



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

<b>Meeting of:</b>	<b>Date:</b>	<b>Ward(s):</b>
Licensing Sub-Committee - A	18/11/2021	Bunhill

	Exempt	Non-exempt
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**SUBJECT: PREMISES LICENCE NEW APPLICATION  
RE: BOCA'S, 178-180 ST JOHN STREET, EC1V 4JY**

**1. Synopsis**

1.1 This is an application for a new premise licence under the Licensing Act 2003.

1.2 The new application is to allow:

- The provision of regulated entertainment by way of performance of dance, live music and recorded music, Sunday to Wednesday, from 10:00 until Midnight, Thursday, from 10:00 to 01:00, Friday and Saturday, from 10:00 to 01:30.
- Late Night Refreshment, Sunday to Wednesday, from, 23:00 until Midnight, Thursday, from 23:00 to 01:30, Friday and Saturday, from 23:00 to 02:00.
- The sale of alcohol, On and Off the premises, Sunday to Wednesday, from 10:00 until Midnight, Thursday, from 10:00 to 01:00, Friday and Saturday, from 10:00 to 01:30.
- The opening hours of the premises, Sunday to Wednesday, from 09:00 to Midnight, Thursday from 09:00 to 01:30, Friday and Saturday, from 09:00 to 02:00

**2. Relevant Representations**

Licensing Authority	Yes: suggested conditions
Metropolitan Police	Yes: suggested conditions

Noise	Yes:
Health and Safety	No
Trading Standards	Yes: suggested conditions
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Twenty Six residents
Other bodies	No:

### 3. Background

- 3.1 This property has held a licence previously, originally granted in September 2005. The premises licence allowed the following licensable activities;
- Live music, recorded music, performance of dance, late night refreshment and the On and Off sales of alcohol from 10:00 until 00:00 Sunday to Thursday and from 10:00 until 01:00 Friday and Saturday.
  - Opening hours from 10:00 until 00:30 Sunday to Thursday and from 10:00 until 01:30 Friday and Saturday.
- 3.2 The licence was transferred in 2016, the Premises Licence Holders company dissolved in 2020 and the licence subsequently lapsed.
- 3.3 On 30<sup>th</sup> September 2021, a new application for a premises licence was made.
- 3.4 The Licensing Authority received twenty six letters of representation in opposition to this application from local residents. On receipt of the representations the application has submitted in response details of the nature of the business.
- 3.5 In response to the representations, the applicant sent a letter introducing himself and outlining the nature of the business. This document has been forwarded to the representors. This applicant has also provided four sheets of signatures from customers at his premises, some live very close to the premises, others live further afield.

### 4. Planning Implications

- 4.1 The Planning and Development Section have the following comments to make in relation to the above application.
- 4.2 This premises licence indicates that the use of these premises in connection with a restaurant/Bar. Under the current land use order, restaurant use is, classified under Class E whilst bar (drinking establishment) has no land use classification and deemed to be "Sui Generis". The current use would be therefore be a mixed use of Class E and Sui generis

- 4.3 Planning records indicate that a conditional planning permission (Ref: P021238) was granted on 17/09/2007 with specific reference for the premises to be used as a restaurant. The permitted hours stipulated in Condition 1 states "the *use shall not operate except between the hours of 0900 and 2400 on any day*"
- 4.4 The licence further explains the land use as "Live music will be provided on request from customers wishing to book the premise for private functions e.g. birthday parties or celebrations. Each event will be subjected to a risk assessment to determine the adequate measures in order to maintain and promote the licensing objectives"
- 4.5 The Licensable activities and timings applied for in the licence application are as follows:

**Live Music** - Sunday-Wednesday: 10:00-00:00, Thursday 10:00-01:00, Friday & Saturday: 10:00-01:30

**Recorded Music** - Sunday-Wednesday: 10:00-00:00, Thursday 10:00-01:00, Friday & Saturday: 10:00-01:30

**Performance of Dance** - Sunday-Wednesday: 10:00-00:00, Thursday 10:00-01:00, Friday & Saturday: 10:00-01:30

**Similar to E,F or G (Above)** - Sunday-Wednesday: 10:00-00:00, Thursday 10:00-01:00, Friday & Saturday: 10:00-01:30

**Late Night Refreshment** - Sunday-Wednesday: 23:00-00:00, Thursday 23:00-01:30, Friday & Saturday: 23:00-02:00

**Supply of alcohol (on & off)** - 10:00-00:00, Thursday 10:00-01:00, Friday & Saturday: 10:00-01:30

**Opening Hours** – 09:00-00:00, Thursday 09:00-01:30, Friday & Saturday: 09:00-02:00

Within the context that both planning land use and permitted hours are at odds with the licence application, **this Department objects to this application.**

- 4.6 There are no current planning enforcement investigations outstanding in connection with this property.

## 5. Recommendations

- 5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 5.2 These premises are located in the Bunhill Cumulative Impact Area therefore the Licensing Committee will need to consider Licensing Policy 3, which states that there is a presumption of refusal unless the Committee is satisfied that there will be no adverse cumulative impact on the licensing objectives.
- 5.3 If the Committee grants the application it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 3); and

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

## 6. Reasons for recommendations

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

### Appendices:

- Appendix 1: application form;  
Appendix 2: representations;  
Appendix 3: applicant response to representations;  
Appendix 4: applicant further support for the application;  
Appendix 5: suggested conditions and map of premises location.

### Background papers:

None.

### Final report clearance:

### Signed by:



Service Director – Public Protection

8 November 2021

Date

Report author: Licensing Service

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**Application for a premises licence to be granted  
under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

**I** Paolo Bars Ltd

*(Insert name(s) of applicant)*

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

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description 178-180 St John Street, Clerkenwell,			
<b>Post town</b>	London	<b>Postcode</b>	EC1V 4JY
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£90,000.00	

**Part 2 - Applicant details**

Please state whether you are applying for a premises licence as      Please tick as appropriate

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *                    | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                 | <input type="checkbox"/>            | please complete section (B) |
| d) a charity   | <input type="checkbox"/>            | please complete section (B) |

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

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

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

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		

<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/> Please tick yes	
<b>Nationality</b>			
Current postal address if different from premises address			
Post town		Postcode	
<b>Daytime contact telephone number</b>			
<b>E-mail address (optional)</b>			

**(B) OTHER APPLICANTS**

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

Name Paolo Bars Ltd
Address 180 St. John Street, London, EC1V 4JY
Registered number (where applicable) [REDACTED]
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
		A S A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Restaurant/Bar

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

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

**In all cases complete boxes K, L and M**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

## B

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		

C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

## D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

# E

Live music Standard days and timings (please read guidance note 7)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	10:00	00:00	<b>Please give further details here</b> (please read guidance note 4) Live music will be provided on request from customers wishing to book the premise for private functions e.g. birthday parties or celebrations. Each event will be subjected to a risk assessment to determine the adequate measures in order to maintain and promote the licensing objectives.		
Tue	10:00	00:00			
Wed	10:00	00:00	<b>State any seasonal variations for the performance of live music</b> (please read guidance note 5)		
Thur	10:00	01:00			
Fri	10:00	01:30	<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat	10:00	01:30			
Sun	10:00	00:00			

## F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	10:00	00:00	<u>Please give further details here</u> (please read guidance note 4) Recorded music will be provided on request from customers wishing to book the premise for private functions e.g. birthday parties or celebrations. Each event will be subjected to a risk assessment to determine the adequate measures in order to maintain and promote the licensing objectives.		
Tue	10:00	00:00			
Wed	10:00	00:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	10:00	01:00			
Fri	10:00	01:30	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	10:00	01:30			
Sun	10:00	00:00			

# G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	10:00	00:00	<u>Please give further details here</u> (please read guidance note 4) Performances of dance will be provided on request from customers wishing to book the premise for private functions e.g. birthday parties or celebrations. Each event will be subjected to a risk assessment to determine the adequate measures in order to maintain and promote the licensing objectives.		
Tue	10:00	00:00			
Wed	10:00	00:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur	10:00	01:00			
Fri	10:00	01:30	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	10:00	01:30			
Sun	10:00	00:00			

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Mon	10:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4) Anything of similar will be provided on request from customers wishing to book the premise for private functions e.g. birthday parties or celebrations. Each event will be subjected to a risk assessment to determine the adequate measures in order to maintain and promote the licensing objectives.		
Wed	10:00	00:00			
Thur	10:00	01:00	<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri	10:00	01:30			
Sat	10:00	01:30	<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun	10:00	00:00			

# I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	23:00	00:00			
	-----	-----			
Tue	23:00	00:00			
	-----	-----			
Wed	23:00	00:00	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
	-----	-----			
Thur	23:00	01:30			
	-----	-----			
Fri	23:00	02:00	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
	-----	-----			
Sat	23:00	02:00			
	-----	-----			
Sun	23:00	00:00			
	-----	-----			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b><u>Will the supply of alcohol be for consumption – please tick</u></b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 5)		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	01:00			
Fri	10:00	01:30			
Sat	10:00	01:30			
Sun	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

Name Mr Paolo Luciano Di Tieri Cous	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).

N/A

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variations</b> (please read guidance note 5)
Day	Start	Finish	
Mon	09:00	00:00	
Tue	09:00	00:00	
Wed	09:00	00:00	
Thur	09:00	01:30	
Fri	09:00	02:00	
Sat	09:00	02:00	
Sun	09:00	00:00	
<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)			

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

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

The standard practices listed below will be maintained at all times. All reasonable steps will be taken to ensure that the premises will have a positive impact upon the local environment and its residents at all times.

The applicant will regularly provide appropriate training to their employees in connection with the sale/supply of alcohol including remedial retraining where required.

Appropriate staff will be properly trained on action to be taken when the fire alarm is activated.

**b) The prevention of crime and disorder**

All incidents will be recorded in an incident logbook kept at the premises.

Additionally, any incidents of crime and disorder will be reported to the Police.

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

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

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

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

3) 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 2018) within 24 hours of any request.

Appropriate staff will be properly trained on action to be taken when the fire alarm is activated.

The licensee shall ensure that all staff are trained on relevant matters, including the conditions of the premises licence, age restricted products and [if they are ever left in charge of the shop] the operation of the CCTV system and how to deal with visits from authorised officers. The licensee shall keep written records of training and instructions given to each member of staff, detailing the areas covered to include the Licensing Objectives, identifying persons under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing. Staff shall sign to confirm that they have received and understood the training. All staff who work at the till will be trained for their role on induction and be given refresher training every six months. The written training records kept for each staff member will be produced to police & authorised council officers on request.

#### **c) Public safety**

Appropriate fire safety procedures are in place including fire extinguishers (foam, H<sub>2</sub>O and CO<sub>2</sub>), fire blanket, internally illuminated fire exits signs, numerous smoke detectors and emergency lighting (see enclosed plan for details of locations). All appliances are inspected annually.

All emergency exits shall be kept free from obstruction at all times. All building work, and the operation of the premises will be carried out in accordance with appropriate legislation.

#### **d) The prevention of public nuisance**

The applicant will endeavour to reduce any effects of light/sound pollution from the premises.

The premises licence holder shall endeavour to eliminate or minimise any nuisance arising out of its licensable activities. In doing so the premises licence holder will work with enforcement authorities where any issues are identified. A complaints procedure will be maintained in order that local residents have a means of contact if necessary. A direct telephone number for the manager at the premises shall be publicly available at the times the premises is open. The telephone number is to be made available to residents and businesses in the vicinity. Trade waste agreement to be maintained. Notices will be displayed at exits asking patrons to disperse quietly and respect neighbours.

Customers leaving the premise will comply with the company's dispersal policy.

The premises will operate the 'Challenge 25' proof of age scheme.

(a) All staff will be fully trained in its operation.

(b) Only suitable forms of photographic identification, such as passport or UK driving licence, or a holographically marked PASS scheme cards, will be accepted.

