

Report of: Service Director, Public Protection

Meeting of:	Date:	Ward(s):
Licensing Sub-Committee	23 August 2022	Caledonian

	Non-exempt
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SUBJECT: PREMISES LICENCE VARIATION APPLICATION

RE: CO-OPERATIVE FOOD GROUP LIMITED, 303-311 CALEDONIAN ROAD, N1 1DT

1. Synopsis

- 1.1 This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2 The premises currently hold a licence allowing the following;
 - The sale by retail of alcohol for consumption off the premises from 08:00 until 23:00 Monday to Saturday and from 10:00 until 22:30 on Sundays.
 - The provision of Late Night Refreshment from 23:00 until 00:00 Friday and Saturday.
- 1.3 The variation is for the following;
 - To extend the sale of off sales of alcohol from the premises between the hours of 23:00 and 07:00 Monday to Saturday and between the hours of 22:30 and 07:00 on Sundays.
 - Note: The extended hours are being applied for pre-ordered delivery only.
 - To add conditions pertaining to the delivery of alcohol to the premises licence.

2. Relevant Representations

Licensing Authority	Yes
Metropolitan Police	No – Conditions Agreed with the Applicant
Noise	No
Health and Safety	No
Trading Standards	Yes – Requesting Challenge 25 Conditions
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes – Five Local Residents
Other bodies	No

3. Background

- 3.1 The current premises licence has been in place since 2005, when the Justices' Off Licence in place at the premises was converted to a Premises Licence. In November 2017, an application was made for the Late Night Refreshment on Friday and Saturday's.
- 3.2 There have only been two complaints of noise since 2005. One in July 2019 for noise from a delivery truck and one in December 2020 for alarm noise.
- 3.3 The variation application is subject to six representations in opposition to the application. These are from the Licensing Authority and six local residents. Islington's Trading Standards Team have not made a representation, however, have asked for conditions pertaining to Challenge 25 to be accepted by the applicant.

4. Planning Implications

- 4.1 The Planning Authority have advised that there is no relevant planning history in relation to use or restrictive conditions. There are no current open investigations.

5. Recommendations

- 5.1 To determine the application to vary the premises licence under Section 34 of the Licensing Act 2003.
- 5.2 These premises are located in the Kings Cross Cumulative Impact Area.
- 5.3 If the Committee grants the application, it should be subject to:
- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 4); and
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.

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:

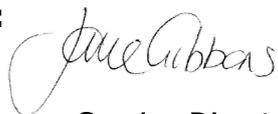
- Appendix 1: application form;
Appendix 2: current premises licence
Appendix 3: representations
Appendix 4: map of premises location

Background papers:

None.

Final report clearance

Signed by:



Service Director – Public Protection

Date 10/08/2022

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

Section 1 of 18

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

System reference

Not Currently In Use

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

Your reference

COO251.609

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

Co-operative Group Food Limited

* Family name

Co-operative Group Food Limited

* E-mail

[REDACTED]

Main telephone number

[REDACTED]

Include country code.

Other telephone number

[REDACTED]

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

Is the applicant:

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

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

Applicant Business

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

Yes No

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

Registration number

26715R

Business name

Co-operative Group Food Limited

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

VAT number

GB

403314604

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

Legal status

Public Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

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

Agent Business

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

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

Registration number

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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APPLICATION DETAILS

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

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

* Premises Licence Number

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable value of premises (£)

92,500

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VARIATION

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

Yes No

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

Yes No

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

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

Describe Briefly The Nature Of The Proposed Variation

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

In addition to the current provision for sale of alcohol for consumption off the premises, the sale of alcohol between the hours of 2300 and 0700 on the following day Monday to Saturday, and 2230 on Sunday and 0700 on Monday shall be for pre-ordered delivery only. Additional conditions will apply.

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

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

Yes No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

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

Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...

[See guidance on regulated entertainment](#)

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

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

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

- Yes No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

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

- Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

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

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

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

- Yes No

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

[See guidance on regulated entertainment](#)

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

- Yes No

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PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

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

- Yes No

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SUPPLY OF ALCOHOL

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

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Continued from previous page...

Will the sale of alcohol be for consumption?

- On the premises Off the premises Both

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

State any seasonal variations.

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

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

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

The sale of alcohol between the hours of 2300 and 0700 on the following day Monday to Saturday, and 2230 on Sunday and 0700 on Monday shall be for pre-ordered delivery only and there shall be no customer access to the premises between those times.

