

Report of: Service Director, Public Protection

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|-----------------------------|--------------|-----------------|
| Meeting of: | Date: | Ward(s): |
| Licensing Sub-Committee - A | 31/05/2022 | Finsbury Park |

| | | |
|--|--------|------------|
| | Exempt | Non-exempt |
|--|--------|------------|

SUBJECT: PREMISES LICENCE NEW APPLICATION
**RE: Work and Place Space, 111 Seven Sisters Road,
 London, N7 7FN**

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to allow:
- The sale of alcohol on the premises only on Monday to Friday from 16:00 to 23:00, and on Saturday and Sunday from 11:00 to 19:00.

2. Relevant Representations

| | |
|-----------------------|----|
| Licensing Authority | No |
| Metropolitan Police | No |
| Noise | No |
| Health and Safety | No |
| Trading Standards | No |
| Public Health | No |
| Safeguarding Children | No |

| | |
|---------------------|---------------------------|
| London Fire Brigade | No |
| Local residents | No: Seven local residents |
| Other bodies | No: |

3. Background

- 3.1 This is an application for a new premises at Work and Place Space with is flexible work space. The application is subject to seven representations from local residents.
- 3.2 The applicant has drafted a letter in response to representations this letter is attached as Appendix 3 in this report.

4. Planning Implications

- 4.1 The planning team have advised that the premises occupies commercial units (flexible permission sought for planning use classes A1 retail, A2 financial and professional services, B1 office, D1 non-residential institutions and A4 (1 unit only) drinking establishments.
- 4.2 Therefore planning has no comments to make on this application.

5. Recommendations

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

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: Response from application to representations

Appendix 4: suggested conditions and map of premises location.

Background papers:

None.

Final report clearance:

Signed by:



Service Director – Public Protection

Date 23/05/2022

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I/We Work and Play Spaces 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 | | | |
| Work + Play Units A to C 111 Seven Sisters Road London N7 7FN | | | |
| Post town | | Postcode | |

| | |
|---|----------|
| Telephone number at premises (if any) | |
| Non-domestic rateable value of premises | £122,000 |

Part 2 - applicant details

Please state whether you are applying for a premises licence as:

(Please tick as appropriate)

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) please complete section (B)
- iii as an unincorporated association or please complete section (B)
- iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- 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) | |
| Surname | | | First names | | |
| Date of birth | | I am 18 years old or over <input checked="" type="checkbox"/> | | Please tick yes | |
| Nationality | | | | | |
| Current residential address if different from premises address | | | | | |
| Post town | | | | Postcode | |
| Daytime contact telephone number | | | | | |
| E-mail address (optional) | | | | | |
| Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information) | | | | | |

SECOND INDIVIDUAL APPLICANT (if applicable)

| | | | | | |
|--|------------------------------|---|-----------------------------|--------------------------------|--|
| Mr <input type="checkbox"/> | Mrs <input type="checkbox"/> | Miss <input type="checkbox"/> | Ms <input type="checkbox"/> | Other Title (for example, Rev) | |
| Surname | | | First names | | |
| Date of birth | | I am 18 years old or over <input checked="" type="checkbox"/> | | Please tick yes | |
| Nationality | | | | | |
| Current residential address if different from premises address | | | | | |
| Post town | | Postcode | | | |
| Daytime contact telephone number | | | | | |
| E-mail address (optional) | | | | | |
| Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information) | | | | | |

(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 Work and Play Spaces Ltd |
| Address First Floor 5 Fleet Place London EC4M 7RD |
| Registered number (where applicable) 13074086 |
| Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited company |
| Telephone number (if any) |
| E-mail address (optional) |

Part 3 Operating Schedule

When do you want the premises licence to start?

| | | |
|----|----|------|
| 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)

Work + Play is a co-working and small-scale local events space. The primary focus of the business is to sell memberships for the co-working space. We also offer to co-working members, corporate clients, and, with prior arrangement, members of the public, activities and small-scale events onsite.

We would like to supplement the core business with opportunities for co-working members, corporate clients, and, by appointment, members of the public, to purchase alcohol at specific times in a controlled environment.

Work + Play will not accept members of the public without a pre-purchased ticket for small-scale local events to walk in off the street and purchase alcohol. We are not a pub or a bar and do not offer similar services to these to the general public.