#### **e) The protection of children from harm**

All refusals are to be entered into a refusals book, which is to be made available to the Police or Licensing Authority Council staff upon request.  
The licensee & all employees shall request accredited proof of age cards for example, the Connexions card and Citizen Card, new type of driving licences with photographs, a passport, an official identity card issued by HM Forces or by an EU country, bearing the photography and date of birth of bearer.  
A sign reminding customers that alcohol cannot be served to persons under the age of 18 shall be displayed on the premises.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

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

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

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[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).</li> <li>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)</li> </ul>
Signature	FSL Business Consultants
Date	28/09/2021
Capacity	Authorised Agent

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) FSL Business Consultants 20 Adamson Road			
Post town	London	Postcode	NW3 3HR
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

**Notes for Guidance**

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

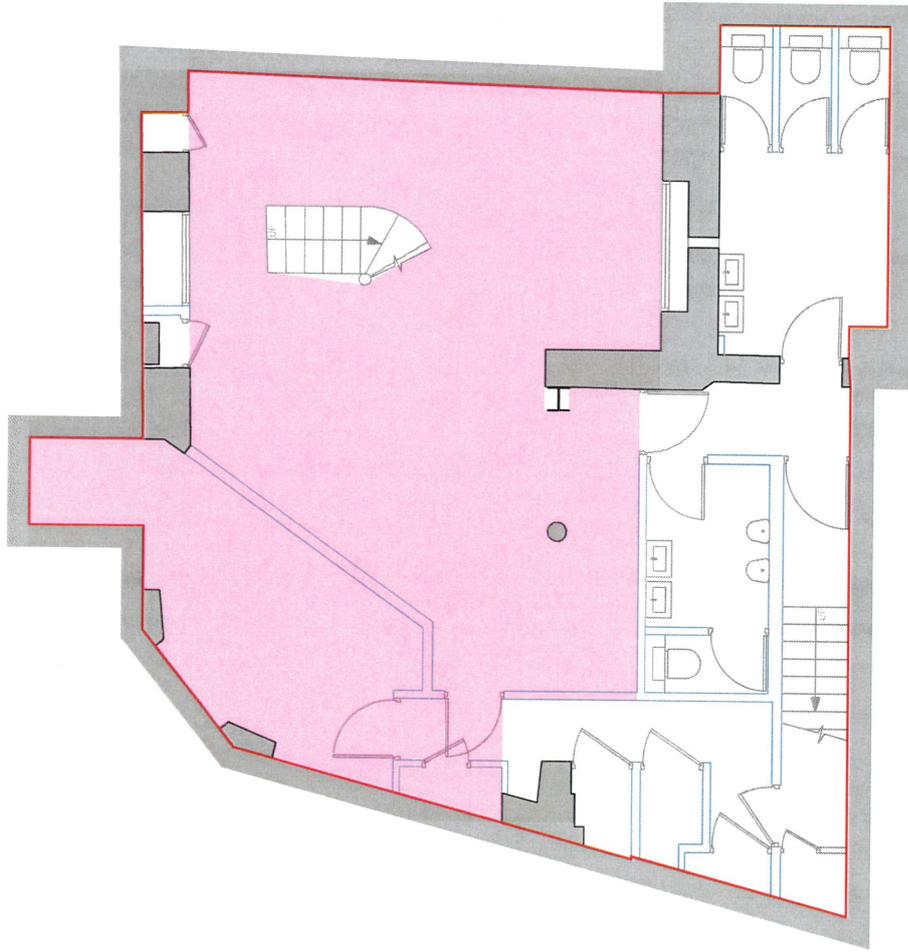


*Radleys*

PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT, WHEN PRINTING SET THE SCALE TO 'NONE'.

COMPTON STREET

ST JOHN STREET



SCALE 1:100

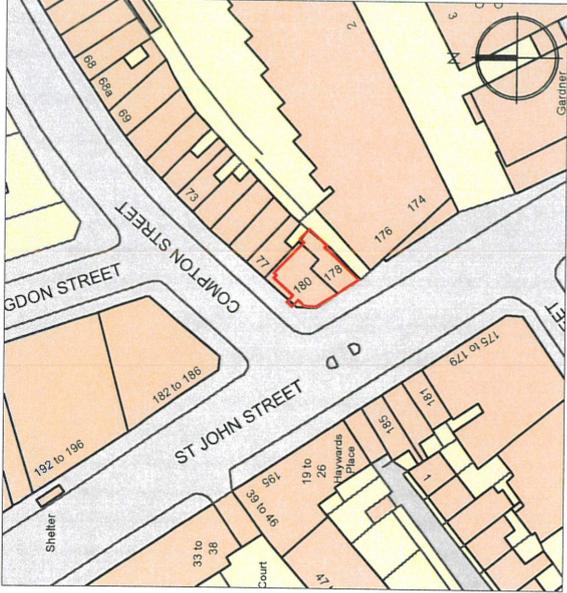
**BASEMENT**

**Basement**

**Net Internal Area**

N/A                      sq m                      59.22                      sq ft                      637.44

LOCATION PLAN SCALE 1:1250



drawing address 178-180 ST JOHN STREET CLERKENWELL LONDON, EC1V 4JY	location/details BASEMENT LEASE PLAN & NET INTERNAL AREA	date 17/12/19 dwg. no. PP6252-01	scale 1/100 sheet A4
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## **Licensing Authority Representation**

### **Licensing Act 2003**

Application for a variation of a premises licence in respect of:

#### **Bocas, 178-180 St John Street EC1V 4JY**

Licensable activities and timings applied for are:

Entertainments and alcohol (on & off) Sun-Wed 1000-midnight, Thu to 1am, Fri & Sat to 1.30am.  
Late Night Refreshment on & off Sun-Wed Midnight, Thu 1.30am, Fri & Sat 2am.

#### **The grounds for the representation are:**

- Public nuisance;

### **Licensing Policy Considerations**

Licensing Policies 5 and 6 Licensing Hours

Licensing Policy 22 Noise Associated with Licensable Activities

### **Issues of Concern**

The applicant has applied for operating hours, which are outside of the core policy hours for a restaurant or bar. Where representations are received from responsible authorities or other persons, the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives.

When dealing with new and variation applications the Licensing Authority will give more favourable consideration to applications with the opening and closing times listed in the Policy, which would be Sunday to Thursday until 11pm and on Fridays and Saturdays until Midnight.

This premises has a history of noise issues when it was previously a Simmons Bar and prior to that, The Well. The licence holders for Simmonds Bar were issued with a Noise Abatement Notice on 12/4/2019. It was recommended that an acoustic survey be carried out and noise limits set to levels that were to the satisfaction of the Council. The licencees gave an undertaking in July 2019 to close until agreement had been reached with the Council.

Subsequently the premises did not operate until after the applicants took possession.

According to Council records, there has been one complaint to the Council's ASB Reporting line received on 15/10/21, stating music noise had been causing a disturbance since 8/10/21.

Noise nuisance has not been witnessed, as at the time of writing, officers have been unable to arrange access to the resident's home.

The applicant applied for Temporary Event Notices on 1 - 4/9/21, 21-24/10/21 and on 27-31/10/21. All from 1000 to 0200. To date no complaints were received for those events.

The licensing officer for the area and a police licensing officer met with the applicants on 19/10/21 where the applicant stated the premises will be more of a food led operation rather than a bar.

**Recommendations:**

If the Licensing Sub-Committee are minded to grant the application, the Licensing Authority suggest the following conditions:

1. Alcohol shall only be available with a main table meal and there shall be no vertical drinking on the premises, save for up to eight customers awaiting a table in the ground floor bar area.
2. That core Policy hours be applied to this licence - Sunday to Thursday until 11pm and on Fridays and Saturdays until Midnight.
3. Recorded or live music or entertainment shall be at background level only on the ground floor.
4. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
5. In the event of noise nuisance being established, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics or the Association of Noise Consultants to install an entertainment noise control system and come to agreements with the Council regarding maximum levels of amplified sound at the premises.
6. If the above licence condition is required, the agreed maximum levels of amplified sound shall be expressed on the premises licence.
7. There shall be a written dispersal and noise management policy, a copy of which shall be kept on the premises and produced to an authorised officer upon request.

The Licensing Authority recommends the Licensing Sub Committee take all representations and submissions by the applicants into account and give careful consideration to the possible impact on residents living nearby, bearing in mind any measures proposed by the applicants to minimise disturbance.

Terrie Lane

Licensing Manager

Public Protection Division

0207 527 3031

[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

27/10/2021



Paolo Bars Ltd.,  
c/o FSL Business Consultants,  
20 Adamson Road,  
London NW3 3HR,

Islington Police Licensing Team,  
Islington Police Station,  
Tolpuddle Street,  
Islington,  
London N1 0YY  
Telephone: 07919547416

Our ref: WK/200088106  
20<sup>th</sup> October 2021

Dear All,

PREMISES – PAOLO BARS LTD T/A BOCAS, 178-180 ST JOHN STREET,  
CLERKENWELL, ISLINGTON, LONDON EC1V 4JY

It was nice to meet with you yesterday when I visited with Carol Jones from Islington Council to get more details from you in person to better understand the application and fill in the areas of uncertainty for your new premises licence application regarding the above premises where the previous licence lapsed last year [LN/5106-161219] . As this previous licence was a historic and aged document for Police matters last used by a pub chain I have not considered many of the conditions there appropriate for you and your proposed operation in this representation.

Please accept this e-mail as my initial representation.

As you will be aware, police hold responsibility for ensuring that with any application the licensing objectives are promoted, supported and adhered to, and that proposals for premises licences do not invite any heightened risk or likelihood of crime, disorder or anti-social behaviour which should always be prevented wherever possible.

Thank you for your initial and current entries under heading M – promoting the licensing objectives. Any representations I would make under these entries already offered will be minor and will only relate to proposed wording of licence conditions and slight amendments to CCTV etc. Now there is more detail and clarity re your proposed operation there however some of the conditions supplied in my email of 12/08/21 but not included in the application remain to be covered I feel now that I have visited. I have recorded that you have said you are more of a food led establishment or restaurant rather than the restaurant/bar given on the application form in part 3.

I have recorded that you have recently submitted a pavement licence for the 7 tables of 4 you hope to be able to place outside on the street and have undertaken to abide by any terminal hour given for their use if granted.

To that end there are 15 conditions [including delivery conditions after our visit] which I deem appropriate in the circumstances that I would expect to see included in your application for an alcohol licence for this premises.

These conditions should not affect the intended use or operating policy I believe and should be considered as good practice in line with police expectations and the Statement of Licensing Policy 2018-2022 as published by Islington Council on their own website if you aren't already familiar with it:

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

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

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

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

3) 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 2018) within 24 hours of any request .

(i) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises.

4) The premises will operate the 'Challenge 25' proof of age scheme.

(a) All staff will be fully trained in its operation.

(b) Only physical production of suitable forms of photographic identification, such as passport or UK driving licence, or a holographically marked PASS scheme cards, will be accepted. A screenshot or digital document copy will not be sufficient.

5) The licence holder will at all times maintain adequate levels of staff and security. Such staff and security levels will be disclosed, on request, to the Licensing Authority and the Police. The need for door supervisors will be assessed by way of written and recorded risk assessment and cognisance will be taken of any police advice.

6) "Chelsea Hooks" or similar bag retention devices are to be provided on the underside of tables and counters where customers might reasonably be expected to otherwise place their bags on the floor.

7) The licensee shall ensure that all staff are trained on relevant matters, including the conditions of the premises licence, age restricted products and [if they are ever left in charge of the shop] the operation of the CCTV system and how to deal with visits from authorised officers. The licensee shall keep written records of training and instructions given to each member of staff, detailing the areas covered to include the Licensing Objectives, identifying persons under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing. Staff shall sign to confirm that they have received and understood the training. All staff who work at the till will be trained for their role on induction and be given refresher training every six months. The written training records kept for each staff member will be produced to police & authorised council officers on request.

8) The premises licence holder shall endeavour to eliminate or minimise any nuisance arising out of its licensable activities. In doing so the premises licence holder will work with enforcement authorities where any issues are identified. A complaints procedure will be maintained in order that local residents have a means of contact if necessary. A direct telephone number for the manager at the premises shall be publically available at the times the premises is open. The telephone number is to be made available to residents and businesses in the vicinity.

9) The supply of alcohol shall be ancillary to a table meal and shall be supplied to seated customers at table by waiter/waitress. There will be no vertical drinking at the premises.