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ADULT ENTERTAINMENT

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

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

NONE

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations.

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

NONE PRESCRIBED

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

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

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

None

I have enclosed the premises licence

Continued from previous page...

I have enclosed the relevant part of the premises licence

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

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LICENSING OBJECTIVES

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

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

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

The applicant has given thought to the potential impact of the grant of this application on the four licensing objectives and, having regarding to the locality, the Cumulative Impact Area and following pre-submission discussions with the Police and Licensing Authority considers that the following conditions are appropriate and proportionate.

b) The prevention of crime and disorder

Outside of the hours which the public are allowed access to the premises:

1. The sale of alcohol between the hours of 2300 and 0700 on the following day Monday to Saturday, and 2230 on Sunday and 0700 on Monday shall be for pre-ordered delivery only and there shall be no customer access to the premises between those times.
2. The Premises Licence Holder shall instruct delivery riders and drivers not to cause a noise nuisance when making deliveries or whilst waiting outside the premises for collections.
3. Alcohol shall not be delivered to an outdoor public place.
4. Delivery service customers shall be required to confirm their age when placing an order of alcohol for delivery.
5. An age verification policy shall be operated by the Delivery partner at the point of delivery.

Conditions to apply whilst the store is open to the public:

6. CCTV
 - 6.1. The premises shall maintain a CCTV system which gives coverage of all entry and exit points.
 - 6.2. The system shall continually record whilst the premises are open and conducting licensable activities.
 - 6.3. All recordings shall be stored for a minimum period of 28 days and shall be capable of being easily downloaded.
 - 6.4. Recordings shall be made available upon the receipt of a request by an authorised Officer of the Police or the Local Authority.
7. There shall be "CCTV in Operation" signs prominently displayed at the premises.
8. An incident log (whether kept in a written or electronic form) shall be retained at the premises and made available to an authorised Officer of the Police or the Local Authority.
9. The Premises Licence Holder shall operate a proof of age scheme, such as a Challenge 25, whereby the only forms of acceptable identification shall be either a photographic driving licence, a valid passport, military identification or any other recognised form of photographic identification incorporating the PASS logo, or any other form of identification from time to time approved by the secretary of the state.
10. The premises shall be fitted with a burglar alarm system.
11. The premises shall be fitted with a panic button system for staff to utilise in the case of an emergency.

c) Public safety

The Premises Licence Holder shall ensure that the appropriate fire safety, and health and safety regulations are applied at the premises.

Continued from previous page...

d) The prevention of public nuisance

A complaints procedure shall be maintained by the Premises Licence Holder, details of which shall be made available in store and upon request.

e) The protection of children from harm

1. Training

1.1. All staff will receive comprehensive training in relation to age restricted products and in particular the sale of alcohol.

1.2. No member of staff will be permitted to sell age restricted products until such time as they have successfully completed the aforementioned training.

2. An age till prompt system shall be utilised at the premises in respect of alcohol.

3. A refusals register (whether kept in written or electronic form) shall be maintained at the premises and shall be made available for inspection upon request by an authorised Officer of the Police or the Local Authority.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

- 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:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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.

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PAYMENT DETAILS

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

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

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

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

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

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

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

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

315.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Continued from previous page...

Address

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

DECLARATION

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

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

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

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

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

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

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

IT IS AN OFFENCE, 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.



**PREMISES LICENCE
LICENSING ACT 2003**

Premises licence number	██████████	Date of original grant*	24 November 2005
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**An Annual fee associated with this licence is to be paid annually on the anniversary of the original grant date.*

