



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

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

Delete as appropriate		Non-exempt
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Subject: NEW PREMISES LICENCE APPLICATION

RE: FORA, FIFTH FLOOR, 9 DALLINGTON STREET, LONDON EC1V 0BQ

Synopsis

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

2. Relevant Representations

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

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

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

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

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

4. Planning Implications

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

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

This was subject to 18 conditions including the following:-

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

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

5. Recommendations

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

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

6. Conclusion and reasons for recommendations

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

Background papers:

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

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

Received by Date
Head of Scrutiny and Democratic Services

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

* required information

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

System reference

Not Currently In Use

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

Your reference

FOR003-3-0

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

Fora Space Limited

* Family name

.

* E-mail

andrew@woodswhur.co.uk

Main telephone number

Include country code.

Other telephone number

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

Is the applicant:

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

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

Applicant Business

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

Yes No

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

Registration number

09826907

Business name

Fora Space Limited

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

VAT number

- []

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

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

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

A private individual acting as an agent

Agent Business

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

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

Registration number

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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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 (£)

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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

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NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

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

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OPERATING SCHEDULE

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

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

Provide a general description of the premises

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

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

Continued from previous page...

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

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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

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

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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](#)

Will you be providing recorded music?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

- Indoors Outdoors Both

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

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

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

Continued from previous page...

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

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

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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

Continued from previous page...

WEDNESDAY

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

THURSDAY

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

FRIDAY

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

SATURDAY

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

SUNDAY

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

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

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

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

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

Continued from previous page...

Name

First name

Family name

Date of birth / /

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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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.

Continued from previous page...

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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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

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

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

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

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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)

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

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

b) The prevention of crime and disorder

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

Continued from previous page...

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

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

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

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

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

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

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

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

c) Public safety

d) The prevention of public nuisance

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

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

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

27. Music will be background music only.

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

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

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

Continued from previous page...

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

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

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

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

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

e) The protection of children from harm

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

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Address

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

DECLARATION

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

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

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

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

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

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

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

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

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

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

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

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

Summary

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

Reasons to reject this application

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

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

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

Application fails Licensing Objectives, Licensing Policies and Planning Policy

22. LP2, Prevention of Public Nuisance

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

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

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

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

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

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

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

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

25. LP7, All four licensing objectives

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

26. LP9, All four Licensing Objectives

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

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

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

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

28. LP17, Prevention of Crime and Disorder

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

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

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

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

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

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

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

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

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

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

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

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

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

33. LP23, Prevention of Public Nuisance

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

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

34. LP24, Prevention of Public Nuisance

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

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

Location of Outside Areas to be Available for Use



35. Development Management Policy DM4.3

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

Conclusion

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

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

Rep 2

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

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

Summary

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

Reasons to reject this application

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

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

Application fails Licensing Objectives, Licensing Policies and Planning Policy

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

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

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

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

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

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

j. LP7, All four licensing objectives

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

k. LP9, All four Licensing Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LP23. Prevention of Public Nuisance

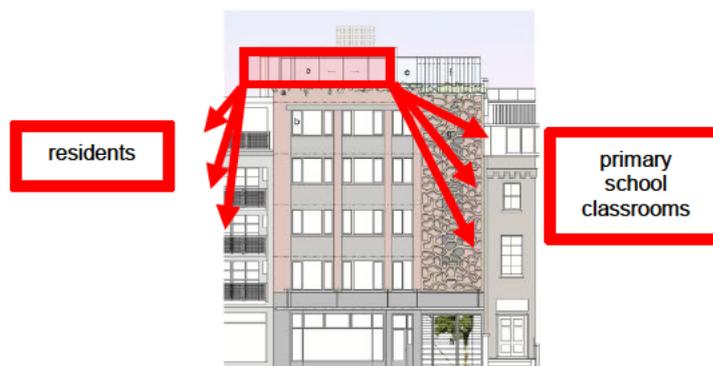
LP23 encourages applicants to minimise the impact of deliveries/collections where they cause a public nuisance. Dallington St residents are already disturbed by early morning and late-night collections/deliveries. Adding an alcohol licence will increase these. Residents asked Fora to restrict deliveries/collections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

LP24. Prevention of Public Nuisance

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

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

Location of Outside Areas to be Available for Use



Development Management Policy DM4.3

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

Conclusion

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

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

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

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

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

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

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

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

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

Consumption of alcohol prohibited on the terrace or outside the premises

Smoking prohibited on the terrace

Recorded music prohibited at all times on the terrace

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

Doors to the terrace to be kept closed during licensable operations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rep 3 - 30

Summary

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

Reasons to reject this application

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

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

Conclusion

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

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

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

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

Rep 31

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

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

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

Thanks,

Rep 32

Dear licensing at Islington council,

I am a parent with a child at Dallington School.

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

The application:

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

Islington:

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

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

Kind regards,

Rep 33

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

The application:

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

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

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

Rep 34

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

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

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

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

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

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

Rep 35

Dear Sir/Madam,

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

The application:

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

Islington:

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

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

Rep 36

Dear Sir/Madam,

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

Many thanks

Rep 37

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

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

Islington council:

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

Please reject this application.

Many thanks,

Rep 38

Good morning,

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

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

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

My address is the following: [REDACTED]

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

Regards,

Rep 39

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

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

The application is for a licence that:

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

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

Islington:

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

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

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

Yours faithfully

Rep 40

Good morning,

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

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

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

My address is the following: [REDACTED]

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

Regards,

Rep 41

Hi

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

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

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

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

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

Rep 42

Dear Sir/Madam,

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

The application:

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

Islington:

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

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

Regards,

Rep 43

Hello

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

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

I write in hope that Islington would apply its own licensing rules and those of the planning application originally made by Fora.

Should you wish to speak to me my phone number is [REDACTED]. My email address is [REDACTED]

Thank you

Rep 44

LICENSING REPRESENTATIONS REGARDING

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

Submitted by: Directors of 9A Dallington Street RTM Company Limited

Interest: Local residents

Summary

1. These representations are submitted by the Directors of 9a Dallington Street RTM Company Limited (“the Company”). The Company is responsible for managing 9a Dallington Street, London, EC1V 0BQ, which is a mixed residential and commercial block containing 13 residential flats and two commercial units. In addition, each Director of the Company owns a flat in 9a Dallington Street. 9a Dallington Street is immediately adjacent to the applicant’s premises.
2. The Directors oppose the application for a premises licence made by Fora, which is the second such application made by Fora in respect of these premises, the first having been withdrawn. The supply of alcohol and the playing of recorded music, on the 5th floor of the building, 6 days a week, from 12:00 to 15:30 and 17:00 to 21:30 (a total of 48 hours per week), and opening hours of 07:00 to 23:00, 7 days a week, will undermine all four of Islington’s licensing objectives and will have a significant adverse effect on the immediate surrounding area. It is also inconsistent with Licensing Policies 1, 3, 14, 16, 18, 21, 22 and 24.
3. There is no justification for an office co-working space to sell alcohol or play recorded music 48 hours per week.
4. We remind the Council that, as this application is made in respect of premises in a Cumulative Impact area, the burden is on Fora to demonstrate that the operation of the premises will not add to the cumulative impact on one or more of the licensing objectives. Fora does not satisfy that burden in this case.

Dallington Street

5. Dallington Street is a quiet cul-de-sac off Goswell Road, in the Bunhill and Clerkenwell Cumulative Impact Area of Islington. It is a mixed use street with a combination of residential blocks, small commercial units, and two primary schools in very close proximity to each other. Dallington School is a primary school immediately adjacent to the east (sharing a party wall with the applicant’s premises, located at 8 Dallington Street). St Peters & St Paul Catholic Primary School is immediately adjacent to the north, with its front entrance on Compton Street. Our residential block is immediately adjacent to the west, and there is a residential block directly opposite to the south, with some bedroom windows less than 10 metres away from the applicant’s premises. There is a large low-income housing block further down the street, approximately 20-80

metres to the west. The residential units include vulnerable populations, including one child [REDACTED]. There are young families living on the street, with children under the age of 10.

6. Dallington Street is a very narrow street (single lane) with very limited parking. It is a quiet one-way cul-de-sac with virtually no through traffic. Because of its narrowness and lack of parking, the street becomes easily congested, particularly at school pick-up and drop-off times.
7. There are no licensed premises on the street which are permitted to sell alcohol or play recorded music. There are no restaurants or bars on the street. As a result, for the most part, residents of Dallington Street have, until Fora's arrival, enjoyed a quiet neighbourhood, particularly after business hours and at weekends.

Fora's application

8. Fora opened its premises to the public in March 2018. During the construction phase, there were numerous problems experienced by residents and school children in relation to noise and light disturbance, construction materials and debris on the street, and vehicles obstructing the street or footpaths, which was reported to Islington. Since Fora opened, although the management has sought to engage with local residents and to reassure local residents that it is committed to high standards of management, a wide range of problems have continued in relation to noise and light disturbance, smoking outside on the street, early morning deliveries, and late night rubbish collections.
9. In 2017, Fora submitted an application for a premises licence in respect of both the ground floor café and 5th floor lounge area. In response to residents' objections, Fora withdrew its licence application. That application sought a premises licence for the sale of alcohol and the playing of recorded music on the 5th floor, 7 days a week, from 11am until 11pm.
10. The current application represents only a modest reduction in hours. Fora's application specifies (at paragraph 6) that alcohol will be consumed for 30 minutes after the terminal hour permitted for the sale of alcohol. This means that, if granted, people will be consuming alcohol on the premises from noon until 10pm (with a break from 4-5pm), 6 days a week i.e. 54 hours per week.

Public nuisance

11. The sale and consumption of alcohol for 9 hours a day, 6 days a week, and the playing of recorded music, is likely to create a public nuisance. The nuisance is likely to come in many forms, including the following:

- Noise – Fora’s application seeks a licence to play recorded music both indoors and outdoors, on the 5th floor terrace. Fora’s customers will also be able to consume alcohol on the 5th floor outside terrace. Although the licence application states that there will be no alcohol on the 5th floor outside terrace after 6pm, and that terrace doors leading to the balcony will be closed at 6pm, this still means that Fora customers will be able to drink alcohol outdoors and that recorded music will be audible outdoors for up to 5 hours per day, 6 days a week. This will significantly impact on noise levels in the neighbourhood, and is likely to make it difficult or impossible for children to concentrate in their classes, or for anyone to work productively in nearby commercial units or from home. There is no justification for any terraced or outdoor area to be permitted for licensable activities, and it would be inconsistent with several Licensing Sub-Committee decisions that there should be no use of terraces for licensable activities.
- Even with the terrace doors shut, noise from conversations and music are likely to be heard by local residents because of the close proximity of the schools and residential blocks. The narrowness of the street, the height of the buildings, the lack of trees or grass to absorb sound, and poor sound insulation in some buildings, mean that noises are amplified and voices and music in one building can be heard inside other residences, particularly in summer months when windows are open. Fora has failed to specify the maximum decibel level of any noise limiter, and we therefore remain concerned that any music amplification system is likely to cause noise disturbance to neighbours. Fora has also failed to take into account the noise of Fora customers departing the premises via the ground floor or standing outside to smoke.
- Smoking – Although Fora’s application states that a designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises, after 5 months of being open, Fora still does not have a designated smoking area in place, and its customers smoke immediately outside the premises, beside the entrance to Dallington School. Cigarette butts are regularly left scattered on the ground outside the premises and the school. Despite multiple requests from the Friends of Bunhill to clarify where the designated smoking area will be located, Fora has failed to respond. We are therefore sceptical that this condition will be complied with.