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

| |
|-----|
| N/A |
|-----|

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

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

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

C

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

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

E

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

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|--|-------|--------|--|----------|--------------------------|
| Recorded music Standard days and timings (please read guidance note 7) | | | <u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | | | |
| Mon | | | <u>Please give further details here</u> (please read guidance note 4) | | |
| | | | | | |
| Tue | | | | | |
| | | | | | |
| Wed | | | <u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5) | | |
| | | | | | |
| Thur | | | | | |
| | | | | | |
| Fri | | | <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 | | | | | |
| | | | | | |
| Sun | | | | | |
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G

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|---|-------|--------|---|----------|--------------------------|
| Performances of dance Standard days and timings (please read guidance note 7) | | | <u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | | | |
| Mon | | | <u>Please give further details here</u> (please read guidance note 4) | | |
| Tue | | | | | |
| Wed | | | <u>State any seasonal variations for the performance of dance</u> (please read guidance note 5) | | |
| Thur | | | | | |
| Fri | | | <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 | | | | | |
| Sun | | | | | |

H

| | | | | | |
|--|-------|--------|--|----------|--------------------------|
| Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7) | | | Please give a description of the type of entertainment you will be providing | | |
| Day | Start | Finish | <u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| Mon | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Tue | | | <u>Please give further details here</u> (please read guidance note 4) | | |
| Wed | | | | | |
| Thur | | | <u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5) | | |
| Fri | | | | | |
| Sat | | | <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> (please read guidance note 6) | | |
| Sun | | | | | |

I

| | | | | | |
|--|-------|--------|---|----------|--------------------------|
| Late night refreshment Standard days and timings (please read guidance note 7) | | | Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | | | |
| Mon | | | <u>Please give further details here</u> (please read guidance note 4) | | |
| Tue | | | | | |
| Wed | | | <u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5) | | |
| Thur | | | | | |
| Fri | | | <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> (please read guidance note 6) | | |
| Sat | | | | | |
| Sun | | | | | |

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).

None

L

| Hours premises are open to the public Standard days and timings (please read guidance note 7) | | | State any seasonal variations (please read guidance note 5) NB The premises will not be open to 'walk-in' members of the public. Only persons who have a co-working membership or invited guests/clients will be able to gain access to the premises. The hours detailed are the hours during which the premises will be open to permitted attendees as defined above. |
|--|-------|--------|--|
| Day | Start | Finish | |
| Mon | 08:00 | | <p>Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)</p> |
| | | | |
| Tue | 08:00 | | |
| | | | |
| Wed | 08:00 | | |
| | | | |
| Thur | 08:00 | | |
| | | | |
| Fri | 08:00 | | |
| | | | |
| Sat | 11:00 | | |
| | | | |
| Sun | 11:00 | | |
| | | | |

M

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

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

Cumulative impact rebuttal

We recognise that our premises lies within the Holloway and Finsbury Park Cumulative Impact Policy Area and will be subject to Islington's licensing policy 3 (LP3). We believe, however, that our premises will not impact adversely upon the promotion of the licensing objectives and, in addition, meets the possible exceptions defined within paragraph 56 of LP3. We contend that our operating schedule demonstrates that there will be no negative cumulative impact on one or more of the licensing objectives and thus the presumption to refuse the application contained within LP3 should be disapplied.

Our premises is effectively not open to the public in the manner of a pub or restaurant. The premises is a commercial venue in which multiple businesses may assume membership and occupy the various work stations within. Members of the public will therefore not be able to gain access to the premises without having previously gained membership of the Work + Play venue, having been previously invited by a member or having booked a private function.

The supply of alcohol will be made to members and invited guests via bar staff: the members will not have direct access to alcohol.

With regard to paragraph 56 of the licensing policy we qualify as an exception to LP3 in the following ways: (a) our business is not alcohol-led; (b) the hours during which alcohol supplies may be made are within the framework hours of LP6 (our premises does not fit into any of the categories defined within LP6; however, our hours are within all of the defined framework hours); (c) live music may be provided during deregulated hours potentially at members' and privately booked functions; and (d) we will comply with the provisions of LP15 further to match days, even though our business operation would not see an influx of football supporters given the premises' entry restrictions due to the nature of the premises.

We therefore suggest that our premises will not have any negative impact upon the promotion of the licensing objectives and thus should be granted.

-----oOo-----

1 All staff shall be suitably trained for their job function for the premises. The training shall be written into a programme ongoing and under constant review and shall be made available to a relevant responsible authority when called upon.

2 Alcohol supplies shall be made via bar staff.

b) The prevention of crime and disorder

3 A properly specified and fully operational CCTV recording system shall be installed, operated and maintained. The system shall incorporate a camera covering each of the entrance doors and be capable of providing an image which is regarded as 'identification standard' of all persons entering and/or leaving the premises. The CCTV system shall be in operation at the premises at all times when the premises are used for the provision of licensable activity. All CCTV recordings shall be securely stored for a minimum of thirty-one days. A staff member from the premises who can operate the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested. Signage indicating that a CCTV recording system is in operation shall be displayed prominently in the premises.

4 Persons shall not be permitted to leave the premises with alcohol in an opened container.

5 A premises incident book shall be kept at the premises. This book shall be maintained and kept for a rolling period of 12 months. The incident book shall record all incidents which may have occurred which are relevant to the supply of alcohol and the promotion of the licensing objectives. Such incidents shall include, but not be limited to, complaints made to the premises alleging nuisance or anti-social behaviour by persons attending or leaving the premises and all refusals to sell alcohol. The incident book shall be readily available for inspection by an authorised person upon reasonable request.