Postal address of premises, or if none, ordnance survey map reference or description																															
CO-OPERATIVE GROUP FOOD LTD																															
303-311 CALEDONIAN ROAD																															
Post town	London	Post code	N1 1DT																												
Telephone number	██████████																														
Where the licence is time limited the dates																															
Not Applicable																															
Licensable activities authorised by the licence																															
The sale by retail of alcohol																															
The provision of late night refreshment																															
<ul style="list-style-type: none"> The provision of late night refreshment: <table border="0"> <tr> <td>Friday</td> <td>23:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>23:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> </table> 				Friday	23:00	to	00:00	the following day	Saturday	23:00	to	00:00	the following day																		
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Saturday	23:00	to	00:00	the following day																											
<ul style="list-style-type: none"> The sale by retail of alcohol: <table border="0"> <tr> <td>Monday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Tuesday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Wednesday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Thursday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Friday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Saturday</td> <td>08:00</td> <td>to</td> <td>23:00</td> </tr> <tr> <td>Sunday</td> <td>10:00</td> <td>to</td> <td>22:30</td> </tr> </table> 				Monday	08:00	to	23:00	Tuesday	08:00	to	23:00	Wednesday	08:00	to	23:00	Thursday	08:00	to	23:00	Friday	08:00	to	23:00	Saturday	08:00	to	23:00	Sunday	10:00	to	22:30
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Saturday	08:00	to	23:00																												
Sunday	10:00	to	22:30																												

The opening hours of the premises:

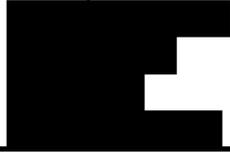
Not specified

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

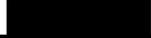
Off supplies

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

Co-Operative Group Food Ltd



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

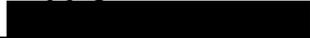


Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Umesh Warnakulasooriya



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



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

Service Manager (Commercial)

Date of Issue

Annex 1 - Mandatory conditions

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

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

Annex 2 - Conditions consistent with the Operating Schedule

- 1) The restrictions on hours during which the sale of alcohol is authorised does not prohibit:
 - a) during the first 20 minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel;
 - b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered;
 - c) the sale of alcohol to a trader or club for the purposes of the trade or club;
 - d) the sale of supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval military.
- 2) Alcohol shall not be sold in an open container or be consumed in the licensed premises

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

Nil

Annex 4 – Plans Caledonian Road – P2-F10-M2

Rep 1

Licensing Authority Representation

Licensing Act 2003

Application to vary a premises licence in respect of:

The Co-Operative Food Group, 303-307 Caledonian Road, N1 1DT

The variation is to extend the licensable hours to allow deliveries of alcohol Monday to Saturday from 2300 to 0700 and from 2230 to 0700 Sundays. Current permission is for off sales from 0800 to 2300 Monday to Saturday and from 1000 to 2230 on Sundays.

The grounds for the representation are:

Public nuisance

Licensing Policy Considerations

Licensing Policy 4 Off sales of Alcohol from Shops and other premises

Licensing Policy 5 and 6 Licensing Hours

Issues of Concern

Licensing Policy 4 - The Licensing Authority has adopted a special policy relating to cumulative impact in relation to shops and other premises selling alcohol for consumption off the premises. This special policy creates a rebuttable presumption that applications for premises licences, which are likely to add to the existing cumulative impact, will normally be refused or subject to certain limitation, following the receipt of representations, unless the applicant can demonstrate in the operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

The applicant has not put forward any mitigation or information in the operating schedule to demonstrate that these premises would not have a negative impact in a mixed residential and commercial location, which providing several outlets for the delivery of alcohol.

The premises is located beneath and in front of residential premises and has the Bemerton Estate at the rear. Residents have made representations to the application.

The applicant has not indicated as to where at the premises the delivery vehicles will arrive, load up and leave from.

Licensing Policy 5 - 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.

Licensing Policy 6 - Licensing Hours- The hours applied for are outside of the recommended policy hours for off sales of alcohol, which are from 8am to 11pm each day.

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licensed premises. The Licensing Authority will seek to impose appropriate restrictions and controls on the premises licence to prevent public nuisance and undue disturbance in the area.

Recommendations

The Licensing Authority recommends that the Licensing Sub Committee consider the application, Islington's Licensing Policy, any conditions put forward by the Council's Pollution Team, Trading Standards and the Police and representations from residents.

If the Licensing Sub-Committee are minded to grant the application, the Licensing Authority request that conditions are imposed to ensure that residents are not affected by the operation of the business during the night and early hours, and suggest that no internal combustion engine vehicles will be used for deliveries from the premises, the applicants must have a policy and staff to monitor and robustly deal with delivery drivers behaviour and to ban any drivers not complying with the policy.