- Increased traffic - Fora's application, if granted, would lead to a significantly increased volume of foot and vehicle traffic in a street that is already congested, particularly at school pick-up and drop-off times. The proposed capacity of the licensed area will be 80 people, which represents a very large number of people coming and going from a narrow and congested street. Although the licence application states that customers will be "requested" to arrange for taxis to pick them up elsewhere than Dallington Street, they cannot be required to do so, and Fora will have no ability to enforce this policy. A proportion of Fora customers are therefore likely to be dropped off or picked up in Dallington Street, which will significantly increase vehicle traffic.
- Deliveries - Dallington Street residents are already disturbed by early morning and late night collections and deliveries. An alcohol licence is likely to increase the deliveries and collections required. We note that Fora's licence application specifies that collections will only take place 7pm to 11pm Monday to Friday and 7pm to 10pm on weekends, but they have not specified when deliveries will take place. We are concerned that deliveries could take place at any time of day or night, and there is no plan in place to manage deliveries.

Prevention of crime and disorder

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

- Alcohol is proposed to be sold not only to Fora residents who are registered at their Central Street location or Dallington Street location, but also guests of Fora residents, with a maximum of three guests per resident, and persons attending pre-booked/registered events at the premises. There will apparently be no checks or pre-registration required for Fora guests. There will be no maximum limits on alcohol served to residents or their guests. Only "snacks" will be available for customers; Fora do not plan to serve meals or more substantial food. Given the numbers of people able to consume alcohol at any point in time (up to 80), that inevitably means an increased risk of inebriation, and therefore, increased risk of public urination, vomiting, littering, petty crime and/or anti-social behaviour on the street as Fora's customers depart.
- We note that Fora's application fails to include a drug policy and has no arrangements in place to prevent the sale of illicit or stolen goods.

Protection of children from harm

13. The sale and consumption of alcohol on the premises is likely to create a risk of harm to the children at the primary schools immediately adjacent to Fora's planned premises.

- The effect of granting the licence will be that Fora members and their guests will be able to drink alcohol in the 5th floor bar during school hours, from Monday to Friday. That means there will be an increased risk of inebriated adults leaving the premises during the day, and coming into contact with young children at Dallington School on the street outside. That is obviously inappropriate and unsafe.
- Even without the risk of inebriation, the noise from drinkers on the outside terrace is likely to distract children studying in classrooms next door. Given the use of alcohol, there is likely to be inappropriate language, which is harmful to children.

Public safety

14. We are concerned about the risk to public safety caused by glasses or bottles falling off the 5th floor terrace onto the street below. We note that Licensing Policy 16 expects applicants to take a risk based approach to the use of toughened glassware, and that the licensing authority will take into account the extent to which drinking is permitted outside. The application fails because it permits drinking on the outside terrace and does not prohibit glasses and bottles being taken outside, or provide any plan to ensure that glasses and bottles cannot fall over the balustrade.

We therefore invite the licensing authority to reject the application.

Rep 45

Hi -

As a resident of [REDACTED], I write to object to the application submitted by Fora to sell alcohol and play music from 1700-2130 Monday through Saturday.

The space around the buildings on this street is extremely confined. As it is, residents can hear noise - even conversations -- as we are all in very close quarters. As a result, I am aware of how many families with young children are in the vicinity. There are also two schools next door. Serving alcohol would pose a potential problem, both in terms of creating public disturbances and disorderly conduct.

I lived on Cowcross Street until last month and saw daily the problems caused by the bars and pubs in the area; too often male patrons would urinate on the street, against the wall, instead of using the public/free urinal at the junction between St John's and Cowcross St.

Dallington St is completely residential after-business hours and should remain so. Having an establishment serve alcohol and play music on a quiet, private street would be extremely disruptive. And as a single female resident who regularly works until 9pm-10pm, I would feel unsafe returning home at night to know there is alcohol being served every night next door.

Thank you for taking into consideration my concerns.

Rep 46

Dear Sir/Madam

I am the owner of a property in [REDACTED] almost [REDACTED] Fora's premises in Dallington Street and I am very concerned about their new licence application.

Prevention of Public Nuisance

An extension of the opening hours of the Cafe to more than double will seriously disturb the usual quiet of Dallington Street at the weekends

- the area is already well served for cafes and since Fora's offices themselves are closed from 12pm on Saturdays and all day Sundays I do not see why this is necessary.

The refuse on the street which is already considerable will undoubtedly increase.

- how will its removal be monitored?

- as it is removal lorries have trouble navigating this narrow street and removal can be very noisy and especially so if takes place in the evenings.

Recorded music both inside and out for 6 days a week until 9.30pm is also a great concern

- noise even from pedestrians reverberates around the street and if the Cafe doors are open as they have been in this recent hot weather the noise nuisance will be unbearable. - the fact that the Cafe doors are usually opened up across the entire width of the premises will also further increase this disturbance.

Is there any confirmation about the actual details for the designated smokers area?

- who will be responsible for the clearing of cigarette ends or will this just end up creating more litter in the street?

Protection of Children

Since Fora's premises are adjoining a primary school and the possibility that alcohol consumption can lead to anti social behaviour I see no reason why alcohol needs to also be on sale within school hours?

- there are plenty of alternative establishments nearby.

I hope that a mutually acceptable outcome to this application can be achieved.

Please confirm receipt of this email.

Yours faithfully

Rep 47

Dear Licensing Service – Islington

I am writing to object to the new licence application from **Fora, 5th Floor, 9 Dallington Street, London, EC1V 0BQ dated 28th June 2018.**

The reasons for my objection are outlined below.

Prevention of crime and disorder objection

- The disorder in the street at closing time from Fora that will impact the residents living on the street.

Prevention of public nuisance objection

- The outside drinking from the establishment, blocking the pavement.
- The noise from customers leaving or drinking in outside areas, and also the recorded music activity, is a serious concern for residents.

Public safety objection

- The suitability of the premises with regard to location – the proximity to residential properties, and the architecture of the building – is not suitable for the application, impacting health & safety for patrons and residents alike.

The protection of children from harm objection

- The proximity of 9 Dallington Street being next door to a school makes this location unsuitable for the licence application with regard to the protection of children from harm.

I am also attaching a copy of a proforma objection, further outlining my objections to the application.

Rep 48

To Whom It May Concern

Hello,

My name is [REDACTED] and I reside at [REDACTED], just a [REDACTED] from the license petitioner's location.

I would like to express my deep concern about this application to sell alcohol at the premises until 9:30pm Mondays to Saturdays and the mention of the café being open until 11pm. FORA is a co-working space with apparent plans to host late night events at their premises, but I strongly urge you to consider the following as you make your determination:

The Prevention of Public Nuisance

Dallington Street is an extremely narrow passageway that is home to private residences, offices, and two schools. As a resident, I view this street as a sanctuary and I value its peacefulness and safety in the midst of the bustling Clerkenwell neighbourhood, already saturated with pubs and bars. I am worried that allowing FORA to serve alcohol until 9:30pm will introduce noise, potentially unruly and unsafe behaviour, and a significant increase in vehicles entering and leaving our narrow street, which can be hazardous to residents walking or cycling, obstructive to emergency vehicles, and generally disruptive to the peace.

The Protection of Children

As you may be aware, Dallington Street is home to Dallington School, a day school for children ages 3 to 11; the school is located next door to the FORA building. Many countries, including the U.S. and India have implemented laws prohibiting alcohol licenses from being issued if the establishment is "on the same street or avenue and within 200 feet of a building that is used exclusively as a school, church, synagogue or other place of worship". In the state of New York, The Alcoholic Beverage Control Law is known as the "200 foot rule". I am not implying that we should allow other countries to dictate our decisions, but I do think that the underlying reasons for these regulations are relevant, valid, and warrant your careful acknowledgment.

I am extremely worried about introducing alcohol sales in such close proximity during the school day, the potential safety issues associated with inebriated patrons, the additional noise, and increased vehicular traffic, to a street crawling with children as they make their way to and from school.

In addition to the points above, I question why a co-working space needs to play music and sell alcohol at all, and let alone late into the night. I also question the inclusion in the application of

the café's opening hours until 11:00pm. I would like to put forth my strong objection to these late night hours, as I am aware of the fact that the café is only approved to be used until 6:00pm.

Thank You in advance for your thoughtful and responsible consideration.

Rep 49

I wish to object to the subject application.

This application fails to protect children. Fora is next to a school making a license totally inappropriate.

There is no business case for this license and the license if approved will add to the Clerkenwell Cumulative Impact.

Please reject this vile license application.

Thank you.

Rep 50

To whom it may concern.

I live in Dallington square and my flat is [REDACTED] Fora. Our Bedrooms [REDACTED] away from their offices.

Since Fora has moved in, there has been continual disruption to us. Works were done outside official hours and lights were left on continually during the build (and continue to be left on on many occasion). This is our home, a place where we have to live and you can imagine how disruptive it has been with light flooding in in the evenings and all the noise. My husband barely sleeps.

I have been informed of Foras application and I'm incredibly disappointed and believe it should not be granted. As you know, we are all in very close proximity in Dallington street and sound travels immensely. I can hear an average conversation from the street in my living room. I dread to think how badly our quality of living would go down if inebriated people are allowed to loiter until late, especially with music. It should also be noted that Fora's current permissible hours of opening by Islington Planning Department are 8am to 6 pm and that their licence application is inconsistent with this.

You are also aware that there is a children's school nearby. Extending their hours of operation creates more rubbish and also cigarette ends will litter the street, its hugely unfair for children to have to navigate the rubbish left on the street - which it is.

The community is small and close knit, the offices that were there were always hugely respectful of the residents and it has been a lovely place to live. Fora and the other offices that are newly occupied have absolutely no regard for residents, leaving their lights on and rubbish everywhere. Unfortunately the location is so small that it's impossible to ignore. I don't understand why a council would put the needs of a transient office over residents that have lived there for years and supported the area. Why can't Fora actually contribute meaningfully to the area and support the local pubs if they really need to drink and be entertained?

The beauty of a city is made by the residents and the people living in it. Allowing offices to do whatever they want at the expense of the community's quality of life is just plain wrong and I urge you to really look closely at these applications because it is not contributing anything meaningful, in fact, quite the opposite.

Kind Regards,

Rep 51

Dear sir/madam

I am writing to object strongly to this application, which is inconsistent with Islington's licensing policies 1, 2, 3, 5, 7, 9, 16, 17, 18, 20, 21, 22, 23, 24 and 27 and Development management policy DM4.3. It is only slightly modified from the previous, rejected, application and does not address the fundamental inconsistencies with the licensing policies or planning breaches.

It would breach the planning conditions attached to the development of the building in the first place (condition 14 of <http://planning.islington.gov.uk/NorthgatePublicDocs/00361021.pdf>), which require that the terrace is only used 9:00-18:00 Monday to Friday.