6 Super-strength lagers, beers and/or ciders, i.e. those with an ABV of 6% or higher, shall not be sold at the premises.

c) Public safety

7 All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.

8 No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.

9 Drinks supplied on match days shall be served in containers made from non-glassware.

10 The premises licence holder shall ensure that a suitable fire risk assessment and emergency plan is in place at all times.

11 An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.

d) The prevention of public nuisance

12 Patrons smoking outside the premises shall be monitored regularly to ensure the potential for noise nuisance is controlled.

13 Clear and legible notices shall be prominently displayed at any area used for smoking requesting customers to respect the needs of local residents and use the area quietly.

14 The premises' frontage shall be regularly monitored to keep it clean and clear of litter.

15 No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.

16 Arrangements shall be put in place to ensure that waste collection contractors do not collect refuse between 19:00 and 07:00.

17 Between the hours of 21:00 and 07:00 no waste/glass bottles shall be moved or deposited outside.

e) The protection of children from harm

NB The premises is a work environment so the presence of children on the premises is unlikely; however, there may be children present on site from time to time, e.g. during private hire functions. To this end:

18 A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are the following recognised photographic identification cards: a driving licence, a passport, a military identification card or a Proof of Age card carrying a 'PASS' hologram.

19 All occasions when persons have been refused service shall be recorded in the incident book. This record shall include:

- the date and time of the incident
- a description of the person seeking to buy alcohol
- the name of the staff member who refused the sale
- the reason the sale was refused

The record must be made available for inspection when requested by an officer of a Responsible Authority.

20 There shall be no children unaccompanied by a responsible adult on the premises after 19:00.

21 All children under the age of 12 years shall be accompanied by an adult whilst 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 or my share code issued by the Home Office online right to work checking service (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

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

| | |
|--------------------|---|
| Declaration | <ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15) |
| Signature |  |
| Date | 5th April 2022 |
| Capacity | Duly Authorised Agent |

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

| | |
|-----------|--|
| Signature | |
| Date | |
| Capacity | |

| | | | |
|---|---|----------|--|
| Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) | | | |
| Paul Jones | | | |
| Innpacked Ltd | | | |
| 10 Whittle Road Ferndown Industrial Estate Wimborne BH21 7RU | | | |
| Post town | | Postcode | |
| Telephone number (if any) |  | | |
| If you would prefer us to correspond with you by e-mail, your e-mail address (optional) | | | |
|  | | | |

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500,

- and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National

Insurance number and their name issued by a Government agency or a previous employer.

- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

- evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

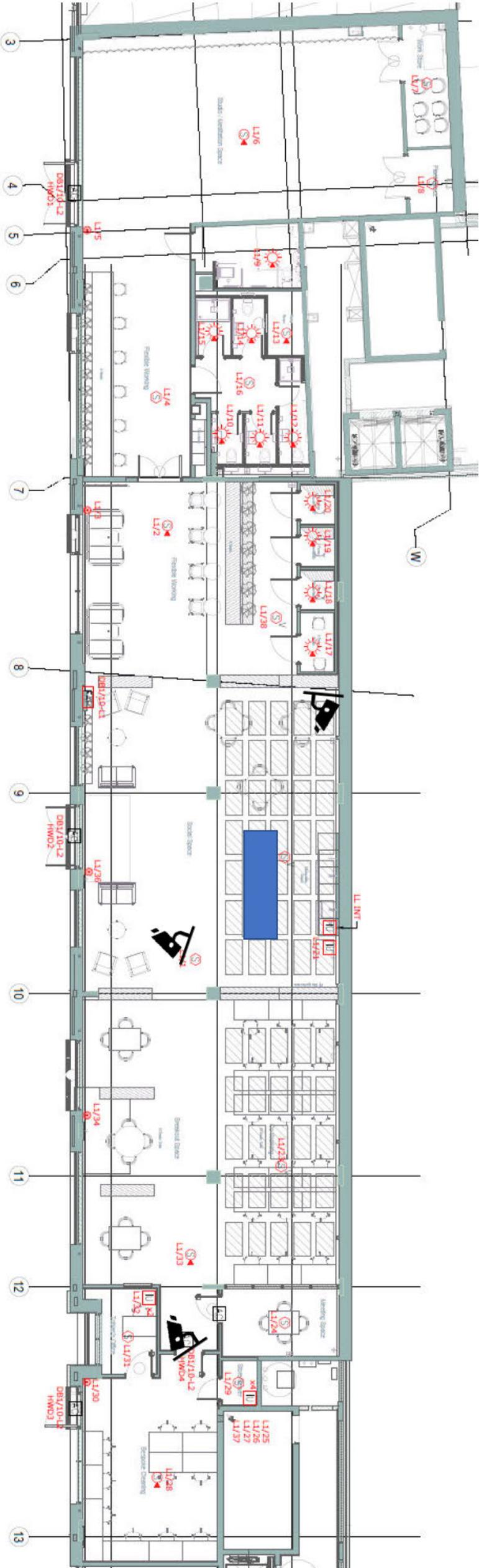
Home Office online right to work checking service