10) The premises shall only operate as a restaurant which provides food in the form of substantial meals that are prepared on the premises. There will always be the provision of food available whenever alcohol is being served. Soft/non-intoxicating drinks will be available at all times when the premises is open for licensable activities.

11) Regarding all off sales: alcohol is only to be sold for consumption off the premises where it is purchased as an ancillary to food or when served to seated customers at tables outside the premises within the hours granted by a current valid pavement or tables and chairs licence in place. It will also be allowed for part finished bottles of wine to be re-sealed and taken home by customers after their meal.

12) Regarding any off sales for delivery, made by way of telephone/internet orders, the following will be adhered to:

(a) No alcohol delivery unless accompanying the purchase of food.

- (b) No more than four beers/ciders or a 750 ml bottle of wine per individual order.
- (c) Couriers will be trained on relevant aspects of the Licensing Act 2003 including underage sales , sales to a person who is drunk , obtaining alcohol for a child or a person who is drunk and delivering alcohol to someone under the age of 18 .
- (d) Any person taking an order for the supply of alcohol on behalf of the premises licence holder will in for all customers that proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram will be required at point of delivery before alcohol is supplied.

12a) The licensee shall ensure that any delivery service employed to facilitate the delivery of alcohol , as an ancillary to a food order , has an adequate proof of age scheme in place , such as Challenge 25 , to be undertaken at the point of delivery to any customer .The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises .If internal combustion engine vehicle are used for deliveries, the licensee shall ensure that drivers do not park or loiter in the vicinity of residential premises .The premises will operate a no idling policy .

12b) Any website from which customers can order food and drink to be delivered to a home address will contain a message to the effect that alcoholic products can only be purchased by persons who are over the age of 18 years, and that identification will be requested when the alcohol is delivered.

13) The premises licence holder shall ensure that any patrons smoking outside the premises do so in in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway. A maximum of 6 smokers shall be permitted to stand outside the frontage at any one time.

14) The premises shall not be hired out to any third party

15) The premises to operate a zero tolerance policy to drugs.

I have noted that the application is sited within the Bunhill Cumulative Impact Policy Area and is currently for alcohol supply timings outside of the current Islington Council framework hours [Licensing policy 6 p.24 of guidance] that Police would support for restaurants on Sun-Thurs until 2300 hrs [application currently stands at midnight Mon-Wed and until 0100 on Thurs] and Fri-Sat until midnight [application currently stands at 0130 the following morning on both days] without supporting documentation , undertakings or mitigation to date re point 30 on page 14 of the Licensing Policy .

I have also noted your proposed closing times of midnight Sun-Weds, 0130 the following morning for Thurs and 0200 the following mornings for Fri and Sat .

If after discussion you amend these applied for hours down to the framework hours which Police could support please advise otherwise I will assume they will remain as per the application.

I hope that you are happy with the proposed Police conditions and the wordings given after the visit.

I will be in liaison with Carol Jones, who I have copied in so that she is aware of the initial police representations. I'm happy to defer to Carol's knowledge and experience or other relevant Council officers if they have alternative preferred deliveries wording condition/s. I will also make the usual Licensing Officer for the area aware who is Natasha O'Donoghue .

Please reply by e-mail with your agreement to these police initial representation should that be your wish once you have considered them and sought any advice or clarification that you wish.

I would of course be very happy to further engage and discuss or clarify any queries or reservations you may have.

This application is obviously time sensitive so a prompt response would be appreciated. The date for last representations is 28/10/21 [Thursday].

I look forward to your response.

Kind Regards,

Tim

**Tim Livermore** | Constable | Islington Borough – Licensing Team

**Address** Islington Police Station, 2 Tolpuddle Street , Islington , London N1 0YY

T07919547416 – Licensing Team mobile

**Email** [Tim.J.Livermore@met.police.uk](mailto:Tim.J.Livermore@met.police.uk)

Licensing Team mailbox - [Email CNMailbox-IslingtonPoliceLicensingTeam@met.police.uk](mailto:CNMailbox-IslingtonPoliceLicensingTeam@met.police.uk)

**Protective Marking:** Treat all mail as **OFFICIAL** unless otherwise stated



[Click here to see what we are doing for you @MPSIslington](#)

[Click here to find contact details for your local Neighbourhood Team](#)

**From:** [Smedley, Louise](mailto:Louise.Smedley@islington.gov.uk)  
**To:** [licensing@fslconsultants.com](mailto:licensing@fslconsultants.com)  
**Cc:** [Licensing](#)  
**Subject:** Premises Licence Application  
**Date:** 12 October 2021 17:16:19

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Good Afternoon,

I am in receipt of your application for a new premises licence for 178-180 St John Street, Islington, London

I would like to take this opportunity to invite you add a condition to the licence to include a Challenge 25 policy in order to prevent to sale of alcohol to children.

It is part of our licensing policy that we expect applicants and premises licence holders to implement appropriate measures (including Challenge 25) to prevent the sale of alcohol to children, including proxy sales when adults buy alcohol for children.

The proposed Trading Standards conditions are as follows:

- The licensee shall adopt a 'Challenge 25' policy and promote it through the prominent display of posters.
- The licensee shall put arrangements in place to ensure that before serving alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
- The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.
- The licensee shall require staff to note any refusals to sell to young people in a refusals log. The refusals log shall be made available for inspection upon request by the licensing team, police or trading standards.

Further information on the Challenge 25 policy can be found using the following link:

<http://rasg.org.uk/about/>

Please feel free to contact me using the details below should you have any further questions regarding this matter.

Regards,

Louise Smedley (she / her)

Principal Trading Standards Officer

Trading Standards

Public Protection and Regulatory Services

Islington Council

222 Upper Street, London, N1 1XR

Tel: 0207 527 2235

Mobile: 07803 576 465

Email: [Louise.Smedley@islington.gov.uk](mailto:Louise.Smedley@islington.gov.uk)

Alternative contact:

Trading Standards Duty Officer: 0207 527 4028

[TradingStandards@islington.gov.uk](mailto:TradingStandards@islington.gov.uk)

**Licensing Act 2003 representation**

Premises Name and address: **Boca's,**  
**178-180 St John Street, Islington, London**

Your Name: [REDACTED]

Interest: **Residents**

Your Address: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

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

**Public Nuisance**

While we are supportive of enabling recovery of the hospitality sector in a post pandemic scenario, we have serious concerns that the proposed opening times and contemplated activities may significantly increase risks of public nuisance (as detailed in Licensing Policy 21 of the Statement of Licensing Policy 2018-2022) for residents of the area.

Our flat is located [REDACTED] of the premises ([REDACTED] St John Street) for which the new license is required and, unfortunately, suffers from poor insulation from street noise. Noting that the application contemplates late opening times, sales of alcohol, live and recorded music until late night, we fear that increased noise, fuelled by the presence of potentially intoxicated individuals, may create disturbance to our sleep, with severe implications for our quality of life and overall wellbeing in the neighbourhood. In addition, the document does not specify whether conditions for preventing excessive noise in the area (such as a requirement for insulation when music is played) are in place.

While we are confident that the licensees will ensure measures to minimize public nuisance for residents of the area and would welcome a Council decision to grant the license, we suggest that opening times are limited to midnight, at the latest, during weekends and 11 pm during weekdays.

**Crime and Disorder**

We are confident that licensees will put in place measures to prevent risks of increased crime and disorder in the area. In parallel, we believe that earlier closing times - which will likely limit the presence of intoxicated individuals in the area late at night- will facilitate prevention of such risks.

**Protection of Children from Harm**

We are confident that licensees will put in place appropriate policies to safeguard children, in compliance with Licensing Policies 27 and 28 of the Statement of Licensing Policy 2018-2022.

**Public Safety**

We are confident that licensees will put in place measures to prevent risks to public safety in the area. In parallel, we believe that earlier closing times will facilitate prevention of such risks.

It is not uncommon to have unaccompanied women from these households return home late at night from work. Noting that, given the location of our flat, it is unavoidable to walk in front of the



**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Application for new licence- Bocas- 178-180 St John Street. Your Ref WK/200088106  
**Date:** 18 October 2021 10:51:06

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[External]

Dear Licensing Service

This email is my formal representation regarding the application for a new licence at the above premises.

### **Introduction**

I have lived on St John Street for over 20 years, so I have a lot of experience of restaurants and bars in the local area and how and why they have been successful (or not). I appreciate that opening a new business in the current climate presents additional challenges and it is important to me that we have a varied and vibrant neighbourhood. I do not want it to be overrun by estate agents and showrooms.

However, I have also experienced the results that long licensing hours and the high levels of intoxication that follow and have seen first hand how this harms a predominately residential neighbourhood. I live very close to the new premises (I live at [REDACTED] [REDACTED] and have had some bad experiences with Darbuka (now a Pret A Manger) and more recently Simmons Wine Bar which has gone into liquidation.

### **Licensing Objectives and Objections**

My comments below fall under the separate headings of (1) the prevention of crime and disorder and (2) the prevention of public nuisance.

I understand that, quite apart from the necessity of needing a brand new licence (as the previous licence has lapsed) the pertinent aspects of the new application are in relation to :

- opening hours extended to as late as 2am over the weekend
- a licence for live music, recorded music and dancing which would be restricted to the basement area to as late as 1.30am
- the supply of late night refreshments until 2am
- potentially an application for a pavement licence to permit eating and drinking outside the premises- details not specified

I object to all of these additional uses on the grounds that they are highly likely to create a public nuisance and disorder. These objections are not made lightly, but based upon past experience.

1. It is important to note that the new premises, Bocas, isn't a full service restaurant but merely a tapas bar as demonstrated by the menu on their website. In this respect it can be distinguished from the nearby Peasant pub and restaurant and The Well (which occupied the same premises as Bocas prior to Simmons). The success of these 2 local establishments is because they are places where people would come primarily for the food and spend the

evening in conversation. In contrast the menu at Bocas is at best grazing food, and there is a lot of focus on the beer. It is hard to understand how such a light menu is compatible with late night drinking until 2am. Its an important distinction.

2. Second I see no justification for a tapas bar located in a residential area to have a late licence after midnight and certainly not until 2am. Why is there a need fo such long hours, what type of customer are they hoping to attract by advertising these hours?

3. The basement area is, I understand, going to be the only area used for dancing and live music. The rationale being that any noise will be contained within the premises. However, we know from the experience of Simmons and Darbuka, which both operated in the basement area, that as soon as people left the premises, in a highly intoxicated state, we had disturbances - in the case of Simmons every Friday and Saturday night. These functions attracted people from outside the neighbourhood, they were not as a rule, attended by local people, they had no respect or even awareness they were in a residential area. On one occasion there was a car race up and down St John Street. They didnt care, they were not local people.

4. It is not possible for the licence holder to contain the situation. We saw when Simmons occupied the site that even with marshalls at the door, they had no power or ability to control people after they had left the premises. We were constantly disturbed by shouting, singing, screaming and numerous fights. We heard constant screaming and swearing in the early hours, cars playing music as they left, we had men fighting, we had police attending on several occasions. This is all a matter of record at Islington Council as many visits were made by Council officers.

In summary, the business model for Bocas suggests we will have similar problems to those we had with Simmons. I have no knowledge of the new owners, nor their experience, but based upon our past experience of the local area, I do not see how Islington Licensing can possibly justify immediately granting the new owners an extended alcohol licence to 2am. It would obviously be sensible to see how they perform, working within the traditional model of the usual hours applied to a restaurant operating within a residential area, rather than setting out to be "party central". The local residents have suffered enough.

Yours sincerely

A large, solid black rectangular redaction box covering the signature area.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Re 178-180 St John St Licence Application  
**Date:** 12 October 2021 11:47:36

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[External]

Dear Sirs,

I wish to register my concern regarding the requested opening hours for the above premises.

My main reservations relate to the second of the four licensing objectives, namely the **Prevention of Public Nuisance**.

I am a resident living very close to the Tapas Bar and will therefore be directly impacted adversely should the extended licence be granted.

Having lived in the area for 20 years, I know first hand the disruption caused by late night closures. This is predominantly a residential area and as the only bar/restaurant in the immediate vicinity, it will have a disproportionate effect on the families and residents living around the venue.