My particular concern is the severe noise/nuisance impact on local amenity. The Fora terrace which the proposal would allow extended use of (in breach of planning as above), including the playing of amplified music, [REDACTED] my own property and is [REDACTED] bedroom in my flat. I will feel the impact more severely than others, but given the elevation of the terrace the noise is likely to affect all of those in the vicinity in what is a quiet, residential street in the evenings and at the weekend.

Regards



Rep 52

Premises Name and address: Fora, Ground Floor, 9 Dallington St, Islington London, EC1V0BQ

Name: [REDACTED]

Interest: Resident

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Public Nuisance: We already have a couple pubs in the vicinity that stop serving alcohol at 11:00PM (The Slaughtered Lamb, 1920 Bar, Sutton Arms, Simmons Bar), and it's extremely frustrating because as people leave the bar, we often get people drunkenly shouting and making a lot of noise as they make their way home. Compton Passage is a passageway that people often walk through as a shortcut, unfortunately when people make a lot of noise as they walk, it's extremely loud to the residents in our complex... and disturbing to our sleep.

The fact that Fora is actually only a few doors down will only make this problem worst. People like to stand around and chat outside a pub (even after they've stopped serving), and if Fora starts serving alcohol, people will start hanging around when previously there wouldn't be a reason to loiter at Dallington St.

Kind regards,

Rep 53

Dear Sir/Madam

I strongly object to the above licence application which completely contravenes one of your 4 licensing objectives: "The prevention of public nuisance".

I live at [REDACTED]. My entire living area (bedrooms, living room, kitchen and balcony) [REDACTED] the 5th Floor of FORA 9 Dallington street.

FORA is an office block purportedly occupied by people undertaking office-type work. Accordingly, the application for a licence to allow the sale of alcohol to be consumed, and recorded music to be played, on the premises for 6 days per week until 2130 hrs is entirely inappropriate and unnecessary for any office block, let alone one located in a residential area, and is in contravention of one of your 4 licensing objectives: "The prevention of public nuisance". If you allow this licensing application, you will be allowing considerable nuisance to be caused to me during the day and night.

In addition, the application for a licence to allow the opening of a cafe for 7 days per week from 0700 hrs until 2300 hrs is entirely inappropriate and unnecessary for any office block, let alone one located in a residential area, and is in contravention of one of your 4 licensing objectives:

"The prevention of public nuisance". If you allow this licensing application, you will be allowing considerable nuisance to be caused to me during the day and night.

For the above reasons, I respectfully request you to disallow the above licence application in its entirety.

Thank you

Yours faithfully,

Rep 54

Representation to the Islington Licensing sub-committee:

As a resident of [REDACTED], [REDACTED] to the building subject to this application, I ask the Licensing sub-committee to reject this application in order to protect residential and educational amenity in a highly sensitive location for the following reasons:

In the period since FORA has been open for business the management has not proved capable of monitoring or dealing with predicted nuisances, with smokers congregating outside the building, obstructing passage for residents and parents collecting children from the adjacent school. They have been encroaching on the spaces in front of 9A and Dallington School, sitting on the window ledge outside Revolution Films to eat and drink coffee and food bought on FORA premises, making loud calls and smoking, disturbing the offices, residences and school in the vicinity. Despite numerous complaints about the cigarette debris and requests that it be cleared up, all the management have done is provide a very unobtrusive and ignored ashtray and sign forbidding people from smoking outside their premises, which encourages them to linger outside adjacent buildings.

This constitutes a public nuisance and failure to protect children from harm.

When FORA withdrew its last application for a music and alcohol licence it paid lip service to consulting with the community. We have not been aware of any such overtures, and the current application ignores the majority of the concerns previously expressed.

As far as we can tell, there have been no detailed submissions from FORA on how they intend to implement a no-drug policy, acoustic plan, risk assessment, defined smoking area and plan to prevent smoke fumes, nuisance or enforce the maximum capacity for the terrace.

FORA's negligent track record on some of these issues to date is sufficient to cast doubt on their fitness and ability to implement responsibly the much more serious duties associated with a music and alcohol licence and to act in good faith towards their neighbours.

The cumulative impact on the CIA (cumulative impact area) associated with granting this license include:

- Increased noise from music, drinkers and smokers on a terrace that directly overlooks two school playgrounds and numerous offices and residences. Sound reverberates significantly around the narrow street and open space at the back.
- Increased traffic and congestion in a single-lane street.

- Increased parking requirements.
- Risk of groups of inebriated people dispersing, and coming into contact with schoolchildren at pickups and during their daily movements for trips and exercise, as well as young children resident in the street.
- Increased risk of crime.
- Light pollution from early and late cleaning from premises.

I believe this application fails on numerous licensing policies and all four of the licensing objectives, and should be rejected.

Yours faithfully,

Rep 55

As an owner of a property on Dallington St. I object to the application for a license by FORA 5th Floor based on the following premises;

- Fora neighbours two schools.
- The Bunhill area is already saturated with drinking premises. We as a residential force should be respected otherwise this area will become monotonous, pushing out a solid community.
- Excessive hours of drinking will lead to public nuisance issues and potential public safety issues.
- This is a mixed private home and office area in a narrow street, noise travels very easily as we already know with deliveries to Fora. Fora has proven to be a nuisance already - we do not want to further ruin this.
- I believe the value of my property will be jeopardised if an unsavoury community and behaving anti-socially.
- We do not want rubbish/used bottle collections in the middle of the night
- I accept sales of alcohol to people working or visiting the area for an event between 5pm and 8pm Monday to Friday however, I object against the sale of alcohol outside of these hours. The working environment downstairs is open 8am to 6pm - why is this licence application from 7am to 11pm? Why does a working environment need such extended hours of alcohol sales?

Thanks,

Rep 56

Dear Sir/Madam,

Re Licensing Application Fora, 5th Floor, 9 Dallington Street , London, EC1V 0BH - Your Ref WK/180019930

I wish **to object to this licensing application** on the following grounds:

The Prevention of Crime and Disorder

It is a well known fact that alcohol consumption can lead to crime and disorder. All it takes is one too many for glasses to be broken in the street or for somebody to get ideas regarding causing problems for one of the residential blocks of flats nearby. This is meant to be a business, why do they need an alcohol license anyway? The hours of 12 -15:30 and 17:00 - 21:30 are simply

unacceptable for a business. This is not a pub or restaurant of which there are plenty already in the area for the occupants to use.

The Prevention of Public Nuisance

This building is very near residential units and this will likely lead to alcohol being taken onto Dallington Street which is a narrow street of mixed occupation where noise travels very easily. This gets followed by broken glass etc, smoking etc, etc. Then after an event many taxis or Ubers showing up in a narrow street, a few people talking and shouting etc. Why the needed for recorded music, once again noise travels in Dallington Street and especially around the Courtyard at Enclave Court which is next door to Fora. We do not need loud recorded music being played with windows or terrace doors open in a quiet area where noise travels very easily. The terraces at Fora are subject to planning permission use of 9am to 6pm, after a few drinks they possibly start wandering out onto the terraces, breach the curfew and all we get is more noise and people looking into our neighbouring properties.

Public Safety

Dallington Street is a narrow street, after an event at Fora at either lunch or in the evening it is going to cause chaos and noise problems for those who live here. People will leave and then walk up or down Dallington Street in the middle of a narrow road, all it take is one car going a little too fast and with impaired judgement after drinking alcohol....

The Protection of Children from Harm

Fora is located next to Dallington School and very near St Peter and St Paul School. Parents are picking up children at around 3.30pm, they do not need to be see people leaving after the consumption of alcohol. The terraces at Fora look directly into both schools and while Fora are taking measures to limit that impact, after a few drinks people are more likely to chance looking in between the plants and even taking the odd photo. I hope that this never happens for obvious reasons.

Also

Why, in an area that is already oversupplied with premises selling and supplying alcohol has the application even been allowed, when will a halt be called as this area has the highest number of complaints about people drinking in the street in this borough?

The cafe is on the ground floor (A1 use only), not the 5th floor, and has planning permission to open from 8am to 6pm. Why does this application state 7am to 11pm, has anybody from Licensing contacted the Planning Department as this is a clear planning breach?
Also, the 5th floor at Fora is B1 use only.

Kind regards,

Rep 57

Dear Sirs

Re: Fora, 5th Floor, 9 Dallington Street, Islington, EC1V 0BQ
My name: [REDACTED]

Interest / address: [REDACTED]

Email: [REDACTED]

The prevention of crime and disorder

Fora is adjacent to two schools. Granting a late licence would result in broken glass, drug paraphernalia and human urination in the area around the schools. Dallington St is not well monitored and the concern is that there would be an increase in noise, violence and crime associated with late night drinking, especially after closing.

The prevention of a public nuisance

As this is a shared work space, it is unclear why Fora need a licence to sell to people not working at the property. This is a quiet residential street and not a late night entertainment area. Noise will continue into the night, both from revellers leaving the property and from the services required eg late night rubbish collection.

Public safety

As this is a shared work space, it is unclear why Fora need a licence to sell to people not working at the property. This is a quiet residential street and not a late night entertainment area. Noise will continue into the night, both from revellers leaving the property and from the services required eg late night rubbish collection

Protection of children from harm

Fora is adjacent to two schools. Granting a late licence would result in broken glass, drug paraphernalia and human urination in the area around the schools. Dallington St is not well monitored and the concern is that there would be an increase in noise, violence and crime associated with late night drinking, especially after closing.

Regards

Rep 58

Licence Application – Ref: WK/180019930

Fora, Dallington Street, Islington EC1V 0BQI refer to the above application.

We own the property known as [REDACTED] Our property faces onto [REDACTED] Street and [REDACTED] Road.

We object to the above application on the following grounds:

Dallington Street is narrow and is fronted by tall buildings, many of which are residential. Any noise created along the street is magnified due to the configuration of the buildings and the consequent channelling effect. The granting of a license to a company that lets office space on a short term basis to various and largely unknown clients presents a high risk of causing noise and nuisance to adjacent residential buildings. Furthermore, the consumption of alcohol on a potentially routine and regular basis as part of the hire benefits will significantly increase the risk of public nuisance from a transitory clientele. Impairment to Public Safety and damaging influence to local children (the premises are adjacent to a popular Primary School) are clear and obvious risks that would result from the granting of a licence at this location.

The availability of licensed premises in the general area are wide and varied. Granting an alcohol licence to a company that is not involved in leisure and/or entertainment is completely necessary and would result in various anti-social behaviours.

Yours faithfully

Rep 59

As a resident of [REDACTED] I note that a new application has been submitted by Fora, at their premises in Dallington Street, to serve alcohol. I'm very disappointed to see this application revived, as I thought that the earlier objections made by the residents were decisive, and so of course I am objecting again.

The main ground is that it is completely inappropriate to have a venue serving alcohol in such close vicinity to two primary schools. Whether or not alcohol is served on the ground floor, intoxicated customers leaving the premises during school hours creates a nuisance and hazard, with increased risk of smoking on the pavement (which is already causing ingress and smoking debris outside our building). This rubbish, including the possibility of broken glass, will accumulate overnight, and could be a hazard to very young children the following morning.