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

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

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

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



| LEGEND | |
|--------|--|
| SYMBOL | DESCRIPTION |
| | SMOKE EXTRACTOR ON ROOF/UNDER BALCONY |
| | SMOKE EXTRACTOR - 'V' ROOF/ON CEILING/ROOF MOUNTED |
| | FIRE ALARM BREAK GLASS |
| | REION REBOUNCE FOUNDER BASE |
| | FIRE ALARM INTERFACE UNIT AT ALL TO SHUT DOWN BURN VENTILATION UNIT |
| | ANY/OTHER ACCESSIBLE FIRE ALARM PANEL |
| | DOOR ACCESS CONTROLLED DOOR LOCK/SMART CARD/KEYLESS ON BOTH SIDE, GREEN INDICATOR AND THE ALARM IN SERVICE |

CCTV and lens direction

Bar

- NOTES**
- DO NOT SCALE FROM THIS DRAWING. WORK TO VERIFIED DIMENSIONS.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER MECHANICAL AND ELECTRICAL SERVICES DRAWINGS BY THE OTHER MEMBERS OF THE DESIGN TEAM AND ALL REVISION INFORMATION.

| CLIENT APPROVAL | |
|-----------------|------|
| Signature | Date |
| Project Name | Date |
| PROPOSAL | |
| INFORMATION | |
| CONSTRUCTION | |
| AS BUILT | |

| REVISIONS | | |
|-----------|-------------|----------|
| No. | Description | Date |
| 01 | AS NOTED | 27/03/21 |

Rep 1

To who it may concern,

I am writing to you in regards to the licence that has been requested by Work+Play, with reference WK/220010895. I live in the same building as Work+Play [REDACTED], Cottonworks House.

I have strong reservations on this for the following reasons:

1. People socializing and smoking on the sidewalk just below our windows will be an issue during summer months when our windows are open. Extended hours of opening and alcohol will only increase the issue.
2. Parties held at Work+Play significantly impact people living in the same building (above Work+Play) as the noise and music vibration can be heard throughout the building. There are some families living in the building, including a 6-month old baby living on the first floor above Work+Play.

In addition to this, selling alcohol is in no way a necessity for a coworking space, and even more for a gym since the concept here is to have both in the same premises.

As an example of the nuisance caused, Work+Play held their opening party on 10/02/2022, and music and vibration could be heard and felt throughout the whole building until midnight. Residents had to ask twice to lower the volume and could not sleep until the party was over. This space has not been designed from a building perspective (sound insulation) to accommodate such events without impacting the community in a negative way.

I'm afraid that giving this unnecessary licence will transform our building into an unliveable environment for its residents everytime the licence holder decides to use this right to play music and hold parties. I am therefore opposed to this licence being granted and ask you to reconsider this.

Kind regards,

[REDACTED]

Rep 2

To whom it may concern

RE: Work & Play, Units A to C, Cottonworks House, 111 Seven Sisters Road, Islington, London, N7 7FN

I am writing to you in reference to the letter we received regarding the application for a new license by the aforementioned company. Please see below our comments and objections to the licensing application.

Name: [REDACTED]

Interest: Residents

The presence of people drinking on the street/smoking outside the premises will block the pavement, increase the potential for litter and without doubt increase the noise pollution for residents of Cottonworks House who already live on an extremely busy road. Not to mention that the area already has increased public nuisance and increased crime and disorder on Arsenal FC match days.

Previous events held by the aforementioned company, have already resulted in late night revellers out on the street, loud music, and drunken behaviour which inevitably spill out on the pavement. The sale of alcohol and playing of amplified music until late will only increase this behaviour and exacerbate the issue.

The company quotes on it's website that it includes '7 healthy hymns' within it's core principles, of which include focus, mindfulness, sleep, and distancing. As two young professionals, we value our home and the sanctuary that it provides us. The proposed licensing change will potentially disrupt our and our fellow residents' sleep, mindfulness, distancing from the outside world, and focus when having to work late. Furthermore, we hope to have children in the near future and are concerned of the impact that the further noise pollution and potential inhalation of cigarette smoke will have on our health.

We thank you for your time and consideration.

Kind regards

[REDACTED]

Rep 3

Dear Madam/Sir,

I am writing in relation to the Licensing Act 2003 - premises licence application re: Work & Play, Units A to C, Cottonworks House, 111 Seven Sisters Road, London N7 7FN.

I strongly object to the application by Work & Play for a license to sell alcohol for consumption on the premises, every day of the week. The objections fall under the licensing objectives of the prevention of public nuisance, the prevention of crime and disorder and the protection of children from harm, and are listed below.