Darbucks (now Pret) and Simmons Wine Bar, despite their best efforts could not control their customers, many of whom had been drinking, as they vacated the premises. The noise reverberates around the streets and bounces off the buildings and to think that this would happen after midnight on some evenings up to 2.00am at the weekend is just unimaginable. Not to overstate the point, people's mental health will suffer a detriment.

I believe that a 11.30 midweek curfew with a midnight curfew at the weekends is an acceptable compromise. I also believe that there should be no tables permitted outside after 10.30 (as was the case with Simmons, I recall?).

I do want the operation to succeed as they have clearly worked hard to spruce the place up but I feel very strongly that this cannot be to the detriment of the poor, suffering neighbours.

Please feel free to contact me if you require any clarification of the points I have raised,

Many thanks

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Licensing application 178-180 St. John street Clerkenwell  
**Date:** 06 October 2021 19:13:11

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[External]

Dear Islington licensing,

I wish to complain that the licensing hours proposed are unacceptable in a residential area. The previous occupants of 178-180 attracted very undesirable people to the area creating appalling noise and drunken behaviour late at night. Licensing hours should be until 11 pm with an extension to 12 on a Friday and Saturday. In addition this should be a restaurant license and not a drinking only license. There are residential flats all around who would value a restaurant but cannot be expected to live with hoards of drunken revellers from out of town previously seen at this address, this is not shoreditch or Smithfield. Finally a dance license unless only Spanish or argentine dancers would be the final straw eg a disco and or strippers as per the previous occupants.

[REDACTED]

**From:** [REDACTED]  
**Subject:** [Licensing](#)  
**Date:** 178-180 St John Street - Bocas  
08 October 2021 16:24:58

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[External]

Premises name and address: 178-180 St John Street, Islington, London

My name: [REDACTED]

Interest: [REDACTED] resident

My address: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Grounds of objection to the new licence application: the prevention of public nuisance

Basis of objection:

I note that the premises are in the Bunhill Cumulative Impact Area. I understand from your website that "applications for the grant or variation of premises licences or club premises certificates which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations."

There is no doubt, in my mind, that this application will add to the existing cumulative impact, as it contains proposals for later hours, more live music, later outside drinking, and less supervision than the licence held by the previous tenants of the premises (Simmonds Wine Bar).

If I understand the Cumulative Impact Area guidelines properly, this licence should not be any more permissive than the previous licence at these premises.

Any noise, especially in the evening, carries all around this canyon-like area of St. John Street.

178, St. John Street is completely surrounded by residential properties in close proximity.

The current application looks to be able to serve alcohol inside and outside the premises until between midnight (Sunday-Wednesday), 01.00 (Thursdays) and 01.30 (Friday and Saturday). *Given the noise, especially when people leave, it would seem appropriate in a heavily residential area for (a) overall opening hours to not go beyond midnight and (b) outside consumption to cease at, say, 10pm (the latter was, I think, part of the previous licence at this address). There should also be a requirement on the licensee to have people to enforce this requirement. (The previous licensee had security people outside who blatantly enforced nothing on the public nuisance front.)*

The current application has requested to allow live or recorded music for the same hours as serving alcohol. *In my view, live music, which is normally very loud, should be restricted to finishing at 10pm at the latest. And there should be other measures to restrict the public nuisance of all music after 10pm - for example, requirements to keep windows and doors shut.*

*178 St John Street has a great deal of floor to ceiling retractable windows - if these are left open, there is no barrier to all the noise of the bar circulating all around this residential area.*

*It would also help to restrict live music and dancing to the lower floor - basement - of the premises, as noise from the ground floor so easily escapes and creates a nuisance to surrounding properties.*

Overall, the terms of any eventual licence should reflect the fact that all the neighbouring buildings are almost all residential and the nuisance which would be inflicted on the inhabitants of those flats by allowing this application through on (anything like) the terms requested.

Having lived in [REDACTED] St John Street for over 20 years, I am keen for the new venture at 178, St John Street to be a success, but the terms of this proposed licence would make life intolerable for the neighbours of the premises.

I do not require my identity to remain anonymous.

PUBLIC PROTECTION

11 OCT 2021

222 UPPER ST N1

**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: 178-180 St John Street, Islington, London

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address:

[REDACTED ADDRESS]

Em

Tel

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** My ground-level flat is [REDACTED] the premises. It is an intensely residential area but with a university up the street. Past experience of alcohol-fueled behaviour down right appalling behaviour leads me to request the following restrictions on any licence:

- no licence for alcohol or other activities after 11pm any night
- no alcohol served without a sit-down meal
- no off-premises sale of alcohol at all
- no sound (music or other) to emanate from the premises at any time
- no groups to be allowed to congregate outside in the street or on pavement
- clear dispersal requirements, with security personnel if need be

**Crime and Disorder**

- serving alcohol without food has in the past resulted in street fighting, public sexual activity, blocking of residents' doorways, intimidation of pedestrians, street vomiting and urination.

These premises used to be a well-run neighbourhood restaurant that was of benefit to the area. The last licensee was a bar chain that sold cheap alcohol & brought crime and disorder to the area.

**Protection of Children from Harm**

Public drunkenness, fighting, and scenes of sex, vomiting and urination are directly harmful to families in the area, and an awful example to children of any age. Noise from such premises affects children's ability to sleep.

**Public Safety**

Public drunkenness and groups of young people on the street attract perpetrators of other crimes too, including harassment and theft.

I wish my identity to be kept anonymous:    Yes  No

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

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

Signature



Date: October 8<sup>th</sup> 2021

**Please ensure name and address details completed above**

Return to:

Licensing Service

Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.

Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Cc:** [REDACTED]  
**Subject:** 178-180 St John Street, Licence Application  
**Date:** 09 October 2021 16:01:21

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[External]

Dear Sirs

With regard your letter of 1st October regarding the application submitted for 178-180 St John Street I would like to make the following comments:

These all fall under the heading of prevention of public nuisance-

The premises seeking the licence is surrounded by residential accommodation above street level. Previous experience of the last occupier of the site, Simmons Cocktail Bar, demonstrated that serving alcohol late at night frequently led to high noise levels and disorderly behaviour.

If the requested hours are granted this will be repeated as late as 1.30 am on Friday and Saturday nights and to midnight or 1.00 am on other nights.

Allowing live or recorded music and dancing can only add to the problem.

I would therefore request that drinking on the pavement outside the building is not allowed after 10.00 pm and drinking inside is limited to 11.00 pm.

I would also suggest that music is not played or performed with the doors and windows open after 10.00 pm.

Outside seating is desirable for any restaurant and bar since the Covid outbreak but it must be carefully controlled to avoid totally blocking the pavement, which did sometimes happen during the Simmons occupation. Pedestrians need access to the Zebra crossing on St John Street directly outside the site and as the plan seems to be for all-day operation, any blockage could also inconvenience parents and children going to and from St Peter and Paul Primary School on Compton Street.

In summary, I wish the enterprise well but previous experience makes me very nervous if the application is granted in full.

Yours Sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Premises 178-180 St John Street Islington Objection  
**Date:** 11 October 2021 09:38:41

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[External]

Premises name and address: 178-180 St John Street, Islington, London

My name: [REDACTED]

Interest: [REDACTED] resident

My address: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Grounds of objection to the new licence application: the prevention of public nuisance

Basis of objection:

I note that the premises are in the Bunhill Cumulative Impact Area. I understand from your website that "applications for the grant or variation of premises licences or club premises certificates which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations."

There is no doubt, in my mind, that this application will add to the existing cumulative impact, as it contains proposals for later hours, more live music, later outside drinking, and less supervision than the licence held by the previous tenants of the premises (Simmonds Wine Bar).

If I understand the Cumulative Impact Area guidelines properly, this licence should not be any more permissive than the previous licence at these premises.

Any noise, especially in the evening, carries all around this canyon-like area of St. John Street. 178, St. John Street is completely surrounded by residential properties in close proximity. The current application looks to be able to serve alcohol inside and outside the premises until between midnight (Sunday-Wednesday), 01.00 (Thursdays) and 01.30 (Friday and Saturday). Given the noise, especially when people leave, it would seem appropriate in a heavily residential area for (a) overall opening hours to not go beyond midnight and (b) outside consumption to cease at, say, 10pm (the latter was, I think, part of the previous licence at this address). There should also be a requirement on the licensee to have people to enforce this requirement. (The previous licensee had security people outside who blatantly enforced nothing on the public nuisance front.)

The current application has requested to allow live or recorded music for the same hours as serving alcohol. In my view, live music, which is normally very loud, should be restricted to finishing at 10pm at the latest. And there should be other measures to restrict the public nuisance of all music after 10pm - for example, requirements to keep windows and doors shut. 178 St John Street has a great deal of floor to ceiling retractable windows - if these are left open, there is no barrier to all the noise of the bar circulating all around this residential area. It would also help to restrict live music and dancing to the lower floor - basement - of the premises, as noise from the ground floor so easily escapes and creates a nuisance to surrounding properties.

Overall, the terms of any eventual licence should reflect the fact that all the neighbouring buildings are almost all residential and the nuisance which would be inflicted on the inhabitants of those flats by allowing this application through on (anything like) the terms requested.

Having lived in [REDACTED] St John Street for over 10 years, I am keen for the new venture at 178, St

John Street to be a success, but the terms of this proposed licence would make life intolerable for the neighbours of the premises.

I do not require my identity to remain anonymous.

Kind Regards

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

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Cc:** [REDACTED]  
**Subject:** Licensing Act 2003 - Premises Licensing Application New Re 178-180 St John Street  
**Date:** 07 October 2021 14:34:13

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[External]

Premises name and address: 178-180 St John Street, Islington, London

My name: [REDACTED]

Interest: [REDACTED] resident

My address: [REDACTED]  
[REDACTED]

email: [REDACTED]

Telephone: [REDACTED]

Grounds of objection to the new licence application: the prevention of public nuisance

Basis of objection:

The current application looks to be able to serve alcohol **INSIDE AND OUTSIDE** the premises until between midnight (Sunday-Wednesday), 01.00 (Thursdays) and 01.30 (Friday and Saturday). *Given the noise, especially when people leave, it would seem appropriate in a heavily residential area for (a) overall opening hours to not go beyond midnight and (b) outside consumption to cease at, say, 10pm (the latter was, I think, part of the previous licence at this address). There should also be a requirement on the licensee to have people to enforce this requirement. (The previous licensee had security people outside who blatantly enforced nothing on the public nuisance front.)*

The current application looks to be able to have live or recorded music for the same hours as serving alcohol. *In my view, either music should be restricted to finishing at 10pm or, at the very least, to have other measures to restrict the public nuisance - for example. requirements to keep windows and doors shut (widely flouted by the previous licensee) and restrictions on volume of the said music (admittedly, difficult to enforce).*

Overall, the terms of any eventual licence should reflect the fact that all the neighbouring buildings are occupied by flats above ground level and the nuisance which would be inflicted on the inhabitants of those flats by allowing this application through on (anything like) the terms requested.

**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: 178-180 St John Street, Islington, London

Your Name: [REDACTED]

Interest: RESIDENT

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

**Public Nuisance**

Noise pollution into the early hours of the morning (loud music, raised voices, car doors slamming) will wake me in the night, disrupt my sleep and damage my health.

**Crime and Disorder**

Disorderly behaviour from people leaving the premises in the early hours of the morning. (Littering under my bedroom window, congregating on my front door step).

With the best will in the world on the part of the owners + managers, these things just will happen if the extended licence is permitted. They should not be permitted to remain open beyond 12:00 hours, in my view.