In addition playing music in the evening is highly problematic as the narrow streets and courtyards intensify the sound through echoes especially in the summer when windows are open.

It is quite obvious that the application violates licensing objectives 2 (public nuisance) and especially 4 (protection of children), with risks of violation of 1 and 3 and should be dismissed.

Your sincerely,

Rep 60

WK/180019930

Licence Application For FORA, 5th Floor, 9 Dallington Street

Dear Sir or Madam,

We are writing to object to the above Licence Application. We are [REDACTED] neighbours of 9 Dallington Street, living in [REDACTED]. Our Flat [REDACTED] the wall which forms part of the property making the application and is at the same level as the 5th Floor of the property. We look [REDACTED] into the rooms which would be used for the sale of alcohol and the playing of music by FORA clients. These facilities are, perhaps, just [REDACTED] from the front of our property.

Our objections are based on the potential public nuisance, not just for us, but also for all the other residents of [REDACTED]. There is also wider potential public nuisance in what is a very narrow street (Dallington Street) of mixed private homes and offices, and in which noise travels very easily. In such a street we also believe that late night drinking and partying could give rise to safety issues.

The application relates to the sale of alcohol and the use of recorded music between the hours of 12.00 – 15.30 & 17.00 – 21.30 on Monday to Saturday and the opening hours of the Café of 07.00 – 23.00 on Monday to Sunday. This contrasts with the planning permission given for the development of 9 Dallington Street, which includes restrictions:

- On the use of the terraces on the 5th floor where access is limited to Monday to Friday, 9am to 6pm, and
- The use of the Café, at least that on the ground floor, only from 8am to 6pm

As such, the Licence Application is going far beyond what the Council thought was reasonable for the use of the property in terms of potential public nuisance.

While we are objecting, on public nuisance grounds, to this application, we do appreciate that the nature of the facilities operated by FORA are such that some, restricted, operation of a café, and even the sale of alcohol, is not unreasonable. We understand that this matter has been discussed at some length between a number of residents in the area, not just those living in [REDACTED], but also in other blocks of flats, and representatives of FORA. We believed that agreement had been reached that alcohol sales between 5pm to 8pm Monday to Friday (with no use of the balconies after 6pm) would be acceptable and reasonable. We were, therefore, very disappointed to see the extent of the Licence Application that was submitted.

Please let us know if there is any further information that you require from us.

Rep 61

I live on [REDACTED] Dallington Street itself. I object on the following grounds:

Prevention of crime and disorder

- alcohol consumption leads to this

Prevention of a public nuisance

- alcohol consumption leads to this, plus additional taxis and cars

Protection of children from harm

- there are two schools in the immediate vicinity incl a nursery school immediately next door - alcohol consumption will be a very bad influence on the children.

This is predominantly a residential road with no other shops or bars or restaurants.

Dallington Street is a narrow road so noise will travel and congestion will happen. It's also a no through road at one end.

The applicants should have applied for an alcohol licence with the original building application and have deliberately done it this way to try and get an alcohol licence, or extension of, by the back door.

Please reject.

Please confirm receipt of this email

Thank you

Rep 62

Dear Sir/Madam

Re: Licensing application for For a, 5th floor, 9 Dallington Street, Islington, London EC1V
OBO ref:WK180019930

I wish to object to the above licensing application. I am a neighbour living at [REDACTED] which the above property [REDACTED]. My objections to the application are on the following grounds:

1 Prevention of crime and disorder

Access to alcohol during and after working hours will lead to increased levels of drunkenness which is associated with increased crime and public order problems. Dallington street is a narrow mixed use street with a significant number of residential properties.

2 Prevention of public nuisance

The premises are offices and it is unclear why an alcohol license would be necessary in an area already very well provided with bars, restaurants and pubs – it is already designated a cumulative impact area. We are concerned that drinking in the day and at night, with a recorded music license would lead to serious noise disturbance. This is further exacerbated by the fact that the building has extensive balconies that are already used for phone call and smoking. It is inevitable that occupants will also drink on the balconies and loud music will be played with doors and windows open causing a nuisance to the surrounding residential properties.

Occupants of the offices have already been observed looking into the schools and surrounding flats from the balconies and taking photos with their mobile phones. When challenged by residents they were rude and dismissive. Alcohol will only add to the nuisance.

It is also likely that late night drinking will lead to increased use of cabs late at night with associated noise and nuisance.

Also drinkers are likely to stand in the street to smoke causing littering, obstructing pavements and causing a nuisance to neighbours.

3 Public safety

Given its narrow nature the presence of up to 400 users of the premises exiting Fora once the bar is closed has the potential to cause blockages in the street and interaction with traffic and accidents. This is particularly true at 15:30 when there is significant traffic on Dallington Street from delivery vehicles and parents collecting children.

4 Protection of children from harm

The Fora building overlooks two schools with direct views into the buildings and playgrounds and although unlikely, it is possible that the behaviour of occupants will be adversely affected by several hours of drinking and could lead to inappropriate behaviour.

It is also unclear why an office building requires a bar that can provide 8 hours of drinking time a day Monday to Saturday – together with recorded music. Although it is flexible use office space it is unlikely that most employers will encourage or permit alcohol consumption during working hours.

The neighbourhood is over supplied with bars, restaurants, pubs and clubs where alcohol is already readily available.

The A1 Café on the ground floor only has planning permission for use from 8am to 6pm so the requirement for alcohol license until 9:30 pm is unclear.

We would therefore ask that you reject any license for alcohol consumption or music on the premises.

Yours sincerely

Rep 63

Objections :

Public Nuisance

Dallington Street is a narrow road lined with tall buildings . The impact of this is that noise travels very easily both at ground and upper levels. This is both traffic noise and loud conversations on the street. This is already apparent when there are early morning deliveries , taxi drop offs and early start work people having group conversations . It is a mainly residential street with a small school and office premises. The area is well served by pubs , bars and restaurants . The premises is meant to be a place of work and not a place of entertainment and the nature of temporary workspace is to have multiple occupants working at different times of the day and so a constant flow of people and no sense of permanent place or neighbourliness.

The proposed application turns a residential street into a place of entertainment until late at night and would cause nuisance through noise (traffic and people) exacerbated by the features of licensed premises in terms of deliveries and disposals of bottles generally early in the morning , late night conversations / arguments aided by alcohol consumption and taxi drop off and pick ups with attendant blockages on a street that has very little parking space.

There seems little to support the need for the licence in terms of appropriate amenities for working people (as there are abundant facilities in the neighbourhood) at the cost of inserting noise and nuisance on a predominantly residential street with a street configuration that already amplifies noise .

I do not need my identity to be anonymous .

Rep 64

Dear Sir/Madam,

I am writing in relation to the license application for the shared workspace at 9 Dallington Street. I live at flat [REDACTED]. Due to a peculiar numbering system on Dallington Street, 9 Dallington Street actually shares [REDACTED] with [REDACTED].

I appreciate that Fora's business model requires their office workers to have access to alcohol on work premises. I appreciate that this is highly lucrative for them. However, I do not understand

why they feel the need to have almost all day drinking, seven days per week. I have visited Wallacespace on Clerkenwell Green. They operate a co-working space but they only run licensed events for a few hours on weekday evenings. As a consequence, the impact of Wallacespace on neighbouring residential premises is negligible. I would therefore request that the Licensing Committee apply the same restrictions to the hours of operation to Fora as those of Wallacespace. The sale of alcohol should be ancillary to the provision of office space. Most people welcome work events that finish at hours consistent with parenting and caring demands and a healthy work/life balance.

I object to the current application on the following grounds:

Public nuisance:

The greatest impact of Fora on our small, predominantly residential street has been noise nuisance. The noise begins at 5 am when catering deliveries take place. The street is too narrow for delivery lorries to enter and leave in the same direction therefore at 5 am we are woken by reversing tones. The lorry parks on the pavement directly outside my bedroom window. Depending on the size of the load the noise disturbance of loading, unloading, slamming doors and driving out again will last for about 20 to 30 minutes. Residents have repeatedly asked for an alternative delivery time to be arranged. This request has been refused. Extended opening hours will result in more deliveries and more refuse collection. I would ask that licensed hours be restricted to limit the noise nuisance on residential premises. I would ask also that the lorry does not mount the pavement having caused a pavement collapse in May 2018.

I would suggest that licensed hours of 5-9pm, Monday to Friday, would allow Fora to run a successful business while being mindful of the sensitive location they have chosen to purchase.

Crime and Disorder:

We live in a cumulative impact area surrounded by cumulative impact areas. We are significantly beyond the tipping point of saturation of licensed premises. Dallington Street is the cut through used by moped thieves to avoid capture by the police. A later license will result in more people on the street, smoking and on their phone waiting for Ubers. They are an ideal target for moped thieves. We do not wish to draw any more attention to the street.

Protection of Children from Harm:

There are 34 school aged children living on Dallington Street. Late night events with alcohol will result in more noise disturbance, more taxis and more street smoking. Many children are being regularly woken at 5 am by the Fora deliveries having only gone back to sleep shortly after closing time and the noise nuisance from the late night economy establishments in the borough. Long term sleep disturbance is well known to have an impact on health, well-being and school performance.

I would suggest that licensed hours of 5-9pm, Monday to Friday, would ensure that anyone leaving Fora would not waken the residential children on the street late at night. I would ask also that the Committee put restrictions on delivery times and refuse collection times given the proximity to homes. For a school aged child being woken at 11pm is late at night.

Public safety:

I do not feel that Fora's presence presents any public safety issue other than significantly increased use of Uber vehicles entering the street. The street is one way in parts, to get around this

Uber drivers use the entrance to our [REDACTED] as a reversing point. Several times the corner of our building and the post of our wall has been chipped by these cars. In addition, many Uber vehicles are electric. There are three wheel chair users in Dallington Street. Due to the width of the pavement, they have to use the middle of the street. Wheelchair users cannot see or hear electric cars approaching and feel unsafe in their own street.

The Fora management team do use Goswell Rd to access Ubers but their office users do not.

I would ask that the committee specify a collection point for taxis and Ubers on Goswell Road. Other licences have had precise restrictions put on pick up points.

Thank you for your assistance in balancing the needs of residents and the demands of local businesses.

Yours faithfully,

Rep 65

Subject: Fora alcohol licence application, Dallington Street

The application:

- Drinking and music during school hours for up to 80 people on the 5th floor bar and terrace a couple metres from the kids' classroom windows
- Potential noise disruption to all classes is obvious, and will be a real distraction for the kids
- Greedy application gives no regard to protecting the hundreds of children in two adjacent primary schools (Dallington and St Peter & St Paul)
- Violates all 4 of Islington's licensing objectives, 15 of 29 Islington licensing policies, Islington planning's DM4.3 policy and Fora's own planning approval (which prohibits weekend use of the terrace)

Islington:

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

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

Thank you,

Rep 66

Dear Sirs,

My wife and I and our family live [REDACTED], a few [REDACTED] from the subject premises and wish to register our strong objection to the application which has been made to sell alcohol for consumption on the 5th floor.

Our grounds are as follows:

1. Dallington Street is a very narrow predominantly residential road and noise bounces and reverberates off the buildings either side. It is already increasingly noisy at closing time as a result of customers leaving the many other licensed premises in the immediate vicinity.