1. The presence of people drinking outside will block a busy pavement, and disrupt the comings and goings of residents living in Cottonworks House thereby causing a public nuisance.
2. The residents of Cottonworks House include young children, and the presence of people drinking alcohol inside or outside the property, in the evenings and during the day at weekends, risks causing harm to children.
3. The consumption of alcohol on the premises into the night encourages the gathering of people outside on the pavement, talking loudly and smoking. This will cause a severe disturbance to the daily lives and sleep of the residents living above Work & Play, most of whom are young professionals who have to wake up early to go to work and look forward to peace and quiet on the weekends. Smoke from people smoking outside will also enter through open windows and pose a health risk, especially to young children. We view this as both a public nuisance and the potential cause of harm to children.
4. It is also concerning that the fact that the granting of an alcohol license will also allow Work & Play to play live and/or recorded music through an amplifier. We cannot object strongly enough to this due to its detrimental and intrusive effect on our quality of life. Cottonworks House was not built to insulate against loud music and it will clearly be heard in the flats above Work & Play. We believe this to be a severe public nuisance.
5. There are already multiple establishments serving alcohol in the immediate vicinity. These include The Eaglet pub, The Swimmer pub, Tollington Arms, The Bedford Tavern, Red Sea Bar, Langano and numerous other restaurants and bars, all within half a mile of Cottonworks House. We do not see the need for another licensed premises and believe that this falls under the Cumulative Impact Policy, with further impact on the prevention of crime and disorder and the prevention of public nuisance.
6. We are concerned at the increase in litter that may arise due to people drinking and gathering on the street outside, and that this litter will still be present the next morning when residents leave for work and children for school.

Cottonworks House is a residential development and the presence of an establishment licensed to serve alcohol and play music will have a detrimental impact to the quality of life of the residents who

live there. We already have to deal with the noise of cars driving along a busy road and emergency vehicles using their sirens even during the night; and we are extremely concerned at the further intrusive impact on our lives of a licensed premises on the ground floor.

Also, as an example the opening party held by Work & Play on 10 February reinforces our worries about the resultant noise from drinking and music on the premises (points 3 and 4 above). The amplified music was very loud in the flat nearer to Work & Play and vibrations from it could clearly be felt. There was significant noise from people standing outside, talking, drinking and smoking; and it was impossible to sleep until the music had stopped and everyone had left well after midnight.

I am aware that numerous other residents of Cottonworks House have objected to the granting of an alcohol license to Work & Play, and we would like to add our objections listed above.

Yours sincerely,

[REDACTED]

Rep 4

Dear Licensing Service team,

This email relates to the premises license applied for by Work & Play (the "Applicant"), Units A to C, Cottonworks House, 111 Seven Sisters Road, Islington (the "Premises") for i) the sale of alcohol that can be consumed on the premises and ii) extended opening hours of the premises.

The Cottonworks is a residential building comprised of young couples, sometimes with young children (which is our case). As residents of the Cottonworks, whose flat is located directly above the Premises, we are writing to you to express our strong opposition to the new licenses. We have listed them against three of the four licensing objectives below :

Prevention of public nuisance

We have had several experiences of the Applicant inviting people to party such as on the 10th of February. In this particular instance, amplified music with heavy basses was played until late in the night which made it impossible for us and our [REDACTED] to find any sleep. In addition, a lot of people were having loud conversations outside of the Premises just below our windows, further compounding the issue. We asked them on a couple of occasions to turn the volume down and despite this, the party continued until after midnight.

As such, we fear that granting a new license to sale alcohol consumed on the premises and extending the opening hours will degrade the relative quietness available to the residents in the Cottonworks which is already affected by the dense traffic on Seven Sisters Road.

The protection of children from harm

As mentioned in the paragraph above, we are worried that loud music and guests will perturbate the normal sleep cycle of young children in the Cottonworks which is critical for their good development.

We also note that people have on these occasions gathered in groups outside of the Premises, and the smoke from cigarettes could be felt when opening our windows posing a health risk for children.

The prevention of crime and disorder

We are concerned by the risk of increased litter, in particular as people tend to gather outside for drinks and cigarettes without necessarily minding about how to properly dispose of their plastic cups or bottles and cigarettes butts.

As a general note, we are also unsure why the Applicant which business is centred around : "flexible working, exercise, wellness and new take on play all in the same spot", would require such licenses to continue to thrive.

Our previous experiences of late events being organised by the Applicant have led us to believe that granting those licenses will directly contravene to three of the four licensing objectives. We know this opinion is shared by other residents of the Cottoworks and hope this will be fully accounted for in your final decision.

Kind regards,



Rep 5

Dear Madam, Sir

I am writing to you express my strong concerns regarding the new licence application of Work and Play.

The presence of people drinking outside the block of flats will create public nuisance and disorder in an area with already high level of bars, cafes and pubs. During their opening, Work and Play had a late party with very loud music that was vibrating even up to the second floor where my flat is. Also people gathered outside to drink and smoke. They did not care about the noise and nuisance they imposed on the neighbours living above their space. I have a child who needs to be able to sleep during the week and I know that there other children in the building too. In this occasion, the music was still on until midnight and this took place during a weekday. I am concerned that if a new licence is granted to Work and Play, they will not protect children from harm and this will exacerbate the public nuisance and disorder in this area.

I am also worried with the gathering of people smoking below our windows.