**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:

[Redacted area for explanation of anonymity request]

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

Signature: [Redacted] Date: 10 Oct 2021

**Please ensure name and address details completed above**

Return to:

Licensing Service  
Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.  
Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Comments - 178-120 St John Street, Islington, London  
**Date:** 11 October 2021 21:05:05

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[External]

Good evening,

I am writing to comment on

Premises name and address: 178-180 St John Street, Islington, London

My name: [REDACTED]

Interest: Resident, living [REDACTED] address

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Comments

### **Public nuisance**

1. The premises is a restaurant, yet the licence applied for goes to 02:00. This well beyond the hours expected of a restaurant not to mention of all restaurants and pubs local to it on the same street and unnecessary - across London in areas that are not residential restaurants do not stay open until 2am, in such a residential area this will cause huge upset and gross levels of noise both while the restaurant is open and much later as people disperse.
2. The previous tenant Simmons had similar licencing hours / requests and this led to huge upset in the local neighbourhood (for myself and those living in my building included) this included loud noise, people obstructing the pavement, people standing in the road and making it dangerous to cross, being harassed by drunken people in the evening when attempting to walk past, noise late into the night and extreme noise when people refused to disperse
3. Live music / performance of dancing / recorded music until 01:30am in an area that is heavily residential and has only single glazing where most are old buildings that are listed will cause huge disruption - not just at night but especially for those trying to sleep
4. Given that there are restrictions even for emptying commercial bins and deliveries in this area because of noise, it is surprising that noise from music and drinking will be allowed significantly later
5. When Simmons had a late night notice there were people vomiting in the streets, running down the road screaming, women being harassed, people smoking in the doorways of people's apartments, people having sex in doorways, cars having to swerve out of the way of people in the road, pedestrians forced to walk in the streets because people in the bar were taking over the entire pavement. The local residents do not want a repeat of this, but it seems highly likely if not certain.
6. Increased littering is inevitable
7. Ubers / cabs hanging around the street with the engines on was also a problem while Simmons was open, if the restaurant is open until 2am this is likely to occur again since there will be no public transport available and reliance on taxis will increase

### **Crime and disorder**

1. See items 5 and 6 above
2. When Simmons was open I heard a woman being harassed and was able to see her being taken off down the street drunk, barely able to walk by two men she clearly did not know. Luckily the someone at the bar stepped in - again to repeat a licence for this late is unnecessary for a restaurant, so too are opening hours until 2am it is dangerous with no public transport at this time
3. Increased numbers of people selling and attempting to sell drugs in the area also took place when there was late night drinking - the paraphernalia left behind from use including needles, laughing gas canisters, is not something I want outside my apartment

### **Protection of children**

1. The business has the only pedestrian crossing nearby outside of it, if drinking is happening late into the night and spilling over onto the pavement as did before the crossing becomes unusable.
2. See item 5 under public nuisance - this is a residential area with many schools and families with children living on the street and in the local surrounding spot. Having vomit, drug paraphernalia, litter everywhere not to mention being able to see and hear female harassment, having the entrance to your home blocked by people drinking / smoking / urinating / having sex is not something that seems safe for children

### **Public safety**

1. All items above on access to the pedestrian crossing
2. All items above regarding safety for women and being harassed
3. All items above in being able to access the entrance to residential buildings without them being blocked

I wish my identity to be kept anonymous. My reason is that previously Simmons tried to get in touch with all local residents and persuade them to change their mind about the licencing arrangements. There were also local groups of residents who tried to get in touch with others, both those who agreed and disagreed to try and pressure people into supporting either way. I do not wish to be contacted by the business or by other local residents, I would like to feel safe in my own home.

Thank you,



**From:** [REDACTED]  
**To:** [Licensing](#)  
**Cc:** [REDACTED]  
**Subject:** Objection to late music & entertainment licence for 178 St John Street EC1V 4JY - Ref WK/ 200088106  
**Date:** 24 October 2021 19:03:34

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[External]

Dear Islington Council Team,

My partner, [REDACTED] and I are the owners of [REDACTED].

When we bought the flat in [REDACTED] the commercial space of the building was occupied by The Well, an upmarket gastropub. We developed a very good relationship with the owners as the focus was on food, not heavy drinking, or music. The closing hour was usually around 10:30 - 11:00pm, with music kept to low background levels.

When Simmons Bar moved in c.2017 we experienced a period of frustrating nuisances. Our tenant would complain on a regular basis about the loud music and non-insulated walls which made sleeping difficult. The council would have to be called out, the activity would stop for a few days and then pick back up again. The process lasted for months. Finally, with the assistance of [REDACTED] of Islington Council, an abatement notice to stop the nuisance was served.

We have reason to believe that the new restaurant tenant, Paulo, is keen to maintain a good relationship with the residential tenants. Since the new establishment opened a couple of weeks ago, we again have had several complaints from the existing tenants. However, he has already cancelled a weekly live set with a saxophone player and stopped the background music at 10:30pm.

We believe if the current background music is already audible by the tenants, live music will make things worse. Issuing a late licence will once again create unnecessary noise pollution leading tenants calling council noise police. Late night drinking also inevitably leads to people raising their voices and creating noise when leaving the premises.

Please do not hesitate to contact us if you have further questions.

My mobile number is [REDACTED]

Our residential address is: [REDACTED]

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** 178-180 St John Street Licence Application  
**Date:** 24 October 2021 19:29:43

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[External]

Dear Sir/ Madam,

I'm writing as a resident of [REDACTED] in reference to the licence application of Paolo Bars. I'd like to state my objection to this application. The bar is located in a residential area and history (from a bar once located 5 meters from Paolo's location) shows that late night openings result in drunk crowds congregating, playing loud music, smoking drugs and fighting not only around the bar but also in the streets close by, particularly Agdon street. This street is next to my [REDACTED].

The current licence application for opening beyond 11pm is excessive. Friday's and Saturday's opening hours until 1:30 are also excessive. Particularly excessive though is the application to open on a Thursday night until 1:30am. This is entirely unreasonable and I would ask that this application is turned down.

I've lived in areas previously where opening hours were limited to 11pm on weekdays and midnight on weekends. I would be supportive of an application limited to those hours and nothing more.

Thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** 178-180 St John Street Ref: WK/ 200088106  
**Date:** 21 October 2021 18:05:45

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[External]

Your ref: WK/ 200088106

I am writing to strongly object to the application for an extended licence to this property. I own the leasehold for [REDACTED]. In [REDACTED], I lost a tenant due to the noise and disturbance caused by Simmons bar which then occupied the premises. They left because of the noise, crowds on the street, music and anti-social behaviour. It was also a security concern with people gathering around the front door to the property. If granted, the licence application would allow this noise and anti-social behaviour to continue until 1.30 and 2am (and later whilst customers disperse) causing a public nuisance, disorder and risk to the security of local residents.

We (the residents and leaseholders) of this property were very grateful for the support from Islington Council in stopping the anti-social behaviour before and look to the Council again to turn down this application.

Regards

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** WK/200088106  
**Date:** 25 October 2021 15:23:15

---

[External]

Dear Islington Licensing,

My name is [REDACTED] and I am the [REDACTED] Clerkenwell. I wanted to report to you that the license that the bar Bocas( same building, downstairs) received doesn't suit the house or the environment of it. I want to comment on it, with hope for help from your side.

I want to refer to prevention of public nuisance that is coming from this bar. The sale of alcohol is too loud for 1:30 am on the weekend or even 12 during the weekdays. For example multiple pubs the exmouth market have to shut down early and close their doors( no live music). This street is very lively and even there the times are arranged and the noise is managed. Around 178-180 St John Street it is very residential and quite, that's why I moved here.

I would also expect the place to get isolated professionally, what they didn't.

Also there are big ventilators fixed on the back side of the building that make my walls vibrate constantly. It feels that I am living in a microwave. This needs to be fixed and looked after too, as I think the mechanical measures weren't respected.

It is not possible to play live music to as it is extremely loud. Everyone in that building is a professional and works often long hours. Since two weeks I am not able to sleep and that is extremely hurtful for my mental health.

As there are four other tenants, we want to create a joint complaint about that venue and sort things out fast as this is really disturbing our life and well-being.

Kind regards,  
[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Licensing objection regarding 178-180 St John St  
**Date:** 28 October 2021 11:54:40

---

[External]

Hello,

I am a local resident and wish to object to the licensing application for 178-180 St John St. My objection is based on all 4 of the licensing objectives - prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm.

My family and I live [REDACTED] from the premises and, together with other residents under the previous licensee, suffered a pattern of appalling behaviour before (street fights, public drunkenness, public sexual behaviour, noise, obstruction of doorways etc) in an intensely residential area. This type of behaviour caused much harm to residents in the form of disturbed sleep, aggression and harm to children.

We would also note that the premises is on a junction of 2 roads and immediately next to a pedestrian crossing. With past licensees, the public safety was also impacted by public drunkenness right next to the crossing and drunks wandering into the road.

We object to the hours requested in the licence as being far too extensive for a premises in an otherwise quiet and intensely residential neighbourhood. This part of the borough is not an area of late night restaurants, bars or clubs. Having a restaurant open until up to 2am in this neighbourhood is not the norm, not necessary and not tenable for local residents. It will only cause cumulative impact problems, and place more pressure on the council's ASB team.

Late night music will also have a negative cumulative impact on local residents as the area is very quiet and the noise travels easily. The noise of customers leaving after midnight 7 days a week is untenable in this area and will cause disturbed sleep and associated health problems for local residents, including many children.

We object to any off licence sales and any in-premises alcohol without a substantial table meal. We respectfully ask the Licensing Committee to ensure closure by 11pm any night of the week, clear and monitored dispersal procedures and no noise of any kind to emanate from the premises.

Thank you for your consideration.

Cheers,  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Licensing objection regarding 178-180 St John St  
**Date:** 28 October 2021 11:58:07

---

[External]

Hello,

I wish to join my neighbour in objecting to the licensing application for 178-180 St John St. I agree with all of the points raised in the below objection, and wish for my concerns to be considered. Please don't accept this licensing objection - it will cause us so much noise and problems.

Thank you for your consideration.

[REDACTED]

My objection is based on all 4 of the licensing objectives - prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm.

My family and I live [REDACTED] the premises and, together with other residents under the previous licensee, suffered a pattern of appalling behaviour before (street fights, public drunkenness, public sexual behaviour, noise, obstruction of doorways etc) in an intensely residential area. This type of behaviour caused much harm to residents in the form of disturbed sleep, aggression and harm to children.

We would also note that the premises is on a junction of 2 roads and immediately next to a pedestrian crossing. With past licensees, the public safety was also impacted by public drunkenness right next to the crossing and drunks wandering into the road.

We object to the hours requested in the licence as being far too extensive for a premises in an otherwise quiet and intensely residential neighbourhood. This part of the borough is not an area of late night restaurants, bars or clubs. Having a restaurant open until up to 2am in this neighbourhood is not the norm, not necessary and not tenable for local residents. It will only cause cumulative impact problems, and place more pressure on the council's ASB team.

Late night music will also have a negative cumulative impact on local residents as the area is very quiet and the noise travels easily. The noise of customers leaving after midnight 7 days a week is untenable in this area and will cause disturbed sleep and associated health problems for local residents, including many children.

We object to any off licence sales and any in-premises alcohol without a substantial table meal. We respectfully ask the Licensing Committee to ensure closure by 11pm any night of the week, clear and monitored dispersal procedures and no noise of any kind to emanate from the premises.

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Objections to WK/200088106 178-180 St John St  
**Date:** 26 October 2021 15:55:20

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[External]

Hello , I am writing as owner of [REDACTED] to make objections to the late hours of the application made by the premises (Bocas) below my flat for the sale of alcohol, live/recorded music / performance of dance and provision of late night refreshment .( Your ref ; WK/200088106)

My objections to their application for late opening and sale of alcohol/ food and playing of music ranging from midnight until 2 am , reflect my concerns about disorderly and anti -social behaviour by customers late at night as well as the impact of noise.

I understand the owners intend to have tables/ heaters outside on the pavement below [REDACTED] which will encourage loud noise and disturbance to the surrounding residential area until the early hours of the morning every night of the week if their application is successful.

Also our [REDACTED] [REDACTED] has in the past been blocked by customers of the previous incumbent (Simmons) who were drunk, left wheelie suitcases in front of it , vomited and on a couple of occasions somehow made their way through our front door into the communal hallway. I am not suggesting this happens all the time but the later into the night they can supply alcohol / remain open, the stronger the likelihood for drunken behaviour to lead to this happening all over again and all the distress that causes. People congregating to smoke outside on the pavement also causes problems and is likely to exacerbate the later into the night they are open.