Terrie Lane

Licensing Manager

Public Protection Division

0207 527 3031

licensing@islington.gov.uk

27/07/2022

Rep 2

From: [REDACTED]

Sent: 25 July 2022 13:46

To: Licensing <Licensing@islington.gov.uk>

Subject: Fwd: comments on licence variation for the co-operative food group, 303-307 caledonian road n1 1dt

[External]

Dear Sir/Madam,

Thank you for the notification received through my letter-box regarding the Premises Licencing Application Variation for the Co-Operative Food Group, 303-307 Caledonian Road N1 1DT. Bringing this application to my attention is much appreciated.

The current premises licence allows:

1. 'the sale of alcohol, which may be consumed off the premises', mon - sat, 0800-2300, sun 1000-2230.
2. 'the supply of hot food and/or hot drinks, fri-sat, 2300-0000.

The variation applied for is to extend the current allowance to enable:

3. 'the sale of alcohol, which may be consumed off the premises, for pre-ordered delivery only', mon-sun, 2300-0700.

I would like to express my concerns regarding the variation applied for on the grounds of public nuisance.

While the CoOp itself is a much appreciated local facility, the activities surrounding it are already a regular nuisance for the residents living nearby. In particular:

1. The noise of the deliveries that take place on Caledonian Road itself - large and noisy vehicle trucks (banging of platform lifts, clattering of trollies, continuously running engines while parked).
2. The number of these deliveries that take place after 10pm at night.
3. The extremely loud music emanating from some vehicles that park on the street while the occupants shop.

The variation applied for is likely to increase this public nuisance, by generating additional noisy activities throughout the night. It will add to the accumulative impact of commercially generated noise on Caledonian Road, which already has a negative impact on the large residential community living above and below street level. In considering this application, I hope that you will support the reasonable needs of local residents to be able to sleep peacefully at night (preferably with the ability to open bedroom windows for natural ventilation).

If the Licencing Authority is minded to approve this application, may I request that the following existing situation is taken into account. There is currently no loading bay area for the premises in question and all deliveries and waste materials are made through the public shopping area, accessed directly off Caledonian Road. The public footpath is regularly lined with waste trollies waiting for collection. The immediate parking outside the store is regularly cordoned off to ensure delivery trucks can park immediately outside the premises. If the CoOp's intention is to grow its online delivery service, I would suggest that the current location is inappropriate. This service should be located in an area which better serves such activities (e.g. an industrial estate) and not in an area which will negatively impact an existing and long established residential community.

If the Licencing Authority is minded to approve this application, may I also request that the following conditions be put in place:

1. All bulk deliveries and waste collections to and from the premises are carried out between 0900-1700.
2. No more than 8 online deliveries in total to be made from the premises on any one night from 2300-0700.
3. All online deliveries from the store must use non-motorised or electric means of transport to minimise noise and fumes, as well as supporting sustainability going forward. In particular, no motorbikes.
4. No use of trollies or rack systems that are noisy in use.
5. No playing of music at any time inside or outside the premises.
6. No use of phones by staff / delivery operatives outside the premises.

7. No waiting or smoking outside to be allowed, where the smell of smoke and conversations might cause nuisance to nearby residents.

8. All delivery operatives to have access to a waiting area, toilets and water within the premises.

I would be happy to participate in discussions with any of the stakeholders involved, in order to seek a possible solution that works for everyone.

Thank you for providing this opportunity to respond.

Yours sincerely,

[REDACTED]

Rep 3

From: [REDACTED]

Sent: 27 July 2022 17:22

To: Licensing <Licensing@islington.gov.uk>

Subject: Objection to vary licence The Co-operative Food Group, 303-307 Caledonian Road, Islington, London, NOW 1DT

[External]

Dear Sir/Madam,

I ([REDACTED], local resident, living [REDACTED] Caledonian Road) am writing to object to the licence variation applied for by the The Co-operative Food Group (303-307 Caledonian Road, Islington, London, N1 1DT).

I would like to object on the grounds of public nuisance. To allow the sale of alcohol for delivery between 2300 and 0700 would only cause the existing public nuisance to worsen. The delivery of this alcohol would inevitably be done by more mopeds. These mopeds already drive along Caledonian Road and the surrounding roads in a dangerous and noisy manner. The public nuisance of having a non stop stream of mopeds and scooters delivering at all hours, can be seen in the roads around the Roman Way industrial estate with the uber eats dark kitchen. These mopeds drive in a dangerous and noisy manner. To have these mopeds arriving and departing the co-op throughout the night would cause suffering all night long for the residents whose flats look onto Caledonian Road and would interrupt the quiet enjoyment of people's properties.