I really hope that you will take into consideration the fair and justified concerns residents have and will not grant Work and Play a new licence. We need to ensure that the public safety comes first in this area.

Regards

[REDACTED]

Rep 6

Dear Madam/Sir,

We are writing to voice our strong objection to the application by Work & Play for a license to sell alcohol for consumption on the premises, every day of the week. Our objections fall under the licensing objectives of the prevention of public nuisance, the prevention of crime and disorder and the protection of children from harm, and are listed below.

1. The presence of people drinking outside will block a busy pavement, and disrupt the comings and goings of residents living in Cottonworks House, thereby causing a public nuisance.
2. The residents of Cottonworks House include young children, and the presence of people drinking alcohol inside or outside the property, in the evenings and during the day at weekends, risks causing harm to children.
3. The consumption of alcohol on the premises into the night encourages the gathering of people outside on the pavement, talking loudly and smoking. This will cause a severe disturbance to the daily lives and sleep of the residents living above Work & Play, most of whom are young professionals who have to wake up early to go to work and look forward to peace and quiet on the weekends. Smoke from people smoking outside will also enter through open windows and pose a

health risk, especially to young children. We view this as both a public nuisance and the potential cause of harm to children.

4. We are extremely concerned at the fact that the granting of an alcohol license will also allow Work & Play to play live and/or recorded music through an amplifier. We cannot object strongly enough to this, due to its detrimental and intrusive effect on our quality of life. Cottonworks House was not built to insulate against loud music and it will clearly be heard in the flats above Work & Play. We believe this to be a severe public nuisance.

5. There are already multiple establishments serving alcohol in the immediate vicinity. These include The Eaglet pub, The Swimmer pub, Tollington Arms, The Bedford Tavern, Red Sea Bar, Langano and numerous other restaurants and bars, all within half a mile of Cottonworks House. We do not see the need for another licensed premises and believe that this falls under the Cumulative Impact Policy, with further impact on the prevention of crime and disorder and the prevention of public nuisance.

6. We are concerned at the increase in litter that may arise due to people drinking and gathering on the street outside, and that this litter will still be present the next morning when residents leave for work and children for school.

Cottonworks House is a residential development and the presence of an establishment licensed to serve alcohol and play music will have a detrimental impact to the quality of life of the residents who live there. We already have to deal with the noise of cars driving along a busy road and emergency vehicles using their sirens even during the night; and we are extremely concerned at the further intrusive impact on our lives of a licensed premises on the ground floor.

We would like to point out that the opening party held by Work & Play on 10 February 2022 reinforces our worries about the resultant noise from drinking and music on the premises (points 3 and 4 above). The amplified music was very loud even in our flat, and vibrations from it could clearly be felt. There was significant noise from people standing outside, talking, drinking and smoking; and it was impossible to sleep until the music had stopped and everyone had left well after midnight.

We are aware that numerous other residents of Cottonworks House have objected to the granting of an alcohol license to Work & Play, and we would like to add our objections listed above.

Yours sincerely,



Licensing Act 2003 Representation

Premises name and address: Work & Play, Units A to C, Cottonworks House, 111 Seven Sisters Road, Islington, London N7 7FN

Our name: [REDACTED]

Dear Madam/Sir,

We are writing to voice our strong objection to the application by Work & Play for a license to sell alcohol for consumption on the premises, every day of the week. Our objections fall under the licensing objectives of the prevention of public nuisance, the prevention of crime and disorder and the protection of children from harm, and are listed below.

1. The presence of people drinking outside will block a busy pavement, and disrupt the comings and goings of residents living in Cottonworks House, thereby causing a public nuisance.
2. The residents of Cottonworks House include young children, and the presence of people drinking alcohol inside or outside the property, in the evenings and during the day at weekends, risks causing harm to children.
3. The consumption of alcohol on the premises into the night encourages the gathering of people outside on the pavement, talking loudly and smoking. This will cause a severe disturbance to the daily lives and sleep of the residents living above Work & Play, most of whom are young professionals who have to wake up early to go to work and look forward to peace and quiet on the weekends. Smoke from people smoking outside will also enter through open windows and pose a health risk, especially to young children. We view this as both a public nuisance and the potential cause of harm to children.
4. We are extremely concerned at the fact that the granting of an alcohol license will also allow Work & Play to play live and/or recorded music through an amplifier. We cannot object strongly enough to this, due to its detrimental and intrusive effect on our quality of life. Cottonworks House was not built to insulate against loud music and it will clearly be heard in the flats above Work & Play. We believe this to be a severe public nuisance.
5. There are already multiple establishments serving alcohol in the immediate vicinity. These include The Eaglet pub, The Swimmer pub, Tollington Arms, The Bedford Tavern, Red Sea Bar, Langan and numerous other restaurants and bars, all within half a mile of Cottonworks House. We do not see the need for another licensed premises and believe that this falls under the Cumulative Impact Policy, with further impact on the prevention of crime and disorder and the prevention of public nuisance.

6. We are concerned at the increase in litter that may arise due to people drinking and gathering on the street outside, and that this litter will still be present the next morning when residents leave for work and children for school.