In addition, the instructions for council refuse collection for the flats above 178/180 St John st is to leave non – recyclable and recyclable waste bagged and next to our entrance door on the pavement to await collection which can easily be accidentally tripped over/ torn by customers drinking / smoking on the pavement adjacent to it causing mess and attracting vermin . This was an issue with the previous owners Simmons Bar and risks to be an issue again with late night drinkers/ smokers.

Of course I appreciate that the new owners need to make it a going concern and I wish them well in that, but I do urgently request that the hours permitted for them to remain open are curtailed to 11 pm in the working week and midnight at weekends for the sake of the surrounding residents. This is primarily a residential area and there is little demand / traffic for a place to offer food/ alcohol into the early hours of the morning whether inside or served on the pavement. The relatively short tenure of the previous incumbent Simmons demonstrates this and the battle with them due to the anti- social behaviour of their customers which was heroically underpinned by Islington Council's robust response is an example none of us want repeated.

Therefore I respectfully request that the opening hours are limited to 11 pm on work days and midnight at weekends and the same for the times they are allowed to serve food/ alcohol outside and play music.

Thank you for your consideration of my request.

Yours sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** 178-180 St John Street; Ref: WK/ 200088106  
**Date:** 27 October 2021 10:44:15

---

[External]

Your ref: WK/ 200088106

Dear Sirs / Madam,

Following your notice of 1<sup>st</sup> October 2021 (Ref: WK/ 200088106) I am writing to object to the application for an extended hours licence to this property. We own the leasehold for [REDACTED] this address. In 2018, we lost a tenant due to the noise and disturbance caused by the Simmons bar which then occupied the premises. The sole reason for departure of our tenants was the noise, crowds on the street, music, anti-social behaviour and concern for the safety and security with people gathering around the front door to the property.

We strongly believe that if granted, the recent licence application would allow this noise and anti-social behaviour to continue until 1.30 and 2am causing a public nuisance, disorder and risk to the security of local residents. This would be in direct contravention of key licensing objectives:

1. Prevention of crime and disorder
2. Prevention of public nuisance
3. Public Safety

On behalf of all residents and leaseholders of this property we would appreciate continued support from Islington Council in stopping the anti-social behaviour before and look to the Council again to turn down this application.

Kindest Regards

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Subject: Licensing Act 2003 - Premises Licensing Application New Re 178-180 St John Street - Objection to proposed licence  
**Date:** 27 October 2021 18:18:42  
**Attachments:** [IMG\\_0793.jpeg](#)

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[External]

Premises name and address: 178-180 St John Street, Islington, London

My name: [REDACTED]

Interest: Neighbouring resident

My address: [REDACTED]  
[REDACTED]

email: [REDACTED]

Telephone: [REDACTED]

Grounds of objection to the new licence application:

(1) The prevention of crime and disorder

The proposed extended opening hours go far beyond that which I understand the previous licence holder was permitted.

That is of particular concern since they seek to permit alcohol sales, live and recorded music and dancing until 01:30 Friday and Saturday.

In effect, the applicant seeks to turn the premises into night club or a pre-night club destination. It is inevitable that this will attract drunken and rowdy behaviour from customers which will spill out onto the streets in a primarily residential area.

As evidence for that I rely on the frequent disorderly scenes that used to occur, particularly at a similar closing time of around 01:00, at the former licensed premises called Darbucka, which were located in the basement and ground floor of 186 St John Street, directly opposite the applicant's premises (now occupied by Pret). My recollection is that the police were called on more than one occasion to deal with fights and other disturbances in the street.

Nor will the presence of security staff ameliorate that danger. When making complaints to such personnel in the past at the premises for which the licence is sought, I was told that it was not within their remit to deal with rowdy customers once they had left the premises and were in the street. Of course, I understand why they took this view, but the the point is that the mere presence of security staff (even assuming the applicant plans to provide these) is not going to protect against the risk of public disorder.

Further under this head, I rely on the fact that the applicant has been open for

business since 14 October and has apparently been serving customers and selling alcohol since that date. I do not understand how this is permissible if the licence is pending (as indicated on the Council's website). If that is permissible under some sort of temporary licence then I of course do not rely on this point. However, if it is not permissible, then it may suggest a cavalier approach to the regulatory and legal environment in which the applicant is supposed to operating.

## (2) The prevention of public nuisance

The risk of public nuisance is clear and substantial for the following reasons:

(1) The premises operate outside tables and has retractable awnings (see attached photograph). The applicant also uses some sort of heating devices to encourage people to sit outside in all weathers. So it is particularly concerning that they wish to serve alcohol inside and outside the premises until 01:30 Friday and Saturday and until 01:00 Thursday and midnight at other times.

The noise from people sitting outside and leaving is considerable (I say this from the experience of the previous licence holder). The street is fairly narrow, and therefore funnels the noise upwards and into Compton St. The area is predominantly residential, not just on St John St itself, but in particular Compton Street.

(2) The glass frontage on both sides can be opened to create a unified indoor/outdoor space. The previous licence holder used to do this in the warmer months (i.e. increasingly given the ever milder climate in London). The impact of this is that any music or dancing as well as ordinary noise from inside the premises is not in any way contained and the situation will be intolerable. It means in effect that if the hours sought are granted it will not be possible to sleep until after the premises have closed and its patrons have dispersed.

The presence of security staff (if indeed the applicant intends to provide any) will not ameliorate this risk.

On this point, as I recall, the previous licence holder provided local residents with their telephone number to call them in the event there was too much noise. The current applicant has, so far as I am aware, not communicated with local residents at all, which is hardly an encouraging sign for the future.

The terms of any licence should reflect the fact that all the neighbouring buildings are occupied by flats above ground level and clearly considerable nuisance will be inflicted on the inhabitants of those flats if this application is permitted on anything like the terms requested.

## (3) The protection of children from harm

The proposed licence terms plainly present a risk that the inhabitants of any of the surrounding flats that they will not be able to sleep until very late into the night. That will have a particularly deleterious effect on any children (and their health) living in those flats.

Thank you in advance for considering these representations.

Kind regards



**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Objection to Licensing Application for 178-180 St. John Street  
**Date:** 28 October 2021 12:48:09

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[External]

I am a local resident and wish to object to the subject licensing application.

I am concerned that public drunkenness will return to the venue after Simmons deplorable behaviour.

I object to the hours requested in the licence as the premises are in an otherwise quiet and residential neighbourhood.

I respectfully ask that the licensing committee ensure closure by 11pm every night and that a clear and monitored dispersal procedure is in effect.

I also request that no noise emanates from the premises.

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Subject: LICENSING APPLICATION - Galicia Tapas Bar 178-180 St John St - OBJECTION  
**Date:** 28 October 2021 21:32:52

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[External]

Dear Licensing,

I am writing to object to the licensing application for 178-180 St John St.

My objection is based on the licensing objectives - prevention of crime and disorder, prevention of public nuisance and public safety and protection of children from harm.

My family house is [REDACTED] the premises and we already have commercial drinking premises: The Sekforde, 5m away, Grainger 30 m , The Crown 100m in close proximity. Together with other residents under the previous licensee of 178-180 St John St, we suffered a pattern of appalling behaviour before (street fights, public drunkenness, public sexual behaviour, noise, obstruction of doorways etc) in an intensely residential area. This type of behaviour caused much harm to residents in the form of disturbed sleep, aggression and harm to children.

My family object to the hours requested in the licence as being far too extensive for a premises in a residential neighbourhood that already suffers from poorly supervised premises (The Sekforde). Noise, public drunks, obstruction of doorways and threatening behaviour is already turning the 'creative quarter of Clerkenwell' into a rowdy drinking 'strip'. This part of the borough is residential and should be encouraging families to live and work in the area. Extending the licence to open until up to 2am in this neighbourhood is neither desirable nor tenable for local residents. It will only cause cumulative impact problems, and place more pressure on the council's ASB team.

Late night music has a negative cumulative impact on local residents as already evidenced by the Sekforde. The noise travels easily. The noise of customers leaving after midnight 7 days a week is unacceptable in a residential area of mixed housing. Many residents are designated key workers and live close to their work to ensure prompt response during crises. Two of my daughters have been vital key workers during the pandemic. Increased noise in this area will cause disturbed sleep and associated health problems for local residents, as well as including many children. Key workers in the local community demand the right to have uninterrupted, undisturbed sleep at night.

We object to any off licence sales and any in-premises alcohol without a substantial table meal. We respectfully ask the Licensing Committee to ensure closure by 11pm any night of the week, clear and monitored dispersal procedures and no noise of any kind to emanate from the premises.

[REDACTED]

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** LICENSING APPLICATION - Galicia Tapas Bar 178-180 St John St - OBJECTIONS  
**Date:** 28 October 2021 16:48:52

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[External]

Dear Licensing

I own a [REDACTED] [REDACTED] across from this new Tapas Bar replacing the previous noisy bar Simmons.

These premises started out as gastro-pub, The Well, twenty years ago and it was a successful food/meal led licenced business which co-existed very happily with its many residential neighbours. The Tapas Bar appears from its application not to be food led but food as an adjunct to a bar led operation especially in the later hours. The Tapas Bar is completely surrounded by residential property above the ground floor and late night bar activity will almost certainly result in a material adverse effect on the residential nature of the neighbourhood.

There is no justification for any extension of hours since those hours will not be food led and will be almost exclusively drink-led with all the consequences of late night drinking whatever the licensee promises. A licensee has zero control of the area outside its front door beyond asking people to move on; the licensee can do nothing if the patrons decline to do so or want to wait for cabs.

This in turn seems likely to go against the Licensing Principles and give rise to noise from drinkers/smokers, people waiting for cabs, and urination in the side streets and passageways. The previous licensee, Simmons, was unable to control an appalling pattern of behaviour including fights, public drunkenness, public sexual behaviour, noise, obstruction of doorways which demonstrate the potential risks of any extension of the licence. With past licensees, Simmons in particular the public safety was also impacted by public drunkenness right next to the road crossing beside the premises and drunks wandering into the road.

The hours sought in the licence application are excessive for premises situated in a predominantly residential neighbourhood. Clerkenwell is not an area of late night restaurants, bars or clubs, except down at Smithfield. A bar masquerading as a restaurant, open until up to 2am in this neighbourhood is not the norm, not necessary and will almost certainly adversely affect the quiet character of the immediate surrounding residential neighbourhood and will only cause cumulative impact problems. If they want to open a late opening bar they should be looking at Smithfield not St John Street.

Late night music in particular will have a significant negative cumulative impact on local residents as the area is very quiet and the noise, especially bass, travels easily. The noise of customers leaving after midnight 7 days a week should be unacceptable to the Licensing Committee in this area and will cause disturbed sleep and associated health problems for local residents, including many children.

I also object to any off-licence sales since alcohol is readily available from numerous local supermarkets but limited to 2200/2300hours. Later off sales will encourage drinking nearby including St James's Churchyard which is an Alcohol Control Zone. Any in-premises alcohol should only be served with a substantial table meal beyond one Scotch

Egg. The Premises should cease selling alcohol by 2300 any night of the week, and clear and monitored dispersal procedures and no noise of any kind to emanate from the premises. If the Committee was minded to allow an extension on a Thursday or Friday or other night that should not extend beyond 2400 and door staff would be essential outside at all times until all patrons have left and been dispersed.

Yours sincerely



**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Licensing application - representation against the application  
**Date:** 28 October 2021 21:58:33

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[External]

Hi,

I would like to make a representation against the application of Paolo Bars Ltd located on 178-180 St John Street, EC1V 4JY for a license for recorded music/performance/dancing/live music/alcohol/food from 10am to midnight Sunday-Wednesday, Thursday 10am to 1:30am, Friday/Saturday from 10am to 2am.

I refer to the (i)Prevention of public nuisance, (ii) the Prevention of crime and disorder and (iii)Public Safety.

I live [REDACTED]. I am really concerned about

- The noise from music and customers bar inside and outside the bar
- The disorder customers could cause in the street at night especially after alcohol and dancing
- The safety as customers could block the pavement (road and sidewalk).