Furthermore, with all the 24hr off licences along Caledonian road, there is no need for further provision of 24hr alcohol and all the problems it brings.

Yours Sincerely

[REDACTED]

Rep 4

From: LM

Sent: 25 July 2022 15:29

To: Licensing <Licensing@islington.gov.uk>

Cc:

Subject: Co-operative Food Group ("Co-op"), 303-307 Caledonian Road London N1 1DT and their 'Premises Application for Variation of Licence COMMENTS

[External]

Dear Sirs,

You recently leaflet dropped us about this matter and I am submitting my comments on this issue for your kind consideration.

We live directly [REDACTED] this store and so have already been adversely affected by their already, we say, lackadaisical adherence to licensing rules/sales of alcohol and care of local residents.

If you have not yourselves visited the Co-op, you will not appreciate that there are far more residential properties behind, on top of, next door and opposite the store than there are commercial enterprises nearby. Accordingly, although the Caledonian Road is lined with a large number of commercial frontages, there are many, many more residential properties. It is a residential area, with ancillary commercial activities that ought to complement residents and promote residential values, rather than devalue properties, cause damage to health through pollution in its various forms, increase crime and incite unfortunate behaviours due to the loss of inhibitions and increase in public order offences caused by 24 hour access to alcohol.

Currently, by virtue of the existing licence, the Co-op allows for the sale of alcohol, Monday-Saturday 08:00 to 23:00hrs and Sundays, 10:00-22:30hrs, to be consumed off premises. (They are also currently licenced to supply hot food and or hot drinks, Friday-Saturdays only, 23:00 to 00:00hrs).

We note the variation they have applied for, is to extend the current allowance to enable them to sell alcohol, 'for pre-ordered delivery only', Mondays to Sundays, 2300-0700, be consumed off the premises. This will effectively make the Co-op a 24 hour, 7 day a week alcohol selling supermarket.

We local residents already suffer from the dirt, noise, nuisance, detritus, filth and public order issues caused by polluting delivery lorries, inconsiderate delivery drivers, persons loitering waiting to detain/disrupt customers/residents and purloining of parking spaces by way advanced reservation by the store so their delivery vehicles can park outside the store. We therefore must object to the proposals on the grounds of (but not limited to):

1. [Un]suitability of location;
2. Inordinate increase (to 24 hours, in a residential area) in noise and pollution;
3. Disruption to other businesses;
4. Danger to pedestrians;

5. Lack of peaceful enjoyment of residences (with 24 hour traffic/deliveries); and
6. Increase in crime.....to name but a few.

Currently, ALL loading for the Co-op takes place on the street, in a residential area that has some public shopping frontage. Waste matter and filth is dumped on the street, for passing children and adults to see and be exposed to.

Surely, the type of establishment that would be created if the proposed variation was to be granted is more suited to one of the nearby 'industrial/semi industrial/light industrial' areas such as that which is off Offord Road or further up along Brewery Road (near the prison).

I would be content to assist further, if you would appreciate any further commentary on this or any other such proposal.

Kind regards,

[REDACTED]

Rep 5

From: [REDACTED]
Sent: 28 July 2022 22:18
To: Licensing <Licensing@islington.gov.uk>
Subject: LiCensing - THE CO-OPERATIVE FOOD GROUP, 303-307 CALEDONIAN ROAD, ISLINGTON, LONDON, N1 1DT

[External]

Thank you for bringing the below licence variation application to my attention:

LICENSING ACT 2003-PREMISES LICENSE APPLICATION VARIATION

RE: THE CO-OPERATIVE FOOD GROUP, 303-307 CALEDONIAN ROAD, ISLINGTON, LONDON, N1 1DT

Activity: The sale of alcohol, which may be consumed off the premises, for pre-ordered delivery only

Days/Times:

Monday to Saturday 23:00 until 07:00

Sunday 22:30 until 07:00

I am writing as a local resident to comment in objection to this application on the grounds of Public Nuisance.

The Co-op, though providing convenient services, has long been a source of noise for local residents nearby.

We experience noise from large commercial trucks bringing stock to the shop between the hours of 23:00-01:00 regularly, which has been a long-standing problem causing sleep issues for residents.