Cottonworks House is a residential development and the presence of an establishment licensed to serve alcohol and play music will have a detrimental impact to the quality of life of the residents who live there. We already have to deal with the noise of cars driving along a busy road and emergency vehicles using their sirens even during the night; and we are extremely concerned at the further intrusive impact on our lives of a licensed premises on the ground floor.

We would like to point out that the opening party held by Work & Play on a Thursday in March reinforces our worries about the resultant noise from drinking and music on the premises (points 3 and 4 above). The amplified music was very loud even in our flat, and vibrations from it could clearly be felt. There was significant noise from people standing outside, talking, drinking and smoking; and it was impossible to sleep until the music had stopped and everyone had left well after midnight.

We are aware that numerous other residents of Cottonworks House have objected to the granting of an alcohol license to Work & Play, and we would like to add our objections listed above.

Yours sincerely,



Monday 18 April, 2022

Dear Neighbour,

As you will be aware, we have applied for a premises licence to enable the sale of alcohol to be made at the premises. This appears to have caused some concern amongst our neighbours. We would be grateful if you would allow us to collectively address your concerns as an application document can sometimes appear a little misleading.

The concerns expressed by the neighbours may broadly be classified under the following categories

1 People drinking outside

Please be advised that this will not occur. Firstly, our premises is not a bar or a pub. Members of the public are not granted entry to Work + Play. It is a co-working and small-scale local events space. The primary focus of the business is to sell memberships for the co-working space. We also offer to co-working members, corporate clients, and, with prior arrangement, members of the public, activities for small-scale events onsite.

We will not permit drinks to be taken outside. The licence, if granted, will forbid this as the application is for alcohol supplies to be consumed *on* the premises, i.e. inside, not outside. In addition we have voluntarily offered the following condition to be included on the licence:

“Persons shall not be permitted to leave the premises with alcohol in an opened container.”

Our intention is only to allow alcohol to be consumed complimentary to the various activities we offer on site, for example, Puppy Yoga Sessions. Our premises is *not* a bar and we have no desire at all for it to appear as one. What we want to be able to do is to offer drinks to our members during the course of the day/evening as required. We are predominantly a co-working space and the consumption of alcohol would be similar to ‘having a drink in the office.’

2 Risk to Children

Our day to day operation will see no increased risk to anyone, particularly to children, from the activities we plan to offer. Again, we are not a bar and we are not open to the public. People are not able to attend just to drink alcohol; the consumption of alcohol will only ever be offered in addition to events or services which have already been purchased. We have recently operated under the authority of a number of temporary licences during which we have run such events and offered alcohol in exactly the way we intend to in the future. We have not once received a complaint. As such, this should provide confidence in the manner in which alcohol is provided and activities that Work + Play intends to deliver.

2a Protection of children from harm – specifically sleep

Our hours are modest. We have sought a 23:00 alcohol supply terminal hour Monday to Friday and a 19:00 terminal hour Saturday and Sunday. Given these modest hours we do not envisage any negative impact upon the residents further to our activities, particularly seeing as we are not open to the general public in the manner of a pub. Indeed, our activities are unlikely to compare with other licensed premises in the immediate vicinity which are open to walk-in members of the public.

3 Consumption of alcohol / smoking on the pavement

As mentioned in paragraph 1 we will not permit our members to take alcohol off the premises and to congregate outside. In truth, nobody is permitted to smoke inside any commercial premises, so whether or not alcohol supplies are permitted our members will have to step outside the premises if they wish to smoke. However, please be assured that we will take all reasonable steps to ensure that numbers are restricted and that members are encouraged not to spend any longer than necessary smoking outside.

Our application includes the following volunteered conditions which will be included on the licence should it be granted:

- Patrons smoking outside the premises shall be monitored regularly to ensure the potential for noise nuisance is controlled.
- Clear and legible notices shall be prominently displayed at any area used for smoking requesting customers to respect the needs of local residents and use the area quietly.
- The premises' frontage shall be regularly monitored to keep it clean and clear of litter.
- No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.

These conditions are enforceable; failure to comply leads to a breach of the licence which, in turn, can lead to enforcement action being taken against us which may include prosecution. As you will surely accept, it is in our interests to ensure we comply with all the conditions on the licence.

4 An alcohol licence would allow Work + Play to play music through an amplifier

While it is true that the existence of a premises licence permitting the on-supply of alcohol will permit recorded music to be played we have already done so during our temporary licences. We suspect that you will have suffered zero nuisance during these periods. Retail outlets play music on a daily basis. The provision of recorded music is governed by the Environmental Protection Act, so we are not free to play music to any extent we see fit. We are still required to be considerate to our neighbours which we hope you will recognise we have done so far. We have no intention of alienating our neighbours as we all have to co-exist.

5 Cumulative impact

We are not a bar, we are not a pub and we are not a restaurant. We intend only to have restricted events at which members of the public are unable to attend without tickets purchased before the event. We are proposing an integrated approach to alcohol where its consumption is complimentary to activities as opposed to an activity in itself. Far from any cumulative impact, we believe that what we are doing is a more responsible approach towards alcohol consumption than perhaps the concerns in the representations suggest.