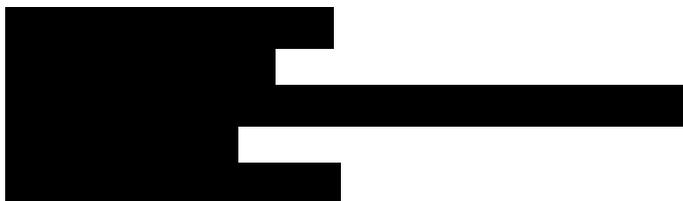
I would like also to add that the sound proofing of the building is very poor and it is not liveable with loud music until late at night added to people going in and out in the middle of the night, screaming, singing and talking loud. Besides, if the bar is to close at 2am the noise won't stop at 2am. On the top of it and from my perspective, allowing this license would jeopardize the health of residents of the building [REDACTED] by preventing them to sleep or relax or even work. With the pandemic we are working more and more from home. When the bar opened the music was so loud that I could not even watch a movie or listen to music in [REDACTED]. I had no other choice but to leave my flat which is my home and returning after the closure.

My neighbour and I came to talk with the manager of the bar to work on a solution. This is now better because he relocated the speaker, cancel all live music events and agreed to close the kitchen around 10pm and the premise around midnight. He told us he would reach the licensing officer to amend his application for another license but in case he did not I allow myself this email as today is the deadline according to the notice I saw on the bar window and because as abovementioned I am very concerned about this license so I cannot stay silent.

Thank you very much for your consideration

[REDACTED]

*LICENSING ACT 2003:*  
*COMMENTS ON New Licence Application for*  
*178-180 St. John Street, EC1V 4JY*



I wish to comment on the above application, and provide my comments under the following headings, as requested.

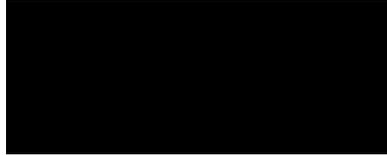
However, I would first like to point out basic inconsistencies between their new licence application and, their website (and what is happening in practice). They call themselves “BOCAS RESTAURANT, BAR & JAZZ CLUB” aiming to provide the “BEST JAZZ IN OUR DOWNSTAIRS CLUB”. This has nothing to do with any private party or special event as mentioned in their licence application (see the reviews on Google commenting on the live music). I have not heard any music, so clearly this is confined to the basement bar and I have no objection at all to this happening and will visit myself in the near future. Neighbours have visited and made positive comments. If they stay like this, I have no problem, and it would be a great improvement on Simmonds, the previous occupant of the site.

However, this inconsistency does lead me to question the veracity of the overall application. I would still oppose any extension of their licence until these matters have been clarified.

1. **PUBLIC NUISANCE** Local residents have long experience of noisy local bars, particularly in the premises currently used by Pret a Manger at 182 St. John Street. Although premises were vacated at 01.00-01.30hrs, customers would then congregate at the junction between Agdon and Compton Streets where cars had been parked and for up to two hours we would hear “revving” of car motors and the playing of loud music. Conversations were easible at high volume to cope with the music. Fights occasionally occurred, and the area was also serviced by drug dealers. My [REDACTED] overlooks this junction and this period was misery for me. I think the problem was even worse for our neighbours in the parts of [REDACTED] who also overlook this area. We do need to be absolutely sure that these problems do not recur in this residential area
2. **CRIME AND DISORDER** I have already mentioned the drug dealing and fights.

3. **PROTECTION OF CHILDREN FROM HARM** There are large numbers of children living in the neighbourhood who would be exposed to the noise and general disorder at a time when they should be sleeping.
4. **PUBLIC SAFETY** People trying to reason with the crowds on occasions experienced threatening behaviour.

27<sup>th</sup> October 2021



### 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: 178-180 St John Street, Islington, London

Your Name: \_\_\_\_\_

Interest: Homeowner / 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

There is a concern that late opening hours (especially on Thursday, Friday & Saturday) will cause general public nuisance. In particular, this paired with live and recorded music until 01:30 is of great concern to me. ~~The noise~~ Aside from the obvious ~~considerable~~ implications regarding noise, such an operation also provides for the potential for activity to spill onto the pavement and in front of the front door for the flats at 178-180 St John St. - this would be very disruptive.

#### Crime and Disorder

**Protection of Children from Harm**

**Public Safety**

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

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

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

Signature: \_\_\_\_\_ Date: 27.10.2021

**Please ensure name and address details completed above**

Return to:

Licensing Service

Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.

Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

Bocas – 178-180 St John Street, Clerkenwell

Bocas is an Argentinian & Spanish Tapas bar that aims to bring the traditional flavors and experience of Argentina to the local community of Clerkenwell.

Tapas bars in Argentina form a fundamental part of the local community as a place for locals to meet, eat, drink and enjoy entertainment together. This style of local hangout can be found on nearly every corner of Spain and Argentina and we hope that we will be able to share this cultural experience with the local community in Clerkenwell.

At the heart of Bocas is the food. Unlike a traditional restaurant our food is all about sharing. Small plates of produce imported directly from Spain and Argentina and homemade bites such as empanadas and quesadillas, just like mum used to make!

To accompany the food we have put together one of the most complete

Spanish/Argentinian wine lists including some amazing vintage wines that are rarely found in the UK. And if wine is not your thing we have worked with some of the best mixologists in the UK to produce a cocktail list to rival some of the finest cocktail bars in the world.

In the true spirit of the Argentinian Tapas bar, Bocas offers live music entertainment in our exclusive downstairs bar for locals to enjoy into the late hours.

Bocas also offers a full brunch menu with coffee and tea and a heated outside area to enjoy those days when the sun is shining but it may not be quite as warm as Argentina!

Our tapas bar is all about the local community and creating a one stop place for locals to socialize, eat, drink and share time together.

Bocas is a table service venue and does not have the facility to accommodate standing customers in any areas of the venue.

Bocas aims to be open from 10am to 11pm Monday to Wednesday and 10am to 2am on Thursdays to Saturdays. The outside area will only be available for use until 10pm and all music entertainment will take place in the basement venue with the upstairs area being closed from 11pm.

We have had the pleasure of meeting many of the local residents of St John Street and Clerkenwell during the refurbishment of Bocas at 178-180 St John Street and the welcome that we have received to the area has been both encouraging and heartfelt, especially considering the challenges that are presented with opening a business during the difficult times we have all been experiencing lately.

Having signed a 15 year lease on the premises it is our sincere intention to bring what was once a 'local' back to life and try to share some of our experiences of Spain and Argentina with the community.

During the refurbishment process we have come to hear of the previous tenants (Simmons) and the disrespect that they had for the local area and general nuisance that they presented which we completely understand has left many locals fearful of a repetition. We would like to take this opportunity to share with everyone that 'Simmons' is not our business model or the kind of business we ever intend to run. From the local resident representations that have been shared with us it appears that a repetition of this style of business and the impact it had on the area is at the fore of any objections to our license application. We hope that by being able to introduce ourselves and sharing our vision for Bocas as well as addressing all of your concerns we can help put your concerns to rest.

We have chosen Clerkenwell as our new home and are hoping that we will bring something to the area that will be a benefit for all and a nuisance for none.

Firstly introductions;

Paolo – You have probably seen or met me over the last few months if you are local to the area. Bocas has become my home! Setting up my own place has been a dream of mine for many years having run a number of places in London, Spain and Argentina. I pride myself on my approachability and customer service and have been instrumental in the success of many restaurants and bars over the years. My vision for Bocas is to bring back the 'local' experience that seems to have been lost in London with all of the chains and corporate venues that are now everywhere. I want to share my experiences of Argentina where I grew up and where the local tapas bar was somewhere that was a central meeting point for the local community to unwind, relax and enjoy special times together.

I am always on site and hope to meet those of you that I have not already met at Bocas very soon to enjoy a glass of wine and some tapas together.

Kirk – I have had the great pleasure of meeting many of the local residents on the occasions when I have been on site at Bocas. My role in Bocas is one more related to the business side of things. I run multiple businesses around the world and divide my time between, London, Barcelona, Sardegna and Dubai. Although Paolo and I are not related we are 'family' and share the vision of creating a family business that brings all of the values that are inherent in that kind of a business. Local tapas bars and socializing venues are something we take for granted in Spain, Italy and Argentina but something that has been lost in London and we really hope that we will be able to bring this back at Bocas.

It has been a challenge to get Bocas open during Covid and with so much uncertainty in the hospitality sector we just hope that the local community can give us the opportunity to show that we will represent a valuable asset to the area.

The licensing team at Islington council have shared with us a number of resident representations with concerns that have been raised in regard to what we are looking to do

at Bocas. As these letters are anonymous we will try to address everything here as a whole but welcome anyone to get in touch with us directly if we have left anything unanswered or there are any additional concerns that you may have.

### **Noise**

One of the concerns raised is in relation to noise caused by live or recorded music especially late at night. We have taken the provision to install sound proofing/studio paneling in the basement of Bocas to reduce any impact in regard to noise outside of this space. When it comes to live music we only have the intention for music after 11pm to be restricted specifically to the downstairs basement area of the premises. In addition our vision for the music in the basement area is for live jazz.

### **Late Night Street Nuisance**

As Bocas is a seated only venue we do not envisage the same sort of crowd that is associated with a bar or pub with patrons standing and drinking outside at ANY point let alone in the later hours. The majority of our clients will be pre bookings where we have their full contact details in case of any nuisance that they may cause. We have a zero tolerance policy on undesirable behavior of any kind and such patrons will be bared for life. The outside tables will be removed at 10pm and after 11pm the upstairs area will be closed with all patrons being seated downstairs and a security presence at the front door to deter and move along and potentially noisy customers.

### **Previous Tenants i.e. Simmons**

Whilst we appreciate that many of the objections are related to bad experiences with the previous tenants, we are very respectfully NOT Simmons and our business model or aimed client base is on the complete opposite spectrum of what Simmons was and is. We would like to reference Oriole Jazz bar in Farringdon as the style of clientele we are aiming for, with SEATED customers enjoying, food, drinks and live music aimed at a crowd that enjoys these things but does not enjoy the pub/bar environment. Whilst alcohol is being served, our slightly higher prices and focus on our wine list is aimed at encouraging patrons to enjoy a drink as opposed to becoming intoxicated to the point of becoming a nuisance. There are plenty of places in neighboring Shoreditch that can accommodate this type of crowd. This type of customer will NOT be welcome at Bocas.

In summary Bocas is a tapas bar and live music venue which aims to bring the kind of environment to the area that is found in Argentina and Spain. The later licensing hours that we are requesting will allow for our local customers to remain on the premises and enjoy music downstairs instead of having to travel to another area. We respectfully understand the concerns that many residents have and are committed to work with the community which we are now part of (we have signed a 15 year lease) to ensure that any legitimate concerns and problems are addressed, discussed and resolved. We ask for a fair chance to show that we can bring something positive to the area and not a repeat of the problems of the previous tenants.

We have included also a number of signatures from local residents supporting our application for license.

Yours sincerely

The Bocas Team.

PAGE 1 – COVER PAGE – PLEASE COMPLETE IN FULL AND PRINT ONE COPY  
 To London Borough of Islington Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR or  
[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

### Petition to Islington Licensing Team

Dear Licensing Team, please find attached a petition relating to the current Premises License application for 178-180 St John Street, Clerkenwell EC1V 4JY Reference: EC1V 4JY...for your attention. Details of petition organiser

Name: PAOLO BARS LTD	Address: 178-180 St John Street, Clerkenwell EC1V 4JY
Email: <a href="mailto:licensing@fslconsultants.com">licensing@fslconsultants.com</a>	Telephone No: N/A

The purpose of this petition is to support the licence holder PAOLO BARS LTD premises licence application (Ref: EC1V 4JY) for the grant of a Premises Licence under the licensing Act 2003 to extend the licensable activities & times for the business.

Points	Please read each point & if you wish to support please tick and supply your contact details.	Tick
1	We believe that the licensing objectives for the <sup>1</sup> Prevention of Crime & Disorder, <sup>2</sup> Prevention of Public Nuisance, <sup>3</sup> Public Safety and the <sup>4</sup> Protection of Children from Harm will be upheld/promoted by the granting of this application.	
2	The purpose of this document is to provide support for this family run business in its efforts to extend the current licensable activities.	
3	This document will be supplied to Islington Council Licensing department.	
4	Sale of Alcohol – Sunday to Wednesday 10am – Midnight, Thursday 10am – 01:00, Friday & Saturday 10am – 01:30	

Please complete each row in full in BLOCK CAPITALS (individuals signing this petition must be persons living, working or studying in the London Borough of Islington).