2. Late night rubbish collection is already a problem, with council vehicles frequently in the street at around 11.30 pm and 4am. This would only increase.

3 Office workers smoking outside bedroom windows of residential premises is already a public nuisance issue. This would be exacerbated, particularly if drinks were taken outside 9 Dallington Street.

4. The hours referred to in the Application appear to represent an element of creep and seem inconsistent with the permitted planning use. The opening hours of the premises should not be extended and the permitted use of the 5th floor is not thought to be A1.

5. In any event, use of the terraces at 5th floor level outside the permitted hours is unacceptable, particularly as they would inevitably be used for smoking when they are right next door to existing residential terraces.

6. It is not understood why the Application extends to Saturdays.

Please acknowledge receipt of this objection.

Kind Regards

Rep 67

Dear Sir/Madam

I am live in a property in Dallington Square almost [REDACTED] Fora's premises in Dallington Street and I am very concerned about their new licence application.

Prevention of Public Nuisance

An extension of the opening hours of the Cafe to more than double will seriously disturb the usual quiet of Dallington Street at the weekends .

- the area is already well served for cafes and since Fora's offices themselves are closed from 12pm on Saturdays and all day Sundays I do not see why this is necessary.

The refuse on the street which is already considerable will undoubtedly increase.

- how will its removal be monitored?

- as it is removal lorries have trouble navigating this narrow street and removal can be very noisy and especially so if takes place in the evenings.

Recorded music both inside and out for 6 days a week until 9.30pm is also a great concern

- noise even from pedestrians reverberates around the street and if the Cafe doors are open as they have been in this recent hot weather the noise nuisance will be unbearable. - the fact that the Cafe

doors are usually opened up across the entire width of the premises will also further increase this disturbance.

Is there any confirmation about the actual details for the designated smokers area?

- who will be responsible for the clearing of cigarette ends or will this just end up creating more litter in the street?

Protection of Children

Since Fora's premises are adjoining a primary school and the possibility that alcohol consumption can lead to anti social behaviour I see no reason why alcohol needs to also be on sale within school hours?

- there are plenty of alternative establishments nearby.

I hope that a mutually acceptable outcome to this application can be achieved.

Please confirm receipt of this email.

Yours faithfully,

Rep 68

Dear Sirs

Re: Fora, 5th Floor, 9 Dallington Street, Islington, EC1V 0BQ

My name: [REDACTED]

Interest / address: [REDACTED]

Email: [REDACTED]

The prevention of crime and disorder

The building is a neighbour to two schools - rubbish, broken glass, drug paraphernalia and human urination in the area surrounding the schools would likely be the result of granting the license. Other crime and anti-social behaviour will likely be the result including a large increase to noise, potential for violence and crime on the street (Dallington St is hidden away from the main street and therefore difficult to monitor) especially after closing.

The prevention of a public nuisance

Why is there a need to sell to people other than those working at the property. No need to bring additional people to the area which is a quiet, commercial and residential area and not a late night entertainment area. There are existing alternatives a short distance away.

Taxi's and other traffic will likely increase to a small street which does not support additional traffic.

If the business is busy and operating late into the night the noise will likely continue after closing with inebriated customers, staff coming and going and connected services (e.g. late night rubbish collection and other service providers).

Public safety

Why is there a need to sell to people other than those working at the premises. No need to bring additional people to the area which is a quiet, commercial and residential area and not a late night entertainment area.

Protection of children from harm

The building is a neighbour to two schools - rubbish, broken glass, drug paraphernalia and human urination in the area surrounding the schools would likely be the result of granting the license.

Regards

Rep 69

Re Premises License Application

Fora 5th Floor, 9 Dallington Street, Islington, London ECV 0BQ

Dear Sir

I am the owner of [REDACTED] and object to the licence based on the fact that there are a high number of licensed premises in the area in the immediate proximity to Fora and there is no reason for yet another.

In addition, the premises are immediately adjacent to one primary school and back directly onto another primary school. I believe this proximity could cause the children harm from the risk of people under the influence of excessive alcohol being near the children at lunchtimes and at the end of the school day.

I hope you take these comments into consideration when dealing with the application.

Rep 70

Dear Sirs

I live at

[REDACTED]

Our flat which has a terrace [REDACTED] on to Dallington Street.

I'm not usually one to complain- live & let live.

However I really think that licensed premises in Dallington Street should be refused.

1. There is no need for it.
There are plenty of Bars & restaurants in the area who presumably could do with the business.
2. There will be noise (deliveries) people coming and going outside office hours.
3. Also noise from the terrace will carry much further than noise from a ground floor.
4. Premises on the 5th floor which can only be accessed via an entry phone will be almost impossible to police. I believe that For a have a poor track record with regard to compliance.
5. The street is back water which just doesn't sit with licensed premises.

1. Not sure if there is planning consent but if I had known that they were going to go for licensed premises I would have objected.

Regards

Rep 71

Dear Sir/Madam

I am co-owner of a property in Dallington Square, in close proximity to Fora premises. I wish to express my objection to the licence application in its current form. I have been part of discussions/meetings with representatives from Fora who assure us they wish to work with our community. It is therefore incredibly disappointing to see the current application. I do not consider the granting of such a licence would be appropriate for the reasons stated below.

Prevention of Public Nuisance

Sadly, since Fora began operating earlier this year, we have already noticed an increase in antisocial and problematic issues. The application states Fora will provide a designated smoking area for up to 6 smokers. I am interested to know where this is sited. At the residents last meeting with Fora, this issue was raised. Katrina Larkin (designated premises supervisor) could not provide a definitive site, stating the smokers would be asked to move away from directly outside the premises. To where? Outside the adjacent primary school? Outside residents' homes? And who will be responsible for clearing up the cigarette ends? Already a huge problem in our city. So far we have no solution.

There has already been an increase of refuse left on the pavement, awaiting collection, since Fora opened. The granting of a licence will increase the volume of this refuse. As there will be glass refuse, this will create a noise problem also as it is placed outside and as it is collected, which can be later in the evening.

The cafe is open Mon - Fri 08.00 to 18.00, 50 hours per week. These were the stated hours granted by the planning department. I am concerned to see on the licence application that Fora have also requested an increase in these hours. **An increase of 62 hours, more than doubling the current hours.** Dallington Street is particularly quiet and tranquil at the weekend. The area is well served for cafes and there can be no need for the cafe to open at the weekend. (On their website, Fora state their weekend operational hours as 08.00-12.00 Saturday only. Therefore why are they applying for Saturday *and* Sunday hours until 11pm?). The already considerable amount of refuse on the street will increase. The application states this refuse will not be placed outside until 30 minutes before collection. How will this be monitored? Already, it can be several hours before it is collected. Dallington Street is very narrow and refuse lorries create noise and traffic problems for residents, particularly if they arrive later in the evening (as they have been known to). A refuse lorry, negotiating the narrow street, with its reversing warning in operation, at 21.45 in the evening is antisocial and a noise nuisance. I know because I have experienced this.

The licence application includes the playing of recorded music inside **and** out, six days a week, until 9.30 pm. During the residents first meeting with Fora, Katrina Larkin stated categorically that there would be no music outdoors.

Dallington Street is very narrow with no trees or open areas to dissipate noise. As a resident, I can hear pedestrians' conversations as they walk down the street due to the noise bouncing between

the buildings. Any music broadcast outside will create a noise nuisance and disturbance to residents. During the recent hot weather, the cafe doors have been open across the width of the area. Music played, particularly during the quiet weekend when there is considerably less vehicular and pedestrian traffic, will reverberate around the street.

Protection of Children

The Licensing Service will not need reminding that Fora shares a party wall with a primary school. It is an unfortunate fact that the consuming of alcohol can lead to antisocial behaviour, whether that is increase in noise, use of inappropriate language or worse. Residents have listened to Fora's reasons for wanting to provide alcohol. We have tried to be reasonable, offering 5pm - 8pm, Mon -Fri. I do not see the need to provide alcohol from 12.00 - 15.30, i.e. during school hours, when alcohol related anti social behaviour could be witnessed by primary school children. And given that the Licensing Authority acknowledge in their policy that, "parts of the borough have now reached saturation point" there can be **no** reason for the licence to encompass any part of the weekend. There are plenty of establishments close by.

I am pleased to see, from the application, that Fora intend to hold quarterly meetings with residents. I hope our concerns are listened to and that we can reach a mutually acceptable outcome.

Yours faithfully

Rep 71A

Subject: Fora, 5th floor, 9 Dallington Street

Dear Sir/Madam

I sent in an objection to the above application on 16th July and wish to add the following. This is due to my belief that the initial document sent out to residents does not accurately reflect the requests of Fora, due to Fora making errors and using misleading language on their original application to you.

Point One - Recorded Music

The residents' letter gives no indication of whether the music is indoor, outdoor or both. The application, when viewed in full, states 'both'. Having been assured by Fora 'designated person' Katrina Larkin at an early residents' meeting that there was, categorically, no outdoor music, the community group sought clarification. Fora filled in the form incorrectly, it should read indoor only, not both.

Point Two - Designated Smoking Area

The full application states, 'a designated smoking area will be provided. No customers will be allowed to smoke immediately outside the premises.' On 25/06/18, members of the community group received a mail from Matthew Buckingham, Head of Operations, stating, 'Smoking is now outside the premises and if more than 5 people are there we will politely ask them to move away somewhere else.' Both statements are extremely vague regarding the 'designated site'. The group sought clarification last week from Fora re the site. The response was, 'I will confirm'. No-one has. There is still NO designated area. If smokers are being asked to move away from the office

building they will then be outside the primary school or outside residents' homes and windows - and in the evening possibly outside children's bedroom windows.

Point Three - Opening Hours

The residents' letter state details applied for as 'Opening hours of the cafe'. In my objection I disagreed with these opening hours - and still do. However, in seeking clarification once more, the hours apply to the **fifth floor terrace**. In the application it has been referred to as the 'cafe' which is extremely confusing and misleading for residents as there is a ground floor cafe at the premises. Fora's website does not state any opening hours on Sunday and only 08.00-12.00 Saturday. Why is a licence required at weekends until 23.00? From the department's notification of application, local residents may not be aware of Fora's intention to open the **fifth floor terrace** from 07.00 to 23.00 SEVEN DAYS A WEEK. Even without alcohol, there will be noise nuisance created if the terrace can be accessed from 07.00, in spite of Fora's plans to close it at 18.00. And guests leaving at 23.00 Saturday and Sunday after 'events' will disturb what is currently a very quiet neighbourhood.

Point Four - Food

In the full application, it is stated, 9) Non perishable snacks will be available, and also, 19) Food shall be available in all parts of the premises where alcohol is sold. Which one is it? And what constitutes 'food' as opposed to the snacks? The provision of alcohol without a meal of some description is a bar. This is an office space.

Point Five - Waste management

The application's stated hours are incorrect. Seeking clarification again, Fora apologised for their error - 19.00 hours should be 07.00

Point Six - Protection of Children from Harm

On their application, Fora have mentioned only a Challenge 25 scheme in this area. There is no reference to protection of children from groups of smokers outside their classrooms, or how they will manage possible loud, inappropriate language/behaviour following alcohol intake during the school hours for which they want a licence.