Additionally, as stated in paragraph 1 we will not be open to the public. During dates in which we've had temporary licenses and there have been Arsenal games on. We have not ones had any fans attempt to enter the premises, no received any complaints which would indicate that Work + Play were negatively contributing to the cumulative impact zone in this regard.

6 Increase in litter

Our approach to litter is responsible, so we are confident that litter will not be generated by our premises or members. We will not allow people to congregate or drink outside. As previously mentioned in paragraph 3, we have volunteered conditions further to litter control.

7 Parties at Work + Play

The premises has had only one party which was in celebration of our launch. No alcohol was sold to the attendees. Attendees were friends and family of the business. As our application indicates our Saturday night terminal hour is 19:00 which is rather too early to encourage parties. Hopefully, this will help ease worries and concerns on this topic.

8 Company vision / core principles and alcohol sales

We advocate balance in our approach: any planned activities we may undertake will be within our permitted hours as defined on the application and mentioned earlier. Any alcohol supplies to members or paid attendees will be paired with the activities we offer. This method is reflective of our balanced approach.

Hopefully, the details provided above will offer some reassurance that our business operation will be unlikely to have any adverse effect upon our neighbours. We are a community-based business, offering local people a space in which to work with additional activities of a social nature where alcohol would on occasion be served. It is in our interests not to upset our neighbours.

To reiterate, we do not operate in the manner of a bar or a pub. By operating as we do the potential problems which attend pubs and bars - for example, drunkenness, anti-social behaviour etc. - will simply not exist as members of the public are unable to gain entry to Work + Play.

We are, of course, open to discussion and would welcome any direct contact from concerned neighbours. Please feel free to contact us via **07771924421** / freddie@work-play.co.uk or feel free to pop in. You'll easily find us, we're just downstairs!

If we have managed to reassure you of our intentions and our neighbourly approach, we would be grateful if you felt able to withdraw your representation against the application. Representations may be withdrawn by sending an email to this effect to licensing@islington.gov.uk

Thank you for the time you have taken to read this far.

Kind regards

The Work + Play Team

Suggested conditions of approval consistent with the operating schedule

1. Super-strength lagers, beers and/or ciders, i.e. those with an ABV of 6% or higher, shall not be sold at the premises.
2. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.
3. No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.
4. Drinks supplied on match days shall be served in containers made from non glassware.
5. The premises licence holder shall ensure that a suitable fire risk assessment and emergency plan is in place at all times.
6. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.
7. Patrons smoking outside the premises shall be monitored regularly to ensure the potential for noise nuisance is controlled.
8. Clear and legible notices shall be prominently displayed at any area used for smoking requesting customers to respect the needs of local residents and use the area quietly.
9. The premises' frontage shall be regularly monitored to keep it clean and clear of litter.
10. No person shall be allowed to leave the premises whilst in the possession of any drinking vessel or open glass bottle, whether empty or containing any beverage.
11. Arrangements shall be put in place to ensure that waste collection contractors do not collect refuse between 19:00 and 07:00.
12. Between the hours of 21:00 and 07:00 no waste/glass bottles shall be moved or deposited outside. e) The protection of children from harm
13. The premises is a work environment so the presence of children on the premises is unlikely; however, there may be children present on site from time to time, e.g. during private hire functions.

Conditions proposed by the Metropolitan Police

14. 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 premiss accessible to the public;
 - (f) The system will record in real time and recordings will be date and time stamped;
 - (g) The system will be specified so as to operate satisfactorily regardless of lighting conditions;

- (h) During opening hours, at least 1 member of staff on duty will be able to operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
 - (i) Recordings will be kept for a minimum of 31 days;
 - (j) Footage will be provided free of charge to the police or other authorised officers upon request (subject to the Data Protection Act 1998) within 24 hours of any request.
15. An incident log shall be kept at the premises, and made available upon request to the police or authorised officer, which will record:
- (a) Any and all allegations of crime and/or disorder reported at the venue;
16. 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;
17. 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.
18. The premises licence holder shall ensure that all sales staff receive appropriate training in relation to managing conflict and health and safety of the public and staff.
19. Training documents shall be signed and dated and will be held in a suitable hard-copy log, to be made available to a Police Officer or Council Officer upon request. Said records shall be retained for at least 12 months.
20. The licensee shall ensure that the management and staff prevent the admission of, and ensure the prompt departure from the premises of, any and all drunk and or disorderly people or other people displaying signs of other substance use, without causing any disorder.
21. There shall be no alcohol sales, at any time, to any members of the public or persons unconnected to the business. Sales will be strictly limited to only employees and confirmed guests of the company.
22. The supply of alcohol shall only be to staff or members of NAME group of companies or employees of member companies, or their bona fide guests.
23. The supply of alcohol shall be ancillary to the primary use of the premises as offices/workspaces