The noise includes:

- Traffic noise from large commercial delivery trucks
- Loud banging sounds from metal trollies and truck doors during restock

The application above will likely generate more noise, above acceptable levels during unsociable hours, causing further public nuisance.

Furthermore, there is no parking bay for the proposed delivery which will occupy existing street parking spaces, resulting in a loss of parking spaces for local residents.

I hope Licensing Service can take into account my above comments when considering this licence variation application, and put in place appropriate conditions to protect the local residents from potential public nuisance described above.

My identity information is as follows:

Name: [REDACTED]

Interest: resident

Address: [REDACTED] [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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: The Co-Operative Food Group, 303-307 Caledonian Road, Islington, London N1 1DT

Your Name: [REDACTED]

Interest: RESIDENT AT [REDACTED]

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

Your Address: [REDACTED]
[REDACTED] Caledonian Road

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

I think this night time sale of alcohol will increase public nuisance in the street

Crime and Disorder

I think this nighttime sale of alcohol will lead to more crime and disorder late at night

Protection of Children from Harm

Public Safety

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

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

[Empty box for explanation of anonymity request]

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

Signature: _____ Date: 21 / July / 2022

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

Appendix 4

Conditions consistent with the Operating Schedule

Note: the conditions of the premises licence can be seen at Appendix 2

Outside of the hours which the public are allowed access to the premises:

1. The sale of alcohol between the hours of 2300 and 0700 on the following day Monday to Saturday, and 2230 on Sunday and 0700 on Monday shall be for pre-ordered delivery only and there shall be no customer access to the premises between those times.
2. The Premises Licence Holder shall instruct delivery riders and drivers not to cause a noise nuisance when making deliveries or whilst waiting outside the premises for collections.
3. Alcohol shall not be delivered to an outdoor public place.
4. Delivery service customers shall be required to confirm their age when placing an order of alcohol for delivery.
5. An age verification policy shall be operated by the Delivery partner at the point of delivery.

Conditions to apply whilst the store is open to the public:

6. The premises shall maintain a CCTV system which gives coverage of all entry and exit points. The system shall continually record whilst the premises are open and conducting licensable activities. All recordings shall be stored for a minimum period of 28 days and shall be capable of being easily downloaded. Recordings shall be made available upon the receipt of a request by an authorised Officer of the Police or the Local Authority. There shall be "CCTV in Operation" signs prominently displayed at the premises. An incident log (whether kept in a written or electronic form) shall be retained at the premises and made available to an authorised Officer of the Police or the Local Authority.
7. The Premises Licence Holder shall operate a proof of age scheme, such as a Challenge 25, whereby the only forms of acceptable identification shall be either a photographic driving licence, a valid passport, military identification or any other recognised form of photographic identification incorporating the PASS logo, or any other form of identification from time to time approved by the secretary of the state.
8. The premises shall be fitted with a burglar alarm system.
9. The premises shall be fitted with a panic button system for staff to utilise in the case of an emergency.
10. The Premises Licence Holder shall ensure that the appropriate fire safety, and health and safety regulations are applied at the premises.
11. A complaints procedure shall be maintained by the Premises Licence Holder, details of which shall be made available in store and upon request.
12. All staff will receive comprehensive training in relation to age restricted products and in particular the sale of alcohol.
13. No member of staff will be permitted to sell age restricted products until such time as they have successfully completed the aforementioned training.
14. An age till prompt system shall be utilised at the premises in respect of alcohol.

15. A refusals register (whether kept in written or electronic form) shall be maintained at the premises and shall be made available for inspection upon request by an authorised Officer of the Police or the Local Authority.

Conditions Suggested by the Metropolitan Police

1. No alcohol deliveries shall be made to an outdoor public place.
2. The Premises Licence Holder shall operate the Challenge 25 proof of age scheme.
3. The only form of ID that shall be accepted as proof of age shall be an original passport, UK driving licence, Military ID, or a holographically marked PASS card, or any approved form of digital identification.
4. In respect of on-line orders of alcohol:

Details of the person placing the order, to include their name and address must be retained for a period of 3 months and such information disclosed to the Police or an authorised officer of the Licensing Authority upon request subject to data protection regulation.