It would be useful if the residents' letter of notification could contain a link to the full application. The three activities referred to are very brief and, as we have discovered, two of them are incorrect/misleading due to Fora's errors when completing the application. It is a cause for concern if they are unable to accurately complete such an important piece of paperwork. How are residents supposed to have confidence or belief in their claim to have high standards of management?

Yours faithfully

Rt Hon Lord Smith of Finsbury

HOUSE OF LORDS
LONDON SW1A 0PWLicensing Service
Public Protection Division
222 Upper Street
London N1 1XRfrom: [REDACTED]
[REDACTED]
[REDACTED]

18 July 2018

Dear Licensing Service,

Licensing Application: Fora, 9 Dallington Street, EC1V 0BQ
Ref: WK/180019930

I am writing to object strongly to the application for a new licence at 9 Dallington Street. This is an application for extensive hours, with the sale of alcohol up to 9.30pm on six days a week, and the operation of the café up to 11pm on every single day. Our local residents' group met with Fora some months ago, and agreed some guidelines for any future application, but these seem to have been completely abandoned, and unilaterally.

The prevention of crime and disorder: Over the past year, we have had a number of instances of windows being smashed in the street, and we are all very worried that the presence of large numbers of people drinking – and listening to music – until late evening, and then spilling out into the street, will encourage lawlessness.

The prevention of public nuisance: For most of the time, especially in the evenings, Dallington Street is a quiet street with a domestic feel. Over the course of the last fifteen years it has become overwhelmingly residential, with many small blocks of flats being created. The fifth floor café and bar will serve drinks until late, will operate as a café until very late, and will play music up to 9.30. Especially in warm weather with windows open both at 9 Dallington Street and in many of the surrounding apartments, noise and disturbance carrying into people's homes will be considerable. Not even Sunday, under these proposals, will be sacrosanct. And as people leave late at night, there will be noise in the street, loud chatter, and considerable disruption to the general peace of the neighbourhood.

Public safety: When Fora first arrived here, they claimed they were providing office space with some minor social spaces attached. They now appear to be transforming what they are trying to do, with far more emphasis on alcohol, café, and music. The presence of drunk and noisy people in what is by and large a quiet residential street, well into the evening, will be threatening at best, and could result in harm. The pavement in front of 9 Dallington Street is relatively narrow, and the danger from traffic passing by, in a very narrow roadway, when a crowd of people are gathered, is very real.



The protection of children from harm: There are several families with children living in the street; there is a primary school – Dallington School – immediately beside the Fora building; and there is another primary school behind. The Fora licence will operate for a considerable period at lunchtime, from noon through till the mid afternoon, before starting again in the evening. This means that the potential for disturbance of children whilst at school, or coming to or leaving from the school, is real.

I very much hope that you will not allow this application to proceed. It would severely damage the peace and quiet of a residential neighbourhood, and would pose both nuisance and danger.

Yours sincerely,
Chris Smith

Rt Hon Lord Smith of Finsbury
Freeperson of the London Borough of Islington

[REDACTED]

[REDACTED]

[REDACTED]

July 16, 2018

Licensing Service
London Borough of Islington
222 Upper Street
London
N1 1XR

To Whom It May Concern:

REF: WK/180019930

LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW -FORA 5TH FLOOR, 9 DALLINGTON STREET, ISLINGTON, LONDON, EC1V 0BH

I am writing in connection with the above licensing application to which I strongly object. The proposal for this license is ill considered on a number of levels and completely unnecessary at this location.

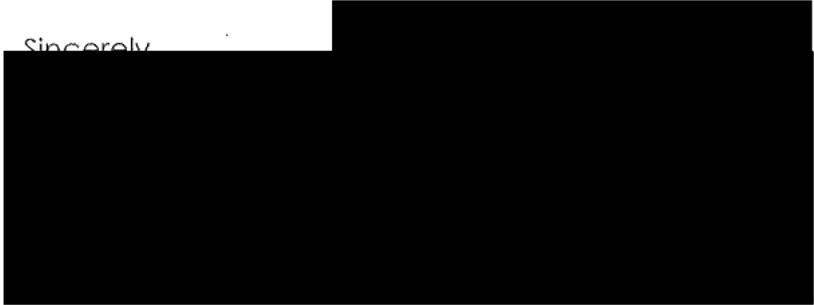
Dallington Street is, and has been for a long time, a quiet & mainly residential street. The few small office spaces that are on the street work the regular office hours of 9-5, however since the development of Fora at 9 Dallington street there has been a significant increase in activity outside these normal office hours. Dallington Street is a narrow street where noise travels very easily around the area, having a licensed bar will encourage more activity from this building at unsociable hours resulting in noise which is an issue of public nuisance.

The Fora building is also next door to an independent school for 3-11 year olds and backs onto St Peter & St Paul's Catholic Primary School. Having an alcohol license in proximity of so many children is unacceptable and granting this license would expose these young children to the effects of alcohol and encourage public nuisance as well as crime and disorder not to mention the children that already reside in this quiet street.. The increased human and vehicle traffic such as taxi's is also an issue of public safety and the protection of children from harm should be paramount.

There are plenty of bars & cafes in the surrounding area for any of the office workers to go to on their way home after work. Our quiet mainly residential street does not need a café/bar license on it. The weekends are where the residents have two days away from the hustle and bustle of a street now over populated with Fora office staff, this will be ruined by a licensed bar with music allowed to open at weekends. The surrounding residents deserve peace and quiet in their homes.

On these grounds I strongly object to this application in any shape or form.

Sincerely,



Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: Fora, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: _____

Interest: Resident.

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

Your Address: _____

Email: _____

Telephone: _____

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

Public Nuisance

This is a mixed private home & business area a very narrow street noise travels easily. Cafe on ground floor but application for 1st floor??

Crime and Disorder

Noise. taxis. large groups of noisy people. Broken glass. Next to 2 schools. ~~Extra~~ Additional rubbish associated with drinking.

A licence to 8pm is acceptable (with closing @ 8.30)
A licence for later is not!

Protection of Children from Harm

Next to 2 schools. U. young children next to premises.

Public Safety

If granted a licence beyond 8pm there could be large amounts of people gathering in a U. small area.

I wish my identity to be kept anonymous:

Yes No

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

[Empty box for explanation of anonymity request]

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

Signature:



Date:

20.07.18

Please ensure name and address details completed above

Return to:

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: Fora, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address:

[REDACTED]

Email: [REDACTED]

Teleph [REDACTED]

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

Public Nuisance ✓✓

I am concerned about loud or even semi-loud music being audible within the [REDACTED] development (internal courtyard), which is adjacent to the Fora building and their terrace. Dallington Street is a quiet residential neighbourhood and would be disturbed by music played from

Crime and Disorder

a commercial building at height (5th floor).
I would be particularly upset if Fora is allowed to play music up there, disturbing me, yet I am not allowed entry myself to at least partake in the terrace space, which is a private commercial area so far as I understand. How can they be allowed to disturb us and exclude us? Fora doesn't need to play music to deliver their business; Fora is not a pub, it is a shared office space!

Protection of Children from Harm

Public Safety

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

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

[Empty box for explanation of anonymity request]

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Signature: [REDACTED]

Date: 10 July 2018

Please ensure name and address details completed above

Return to:

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

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

Licensing Act 2003 representation pro-forma

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

Premises Name and address: Fora, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: _____

Interest: RESIDENT

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

Your Address: _____

Email: _____
Teleph _____

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

Public Nuisance

^{NARROW}
THE BUILDING IS IN A RESIDENTIAL ST.
THE CAFE IS "OPEN FRONTED". DRINKERS CAN
GET NOISY AND THE SOUND WILL AFFECT
RESIDENTS. THE SAME APPLIES TO THE 5TH FLOOR,
THE TERRACE OF WHICH OVERLOOKS FLATS AND DALLINGTON SCHOOL

Crime and Disorder

Protection of Children from Harm

THE BUILDING IS NEXT DOOR TO DALLINGTON SCHOOL. THE CAFE HAS AN "OPEN FRONT" I DON'T BELIEVE THAT CHILDREN SHOULD STEP OUT OF SCHOOL AND IMMEDIATELY SEE PEOPLE CONSUMING ALCOHOL.

Public Safety

I wish my identity to be kept anonymous: Yes No

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

[Empty box for providing reasons for anonymity]

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

Signature: _____

Date: _____

Please ensure name and address details completed above

Return to:

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

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: Fora, Ground Floor, 9 Dallington Street, Islington, London, EC1V 0BQ

Your Name: [Redacted]

Interest: _____

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: _____

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

Public Nuisance

Fora is just opposite our bedroom, their lights keep us awake & due to the nature of the street, All noise reverberates & can be heard clearly. An extended licence will only exacerbate this, & music will be intolerable. Their rubbish already litters the street & later openings will mean the trucks will be even more disruptive

Crime and Disorder

[Empty box for Crime and Disorder comments]

→ Fora constantly leave their lights on which disrupts all the residents home lives, this is without extended hours, the weekends are the only time we get any peace from that office Why disrupt locals lives for a cafe when the area is already well serviced.

Protection of Children from Harm

This office is right next to a primary school
smokers loitering, music & potentially drunk people
will all disrupt the quality of their school day

Public Safety

I wish my identity to be kept anonymous:

Yes No

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

[Empty box for explanation of anonymity request]

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

Signature: _____

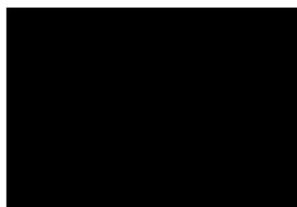
Date: 20th July

Please ensure name and address details completed above

Return to:

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

Licensing Service
London Borough of Islington
222 Upper Street
London
N1 1XR



To whom it may concern:

REF: WK/180019930

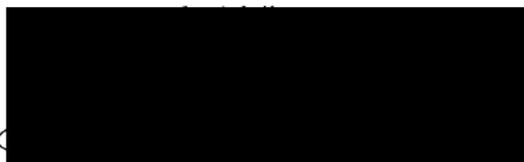
I am writing to register my objection to the application for a premises licence by FORA for 5th Floor, 9 Dallington Street, Islington, London, EC1V 0BQ.

The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

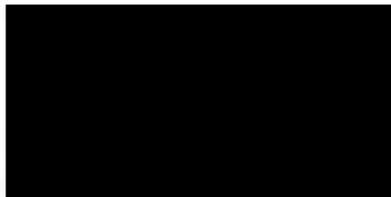
Residents in this area already suffer noise nuisance caused by the influx of workers from FORA who tend to work unsocial hours. Adding a licensed bar with music is unacceptable and will be detrimental to the street. The residents do not wish to be subjected to any more noise pollution and do not want the increased traffic and obvious disruption that a license bar causes. A license until 11pm will encourage workers to stay late and alcohol consumption obviously encourages the issue of public nuisance. The street is also home to two schools whose children's safety would be put at risk with a rise in public nuisance as is the safety of the children that currently live in this quiet street.

There are lots of places for these office workers to go just a short walk away in streets that are already built up with bars & cafes and cater for this activity on their journey home or at lunch time rather than staying late at work and creating more noise than necessary in this mainly residential street.

