transfer of this premises licence to another operator.



Title: Panzo Pizza

Printed By:
RD RO

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16-08-2017