FULL NAME (Printed)	ADDRESS INC. POSTCODE	SIGNATURE & DATE
[Redacted]	[Redacted] St John St	[Redacted] 3/10/21
[Redacted]	[Redacted] CLERKENWELL RD	[Redacted]
[Redacted]	[Redacted] Wyngate St.	[Redacted] 3/10/21
[Redacted]	[Redacted] BRADSHAW WAY	[Redacted] 3/10/2021
[Redacted]	[Redacted] BRECON MENS CAMDEN	[Redacted]

I believe this petition contains .....signatures;

We the undersigned petition the Council to allow the above premises licence application...

Please complete each row in full in BLOCK CAPITALS (individuals signing this petition must be persons living, working or studying in the London Borough of Islington).

FULL NAME (Printed)	ADDRESS INC. POSTCODE	SIGNATURE & DATE
[REDACTED]	[REDACTED] Southgate Rd [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] Northampton square (Clerkenwell) [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] NORTHAMPTON SQ [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] CHURSTON MANE GRAYS INN RD [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] St John St [REDACTED]	[REDACTED] 21/10/21
[REDACTED]	[REDACTED] JARLANE RD [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] HAYWARD'S PLACE [REDACTED]	[REDACTED] 15/10/2021
[REDACTED]	[REDACTED] SEKFORDE ST [REDACTED]	[REDACTED] 21/10/2021
[REDACTED]	[REDACTED] St JOHN St. LONDON	[REDACTED] 19/10/2021
[REDACTED]	[REDACTED] GREAT PERCY ST, [REDACTED]	[REDACTED] 20/10/21
[REDACTED]	[REDACTED] GRIMTHORPE HOUSE AGDON ST [REDACTED]	[REDACTED] 21/10/2021

PAGE 1 - COVER PAGE - PLEASE COMPLETE IN FULL AND PRINT ONE COPY  
We the undersigned petition the Council to allow the above premises licence application...

Please complete each row in full in BLOCK CAPITALS (individuals signing this petition must be persons living, working or studying in the London Borough of Islington).

FULL NAME (Printed)	ADDRESS INC. POSTCODE	SIGNATURE & DATE
[REDACTED]	[REDACTED] grimthorpe house agdon st [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] Grimthorpe house Agdon St [REDACTED]	[REDACTED] 21/10/2021
[REDACTED]	[REDACTED] GRIMTHORPE HOUSE AGDON [REDACTED]	[REDACTED] 21/10/2021
[REDACTED]	[REDACTED] St. John Street [REDACTED]	[REDACTED] 24/10/2021
[REDACTED]	[REDACTED] ST JOHN Street [REDACTED]	[REDACTED] 25/10/2021
[REDACTED]	[REDACTED] St John St [REDACTED]	[REDACTED] 23/10/2021
[REDACTED]	[REDACTED] Seward Street [REDACTED]	[REDACTED] 22/10/2021
[REDACTED]	[REDACTED] DALLINGHAM Rd. [REDACTED]	[REDACTED] 29/10/2021
[REDACTED]	[REDACTED] st john street [REDACTED]	[REDACTED] 30/10/2021
[REDACTED]	[REDACTED] DALLINGHAM ST [REDACTED]	[REDACTED] 30/01/2021
[REDACTED]	[REDACTED] ST JOHN DALLINGHAM ST [REDACTED]	[REDACTED] 30/01/21
[REDACTED]	[REDACTED] DALLINGHAM [REDACTED]	[REDACTED]

Please complete each row in full in BLOCK CAPITALS (individuals signing this form must be persons living, working or studying in the London Borough of Islington).

FULL NAME (PRINT)	ADDRESS INC. POSTCODE	SIGNATURE & DATE
[REDACTED]	[REDACTED] <u>BOWLING GREEN</u> <u>LANE</u> [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Item  
CITY  
EAST

### **Suggested conditions of approval consistent with the operating schedule**

1. A sign reminding customers that alcohol cannot be served to persons under the age of 18 shall be displayed at the premises.
2. All emergency exits shall be kept free from obstruction at all times All building work, and the operation of the premises will be carried out in accordance with the appropriate legislation.
3. Appropriate fire safety procedures are in place including fire extinguishers (foam, H2O and CO2), fire blanket, internally illuminated fire exits signs, numerous smoke detectors and emergency lighting. All appliances are inspected annually.
4. Appropriate staff will be properly trained on action to be taken when the fire alarm is activated

### **Conditions proposed by the Metropolitan Police**

1. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
  - a) The police and, where appropriate, the London Ambulance Service, are called immediately;
  - b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
  - c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
  - d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
2. An incident log shall, be kept at the premises, and made available on request to the police or an authorised officer, which will record:
  - a) Any and all allegations of crime or disorder reported at the venue
  - b) Any and all complaints received by any party
  - c) Any faults in the CCTV system
  - d) Any visit by a relevant authority or emergency service
  - e) Any and all ejections of patrons
  - f) Any and all seizures of drugs or offensive weapons
  - g) Any refusal of the sale of alcohol
3. 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 2018) within 24 hours of any request .
  - i) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises
4. The premises will operate the 'Challenge 25' proof of age scheme.
- a) All staff will be fully trained in its operation.
  - b) Only physical production of suitable forms of photographic identification, such as passport or UK driving licence, or a holographically marked PASS scheme cards, will be accepted. A screenshot or digital document copy will not be sufficient.
5. The licence holder will at all times maintain adequate levels of staff and security. Such staff and security levels will be disclosed on request to the Licensing Authority and the Police. The need for door supervisors will, be assessed by way of written and recorded risk assessment and cognisance will be taken of any police advice.
6. "Chelsea Hooks" or similar bag retention devices are to be provided on the underside of tables and counters where customers might reasonably be expected to otherwise place their bags on the floor.
7. The licensee shall ensure that all staff are trained on relevant matters, including the conditions of the premises licence, age restricted products and [if they are ever left in charge of the shop] the operation of the CCTV system and how to deal with visits from authorised officers. The licensee shall keep written records of training and instructions given to each member of staff , detailing the areas covered to include the Licensing Objectives, identifying persons under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing. Staff shall sign to confirm that they have received and understood the training. All staff who work at the till will, be trained for their role on induction and be given refresher training every six months. The written training records kept for each staff member will, be produced to police & authorised council officers on request.
8. The premises licence holder shall endeavour to eliminate or minimise any nuisance arising out of its licensable activities. In doing so the premises licence holder will work with enforcement authorities where any issues are identified. A complaints procedure will, be maintained in order that local residents have a means of contact if necessary. A direct telephone number for the manager at the premises shall be publically available at the times the premises is open. The telephone number is to be made available to residents and businesses in the vicinity.
9. The supply of alcohol shall be ancillary to a table meal and shall be supplied to seated customers at table by waiter/waitress. There will be no vertical drinking at the premises.
10. The premises shall only operate as a restaurant, which provides food in the form of substantial meals that are prepared on the premises. There will always be the provision of food available, whenever alcohol is being served. Soft/non-intoxicating drinks will be available at all times when the premises is open for licensable activities
11. Regarding all off sales: alcohol is only to be sold for consumption off the premises where it is purchased as an ancillary to food or when served to seated customers at tables outside the premises within the hours granted by a current valid pavement or tables and chairs licence in place. It will also be allowed for part finished bottles of wine to be re-sealed and taken home by customers after their meal
12. Regarding any off sales for delivery, made by way of telephone/internet orders, the following will be adhered to:

- a) No alcohol delivery unless accompanying the purchase of food.
  - b) No more than four beers/ciders or a 750 ml bottle of wine per individual order.
  - c) Couriers will be trained on relevant aspects of the Licensing Act 2003 including underage sales , sales to a person who is drunk , obtaining alcohol for a child or a person who is drunk and delivering alcohol to someone under the age of 18 .
  - d) Any person taking an order for the supply of alcohol on behalf of the premises licence holder will in for all customers that proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram will be required at point of delivery before alcohol is supplied.
- 12a The licensee, shall ensure that any delivery service employed to facilitate the delivery of alcohol, as an ancillary to a food order, has an adequate proof of age scheme in place, such as Challenge 25, to be undertaken at the point of delivery to any customer. The licensee shall practice best endeavours to ensure that no internal combustion engine vehicles are used for deliveries from the premises. If internal combustion engine vehicle are used for deliveries, the licensee shall ensure that drivers do not park or loiter, in the vicinity of residential premises. The premises will operate a no idling policy.
- 12b. Any website from which customers can order food and drink to be delivered to a home address will contain a message to the effect that alcoholic products can only be purchased by persons who are over the age of 18 years, and that identification will be requested when the alcohol is delivered.
13. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway. A maximum of 6 smokers shall be permitted to stand outside the frontage at any one time.
14. The premises, shall not be hired out to any third party
15. The premises to operate a zero tolerance policy to drugs.

### **Conditions proposed by the Licensing Authority**

- 1. Alcohol shall only be available with a main table meal and there shall be no vertical drinking on the premises, save for up to eight customers awaiting a table in the ground floor bar area.
- 2. That core policy hours be applied to this licence, Sunday to Thursday until 11pm and on Fridays and Saturdays until midnight.
- 3. Recorded or live music or entertainment shall be at background level only on the ground floor.
- 4. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- 5. In the event of noise nuisance being established, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics or the Association of Noise Consultants to install an entertainment noise control system and come to agreements with the Council regarding maximum levels of amplified sound at the premises.
- 6. If the above licence condition is required, the agreed maximum levels of amplified sound shall be expressed on the premises licence.
- 7. There shall be a written dispersal and noise management policy, a copy of which shall be kept on the premises and produced to an authorised officer upon request.

### **Conditions proposed by the Council's Noise Service**

- 8. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- 9. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly.

10. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
11. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
12. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries of licensable goods to the premises shall be made on a Sunday or Bank Holiday.
13. The collection of refuse shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No waste collections shall be made on a Sunday or Bank Holiday.
14. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening.
15. Any music shall be restricted to ambient background levels of sound.
16. Alcohol may only be consumed on the premises while being seated at a table.
17. The last sale of alcohol for consumption on the premises shall be 30 minutes before the stated closing time.
18. No more than 5 patrons, at any one time, shall use the frontage of the premises to smoke after 21:00hrs until closing. Signage shall be displayed to advise customers of this.
19. The premises licence holder shall ensure that any patrons smoking outside the premises do so on an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
20. A direct telephone number for the manager at the premises shall be publicly available at the times the premises is open. The telephone number is to be made available to residents and businesses in the vicinity.
21. Exterior lighting shall be directed away from residential properties.
22. All doors and windows will remain closed from 21:00 hours, except for access or egress.
23. All speakers will be positioned as to face away from doors or windows.
24. All speakers will be isolated from walls and ceilings on anti-vibration mounts or pads.
25. Details of licensed taxi services will be made available to facilitate customers making onward journeys.
26. Customers will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
27. Customers will not be permitted to take drinks outside of the premises onto the pavement in open containers.
28. Prior to any regulated entertainment taking place after 2300 on any day, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics or the Association of Noise Consultants to install an entertainment noise control system and come to agreements with the Council regarding maximum levels of amplified sound at the premises.
  - a. If the above licence condition is required, the agreed maximum levels of amplified sound shall be expressed on the premises licence.
  - b. If the above licence condition is required, the entertainment noise control system shall be monitored, checked and calibrated as necessary, so that the levels approved by the Council, are not exceeded.
29. 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.

### **Conditions proposed by the Council's Trading Standards Service**

30. The licensee shall adopt a 'Challenge 25' policy and promote it through the prominent display of posters.
31. The licensee shall put arrangements in place to ensure that before serving alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
32. The licensee shall ensure that staff are trained about age-restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.
33. The licensee shall require staff to note any refusals to sell to young people in a refusals log. The refusals log shall be made available for inspection upon request by the licensing team, police or trading standards.