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



Samantha Paisted



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

13th July 2018

Dear Sir/Madam

**Re: LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW
FORA, GROUND FLOOR, 9 DALLINGTON STREET, EC1V 0BQ**

We are owners of a property,  and are writing to register our objection to the above application for licence.

We do not consider that the granting of a licence would be appropriate for the reasons stated below.

Prevention of Crime and Disorder

FORA is planning two different areas within 9 Dallington Street for the sale and consumption of alcohol, 7 days a week, during and after business hours, is likely to increase the risk of crime and disorder. Your Licensing Policy (pg 10, point 13) states an increase in concerns reported to you including theft and damage to property in this area as well as

LBI Licensing
17 JUL 2018

Prevention of Public Nuisance

public urination, litter and noise nuisance.

Anyone leaving this currently very quiet street after 11pm, after an evening's drinking will certainly result in increased noise nuisance from both increased taxi/ minicab traffic as well as from the people themselves. FORA's application stating 'dedicated taxi/minicabs will be available within the premises' does not alter the fact that there will be more traffic noise on the street.

The playing of music, in two different areas will impact local residents and other businesses. FORA has applied for music to be played in both areas (café and fifth floor) indoors *and* out until 18.00. The narrow structure of Dallington Street would mean that music, from two different areas will impact local residents and other businesses. FORA has applied for music to be played in both areas (café and fifth floor) indoors *and* out until 18.00.

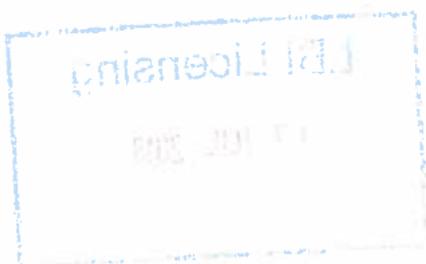
Islington Licensing Policy Model Pool of Conditions states, "Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties." How do FORA intend to achieve this regarding music from the roof terrace until 18.00? The playing of music from 10am to 11pm, 7 days a week, indoors, and out until 18.00 constitutes a public nuisance.

Smokers gathering outside will also add to this general noise factor.

FORA states they will display signs requesting that persons leave the premises quietly. These are commonplace but widely ignored. The Licensing Policy 8, point 65 recognises it can be 'very difficult to eliminate any such disturbance to residents' once clients have left the premises.

Public Safety

Dallington Street is narrow, with limited parking and the pavement on one side of the road being markedly narrower than the opposite side. Persons from FORA gathering outside to smoke will obstruct the pavement. Members of the public will need to either walk into the road or navigate their way through the smokers – and smoke – to continue their journey. This is of particular concern given there is a nursery and primary school adjacent to FORA's building. This will result in the parents of very young children having to choose between two health hazards whilst collecting their children from school. It should be noted that the school is particularly active with external school trips and we observe classes leaving the school at all times during the day leaving children exposed to smokers and their smoke.



Protection of Children from Harm

The application does not make any mention of facilities for smokers and so we must assume that they will allow this to happen in the street as mentioned above.

FORA's neighbour is a primary school with nursery and the granting of this license would allow the sale of alcohol from 10am to 11pm, 7 days a week. This covers practically all of the school day, every day of the school year.

With the obvious implications relating to alcohol sales it would be completely unacceptable and inappropriate for FORA to be able to supply alcohol from 10am to 11pm, 7 days a week given their close proximity to the school.

There is no circumstance where this is appropriate.

The sale of alcohol for consumption in the workplace is inappropriate. As the Licensing Authority acknowledge in their policy, "parts of the borough have now reached saturation point." Therefore, if people wish to consume alcohol at the end of their working day, there are plenty of establishments close by for their enjoyment.

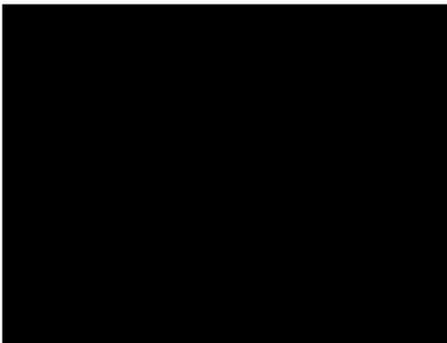
In their application, FORA's list of residents able to buy alcohol on the fifth floor give a clear indication of a much larger number of people than would be expected in a normal office of this size. The list encompasses tenants from other FORA premises, any clients and 'temporary' residents attending private functions. What exactly are these events going to be? How many people are they envisaging entertaining at one time?

The Finsbury Local Plan is an acknowledgement from Islington Licensing Authority that our area needs special consideration regarding the granting of licences of this type:

"Bunhill and Clerkenwell is the only part of Islington that meets the criteria for having an Area Action Plan, known as the Finsbury Local Plan, to meet future population and economic growth in the area. To respond to these challenges the Finsbury Local Plan encourages mixed use neighbourhoods within the area but acknowledges that this approach could cause conflict, particularly where licensed premises are adversely impacting on local residents."

FORA Space Limited is listed at Companies House as 'Other letting and operating of own or leased real estate.' They are not listed as a 'leisure provider' who wish to provide a multi-screen, multi-bar facility for a range of people who go way beyond those who will be renting desk space in the building. Quite simply, there is no reason for a company providing workspace to offer alcohol for sale and consumption for 13 hours a day.

Their website offers "*24-hour access to our spaces Monday to Friday, plus 9am to 11pm on Saturdays*" in one part of the site, and "*24 hour access Mon-Fri, 8am-12am Saturday*" in another part. This raises the question of why they require the licence to cover Sundays, and if the latter point is to be believed, why it is required to cover Saturday after midday.





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

23rd July 2018

Dear Sir/Madam

Re: **LICENSING ACT 2003 – PREMISES LICENCE APPLICATION NEW**

FORA, 5th FLOOR, 9 DALLINGTON STREET, EC1V 0BQ

I am co-owner of a property, [REDACTED] and am writing to register my objection to the above application for licence.

Firstly I would like to say that, as a member of the Friends of Bunhill, I have been very disappointed with the efforts made by Fora to reach a compromise regarding the application for an alcohol and music licence. Assurances given during discussion are not reflected in their new application. E.g. the playing of recorded music outside on the terraces – we were advised that Fora would not apply for this and they have now changed their position. As a resident living adjacent to the property we do not want to hear music emanating from the building or terraces at any time of day or on any day of the week.

Secondly, Fora is responsible for making sure that its licensing application is in line with current planning permissions. This is not the case as the planning consent for the café hours of opening are 8am to 6pm from Monday to Friday and yet they are applying for opening hours from 7am to 11pm seven days a week for the 5th floor café. The extension of their opening hours is equivalent to a 124% increase in their opening hours and would have a significant impact in terms of public nuisance.

Finally, as part of discussions we offered a compromise where by licensing hours would be available from 5pm to 8pm from Monday to Friday. Fora has only marginally moved away from its original application by excluding opening on Sundays. Dallington Street is in a Cumulative Impact area. Fora's proposed hours are in excess of others recently granted a licence and being in a similar line of business (short term desk space) e.g. Wallacespace. It should also be pointed out that Wallacespace in Clerkenwell Green is not in an area that has the concentration of

residential properties that Dallington Street has and it would be inappropriate for Fora to be granted longer licence hours than Wallacespace.

In addition to the above, I do not consider that the granting of a licence would be appropriate for the reasons stated below.

Prevention of Crime and Disorder

FORA is applying for the sale and consumption of alcohol, 6 days a week, during and after business hours, which is likely to increase the risk of crime and disorder. Your Licensing Policy states an increase in concerns reported to you including theft and damage to property in our area.

Prevention of Public Nuisance

Your policy, as mentioned above, also states public urination, litter and noise nuisance as areas of increased concern. We already have personal experience of urination over our car and witnessed vomiting in the street. Persons leaving after an evening's drinking will result in increased noise nuisance, not only from the people themselves, but from increased taxi/minicab traffic in an otherwise relatively quiet city street. FORA's application stating 'dedicated taxi/minicabs will be available within the premises' does not alter the fact that there will be more traffic noise on the street.

Since Fora opened for business in 9 Dallington Street we have seen a marked increase in deliveries to the building at unsocial times as well as food deliveries by moped drivers for its occupants up to as late as midnight.

As residents, we have also had rubbish collection problems with late collections and large numbers of bags and cardboard being left out from 8pm each night for collection typically after 10pm. The photograph below shows the scale of the rubbish problem before additional refuse is generated from a bar. This problem will only be exacerbated with refuse from a bar which will include large numbers of glass bottle which are particularly loud when removed/collected.



Page 15 30.b of the Licensing policy quotes the need for high standards of management with respect to preventing public nuisance associated with waste management and littering. See photograph above as evidence that this is not happening.

It is assumed that the application to play recorded music applies is for both the café and 5th floor area. As previously stated we understood that Fora would not apply a licence for music to be played outside on any of their terraces which we believe will constitute a public nuisance for local residents. The playing of music, in two different areas will impact local residents and other businesses. FORA has applied for music to be played as late as 21:30, 6 days per week. Due to the physical structure of Dallington Street, being narrow with tall buildings each side, noise travels easily around the street and reverberates around Dallington Square. Islington Licensing Policy Model Pool of Conditions states, “Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.” 9 Dallington Street has bi-fold doors across the whole front of the café premises. It would be unacceptable for any recorded music to be played with the risk that sound would escape from the building during any time of day. This would require a stipulation that the bi-fold doors could not be opened whilst any recorded music is played in the café. We have already experienced noise from neighbouring properties – some of which have been reported to the Council as a nuisance. The playing of music from 12pm through to 9:30pm, 6 days can only constitute a public nuisance.

The Fora application seeks a licence which would allow its residents from Central Street to have access to the 5th floor bar. Residents in Dallington Street have already seen a marked increase in pedestrian activity with 450+ residents now working in 9 Dallington Street. Whilst we understand the economic benefit of this to the local economy its impact on local residents has been significant. This will be exacerbated where residents from Central Street choose to visit Dallington St for the sole purpose of accessing the bar facilities on the 5th floor. There will be an unnecessary further increase in pedestrian footfall with increased noise, smoking and associated littering, taxi activity etc. The use of the 5th floor by Central Street residents also appears to be unnecessary as the Fora building in Central Street already has a licenced bar and restaurant which should negate the need for any visit to Dallington Street. The facility at Fora Central Street has been subject to a number of residents’ complaints that have been reported to Islington Council. This is a major concern to Dallington Street residents.

Public Safety

Dallington Street is narrow, with limited parking and the pavement on one side of the road being markedly narrower than the opposite side.

Since Fora opened in Dallington St I have noticed a marked increase in delivery vehicles parking illegally whilst deliveries have been made. In addition to this I have witnessed a number of vehicles on separate occasions pulling on the pavement and

effect a 'U' turn in front of the Fora premises representing a risk to adults and children in the street.

Despite our pressing Fora for a permanent solution to smoking outside of the office their advice to people working there is to "Go for a walk." They have also tried to limit the numbers of people that smoke at the same time outside. Clearly with over 400 people working there a permanent solution to smoking still needs to be found. The licence to sell alcohol will result in an increase in smoking and exacerbate this problem further.