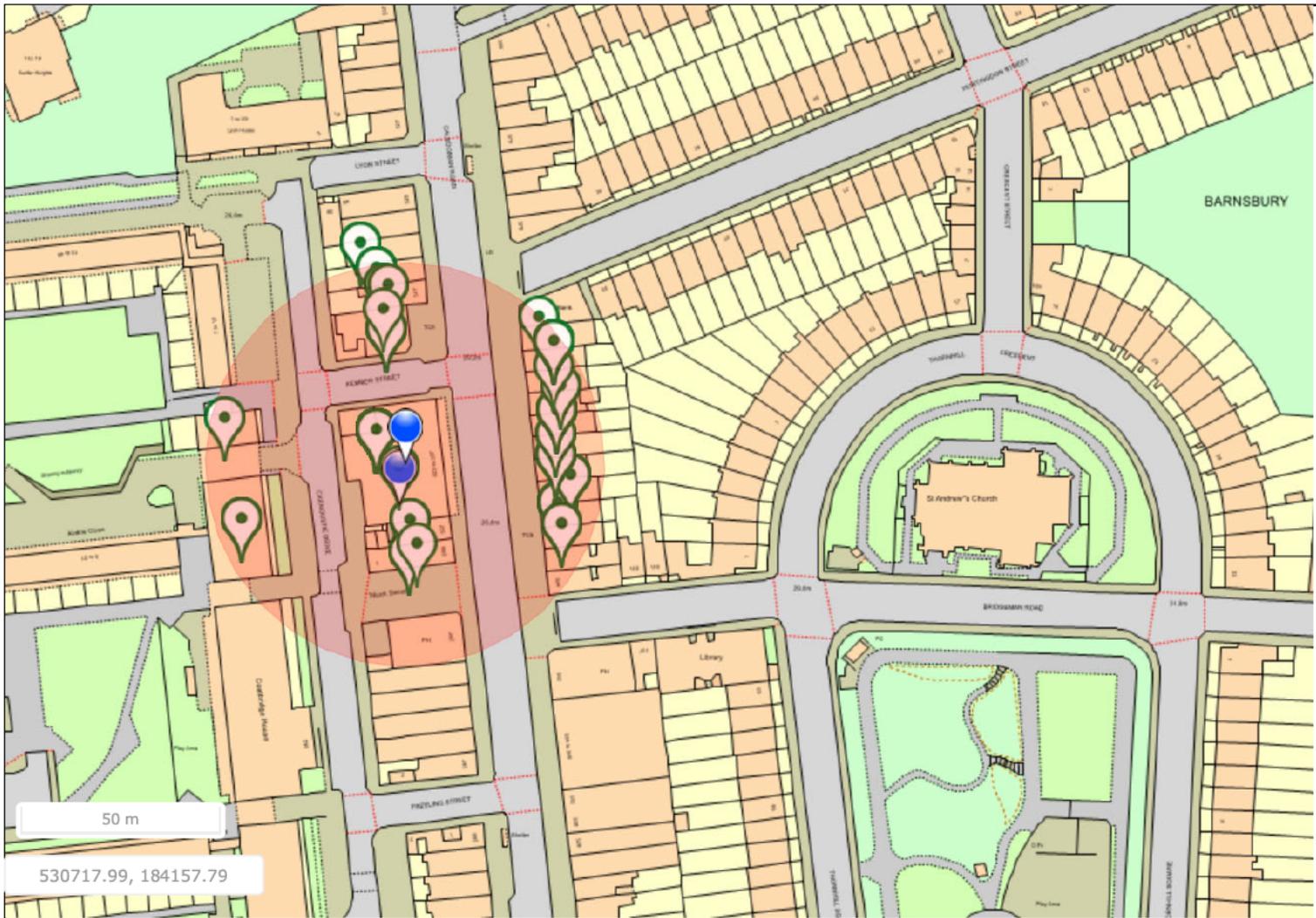
The Premises Licence Holder shall require that any third-party on-line platform to which orders of alcohol can be placed shall contain notice that alcohol can only be purchased by persons who are 18 or over.

The Premises Licence Holder shall require that any third-party delivery partner, engaged in the delivery of alcohol from the premises provides training to its couriers in their responsibilities under the Licensing Act 2003.

The Premises Licence Holder shall require that any third-party delivery partner engaged in the delivery of alcohol from the premises shall operate a minimum Challenge 25 policy at the point of delivery.

Conditions Suggested by Islington's Trading Standards Team

1. The licensee shall adopt a 'Challenge 25' policy and promote it through the prominent display of posters.
2. 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.
3. 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.
4. 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.



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