We have also had an incident of occupants from 9 Dallington St congregating on the pavement outside of 9 Dallington St and consuming their own alcohol (I assume not provided by Fora).

Protection of Children from Harm

We are still amazed that FORA does not have any comment to make on their application regarding the protection of children. (They have made no mention of facilities for smokers, leading to our concern above.)

The fact that FORA's neighbour is a primary school with nursery is one of great concern when regarding the licence application. In practise, this licence would allow the sale and consumption of alcohol during school hours. This covers a large part of the school day, every day of the school year.

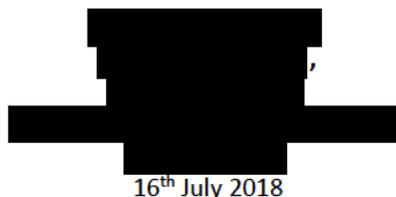
Where there is the sale and consumption of alcohol, there is always the possibility of some adults behaving/speaking inappropriately within earshot of children. It is completely unacceptable for FORA to be able to supply alcohol during school hours given their close proximity to the school.

Persons from FORA gathering outside to smoke are already obstructing the pavement when they smoke. Members of the public have to either walk into the road or navigate their way through the smokers – and smoke – to continue their journey. This is of particular concern given there is a nursery and primary school adjacent to FORA's building. It should be noted that the school is particularly active with external school trips and we observe classes leaving the school at all times during the day leaving children potentially exposed to smokers and their smoke. The licence to sell alcohol that Fora has applied for includes a period from 12pm to 15:30 during the school week. Given the risk of unsocial behaviour and increased smoking next to a school it is unacceptable to think that a licence to sell alcohol could be approved during this period.

Finally, I have been discussing the application with other residents and the Friends of Bunhill. I have also submitted my objection in support of the points that they have also made.

Yours faithfully

██████████



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

To whom it may concern,

Fora, Ground Floor, 9 Dallington Street, Islington, London EC1V 0BQ: Licence Application

I am married to [REDACTED], who has written to you on the subject noted above. My husband uses our flat for work purposes in London but our school age children and I visit the London flat from time to time.

It is our children, and other children on the street (which includes neighbouring primary schools) who are the most vulnerable, but adults too will be affected if public nuisance is visited on the street at either street level, which is where the existing café (offering unrestricted access) is located or if the licence were to include open or terraced bar activities higher up in the building.

In my more recent visits I have noted more work going on in the street, later night noise, including from the yard behind our flat, all of which are an inconvenience. The thought of a licence being granted for the nearby work premises for late evenings and for weekends is even more concerning.

You have various heads on which the granting of a licence can be objected to and I firmly believe that an unrestricted licence granted will constitute a **public nuisance** in terms of 'noise, light and vehicular and pedestrian traffic pollution in the street; increase the likelihood for **crime and disorder** particularly from external parties introduced into the street outside working hours and at the weekend; increase **risks for our children** when they are in London, including disturbing their earlier sleeping hours; and generally **erode** what we considered to be a **safe environment** in both Enclave Court and the largely residential Dallington Street.

To be constructive, if the licence is restricted to areas which have no external terrace or are open to the street; are securely screened off in terms of noise and light from the street and residential neighbours; if the licence does not apply at the weekend or beyond 9pm on weekdays; applies only for on-site sales and for those working or invited on to the premises in connection with work; and is adequately policed to avoid disorder (including in how refuse is treated), then I could envisage a licence being granted to the internal part of the building to increase the amenity to people working there that might be acceptable to local residents.

However, the licence which is being applied for does not meet these strict criteria (Weekdays beyond 9pm and Saturday; recorded music; uncertainty of policing for polluting effects and disorder) and therefore I object, as does my husband not least as we suspect that what is being applied for is 'the thin edge of the wedge'.

The reasons for my objections on all four of these grounds are as follows:

1. Increased risk of people entering 9 Dallington street who are not part of the working day but are using the license for social activities;
2. Increased risk of activity spilling on to the street and late evening traffic (taxis etc) as a result, including collection of refuse from the licensed premises;
3. Noise and disorder if there is any access to open areas in the work premises, particularly with the effect on the courtyard of Enclave Court which amplifies noise; and

4. I question why, on a work premises (which already involves I understand transient work arrangements), there is a perceived need for a license, other than as a commercial imperative to the potential detriment and public nuisance, and consequential risk of disorder to those of us who live in a private home and work street

You will be aware of the number of licenses granted in the nearby vicinity, none of which impinge directly on our home but do make the area a regular haunt for late night entertainment, especially during weekdays. We do not need this to be added to, particularly from what purports to be a work premises.

I would appreciate confirmation by email that both my husband and my objections will be considered in the licence hearing, including the restrictions that might be placed if the licence were to be granted.

Yours faithfully,



From: [REDACTED]
Sent: 25 July 2018 19:10
To: Licensing <Licensing@islington.gov.uk>
Subject: FORA licence application

Dear Licensing,

I write to support the licence application submitted by FORA, 9 Dallington Street.

I am the [REDACTED] and a [REDACTED] Dallington School, based at 8 Dallington Street, next door.

Dallington school was founded forty years ago, [REDACTED] and we have experienced a great deal of change over the years. We both celebrate what developers have brought to the community, including FORA.

Our experience of FORA, our new neighbours, has been extremely positive. The model they offer for a shared working space is forward thinking, professional and I believe an asset to the local community.

I believe that the addition of a licence to the property would give the residents the added benefit of being able to not only host clients but also allow those that work very hard in the business to have a well-earned drink at the end of the day.

I do hope you agree and that your team will grant this application.

Please do not hesitate to call me on my mobile should you have any further questions.

We look forward to hearing the result...

With best wishes,

[REDACTED]
[REDACTED]
[REDACTED] Dallington School, [8 Dallington Street, London EC1V 0BW](https://www.dallingtonschool.co.uk)

[REDACTED]
Tel: [REDACTED]
Mobile: [REDACTED]
www.dallingtonschool.co.uk
FB Dallington School (London)
[REDACTED]

Suggested conditions of approval consistent with the operating schedule

1. This premises licence is for the benefit of Fora Space Limited only and will cease to exist should Fora Space Limited no longer be the operator of the premises.
2. The licence shall apply to the 5th floor café area only.
3. The primary use of the premises will be for office use and the licensed area will be ancillary to this use.
4. The premises will not be used as a nightclub.
5. Fora Space Limited will invite local residents to a quarterly residents meeting at the premises.
6. The consumption of alcohol in the licensed area will cease 30 minutes after the terminal hour permitted for the sale of alcohol. This will apply to all times during which the sale of alcohol is permitted.
7. There should be no discounting of drinks at the premises and the minimum price for a glass of wine will be £4.00, the minimum price for a bottle of wine will be £16.00 and the minimum price for a bottle or pint of beer will be £3.50.
8. There shall at all times be a minimum of 40 covers available for customers at the premises.
9. Non perishable snacks will be available at all times for customers.
10. The premises will make available to local residents, a dedicated phone number and email address for a member of the management team at Fora Space Limited.
11. The capacity of the licensed area will be 80.
12. Alcohol will only be sold to the following
 - (i) Fora residents who are registered at either Central Street or Dallington Street
 - (ii) guests of those Fora residents, with a maximum of three guests per resident
 - (iii) those persons attending prebooked/registered events at the premises.
13. A dedicated mini cab/taxi company will be appointed by Fora and customers will be requested to arrange for a pick up not on Dallington Street.
14. No display boards advertising the bar will be placed on the footpath outside of the premises.
15. Customers will not be permitted to take alcoholic drinks outside the premises.
16. A designated smoking area will be provided for a maximum of 6 smokers and no customers will be allowed to smoke immediately outside the premises.
17. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Metropolitan Police Licensing team. All entry and exit points will be covered enabling frontal identification of every person entering in any like conditions. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of police or authorised officer throughout the entire 31 day period.
18. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. The staff member must be able to provide a police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

19. Food and non-intoxicating beverages including drinking water shall be available in all parts of the premises where alcohol is sold.
20. No external advertisements relating to the sale of alcohol including any placard, poster or flyer which promotes alcohol of the establishment, will be displayed outside the premises.
21. A notice shall be kept detailing all refused sales of alcohol.
22. An incident log shall be kept at the premises and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following:
 - a) All crimes reported to the venue.
 - b) All ejections of patrons.
 - c) Any complaints received concerning crime and disorder.
 - d) Any incidents of disorder .
 - e) All seizures of drugs or offensive weapons.
 - f) Any faults in the CCTV system, searching equipment or scanning equipment.
 - g) Any refusal of the sale of alcohol.
 - h) Any visit by a relevant authority or emergency service.
23. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take alcoholic drinks with them.
24. The area immediately outside the premises will be cleared of rubbish 4 times a day.
25. The licensed area will not be hired out by Fora Space Limited for noise generating events.
26. The terrace doors leading to the balcony will be closed at 6pm except for access and egress.
27. Music will be background music only.
28. Customers will not be permitted to queue outside the premises on Dallington Street and any queuing must take place within the premises.
29. Notices will be prominently displayed asking customers to leave quietly and respect neighbours.
30. A noise limiter will be fitted to any musical amplification system which will be set at a level to provide for background music only at the premises and so as to ensure that no noise nuisance is caused to local residents or businesses.
31. No noise generated on the premises or by its associated plants or equipment shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the schedule collection times.
33. No waste or recyclable materials including bottles, shall be moved, removed from or placed in outside areas between the hours of 23.00 and 1900 Monday to Friday and 22:00 and 19.00 hours Saturday, Sunday and Bank Holidays.
34. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises and this area shall be swept and litter and sweepings collected and stored in accordance with approved refuse storage arrangements by close of business.
35. No collections of waste or recycling materials, including bottles from the premises, shall take place between 23:00 and 19:00 Monday to Friday and 22:00 and 19:00 Saturday, Sunday and Bank Holidays.

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

Police suggested conditions – Agreed

37. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
- (a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
 - (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
 - (c) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
 - (d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - (e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - (f) The system will record in real time and recordings will be date and time stamped;
 - (g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
 - (h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 1998) within 24 hours of any request

Noise Team suggested conditions – Agreed

38. A sound assessment shall be undertaken by an accredited acoustic consultant to ensure that music noise levels are set and controlled by a limiter restricting the volume to ambient background levels of sound at all times.
39. A calibration certificate in relation to the volume of sound shall be provided to the Licensing Team.
40. The limiter shall be recalibrated as necessary to ensure that agreed sound levels approved by the Council are not exceeded.
41. In the event of any changes to the position of speakers and distribution of sound, the limiter shall be recalibrated and the new calibration certificate shall be sent to the Licensing Team for file.
42. The controls for the entertainment noise control system shall be located in a secure, lockable cupboard or similar location. The entertainment noise control system is to be independent of control by persons other than the licensee. Access to the entertainment noise control system is to be restricted to the Licensee or a designated manager.
43. The terrace area shall be closed to customers and locked closed using key operated locks at 18:00 promptly on each day of trade.
44. All outside furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
45. Exterior lighting shall be directed away from residential properties.



AREA SEARCH



X Y

E/N Long/Lat

+Add More

Home icon

Distance icon 0.00

Area icon 0.00 sq.

Distance 50

Distance Units Metres

