

Public Protection/Licensing  
222 Upper Street, London  
N1 1XR

Report of: Director of Public Protection

Meeting of: Licensing Sub-Committee

Date: 28/09/2022

Ward(s): Highbury

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## Subject:

# PREMISES LICENCE NEW APPLICATION

Re: HARVEST N5, BARCLAYS BANK, 2-4  
HIGHBURY CORNER, ISLINGTON, LONDON,  
N5 1RE

## Synopsis

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

1.2. The new application is to allow:

- **The sale of alcohol on the premises only between 08:00 and 23:00 on Monday to Sunday.**

1.3. Relevant Representations:

Licensing Authority	No
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Metropolitan Police	No
Noise	No
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: one
Other bodies	Yes: One ward councillor

## 2. Recommendations

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

## 3. Background

- 3.1. This is an application for the sale of alcohol on the premises only between 08:00 and 23:00 on Monday to Sunday.
- 3.2. The application is subject to one representation from two local residents. The applicant also received comments from the Police Licensing team and the Council's Noise Team, these representations were withdrawn any additional conditions were agreed and included in the premises operating schedule.

- 3.3. The applicant's licensing representative has engaged in an open dialogue with the residents about the application including writing a formal letter of response.
- 3.4. The residents have replied to the letter and have requested that their representation stands and that their concerns are considered by the Licensing Sub Committee. All this correspondence is attached in Appendix 3.

## 4. Implications

### 4.1. Financial Implications

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £190.00. Should the application be refused, the fee is not refundable.

### 4.2. Legal Implications

- 4.2.1. The legal implications are set out in Paragraph 2.
- 4.2.2. Legal advice will be provided at the meeting of the Licensing Sub-Committee as necessary.

### 4.3. Environmental Implications and contribution to achieving a net zero carbon Islington by 2030

- 4.3.1. The Licensing Sub-Committee need to consider the impacts that that proposals will have on the environment. An impact is defined as any change to the environment, whether positive or negative, wholly or partially resulting from Council activities. Almost all human activity has some impact on the environment, and it is very unlikely that any activity will not have any implications.

### 4.4. Equalities Impact Assessment

- 4.4.1. The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.
- 4.4.2. An Equalities Impact Assessment is not required in relation to this report, because this is a decision relating to a Premises Licence application under the Licensing Act 2003.

## 4.5. **Planning implications**

- 4.5.1. There are no planning implications for this application.
- 4.5.2. They state that records show that the site was occupied by Barclays Bank from Oct 2009 to Oct 2020. As such, the property had established A2 Use as Bank now within Class E of the Use Classes Order 1987 (as amended)
- 4.5.3. Planning permission was granted on 08/06/2021 for the “Removal of existing external ATMs and covering of the existing space with materials to match existing.”.
- 4.5.4. Planning permission and Advertisement Consent were granted on 03/08/2022 for the “Proposed installation of non-illuminated fascia signage and associated alterations.”.
- 4.5.5. There are no conditions restricting the Opening hours of premises.

## 5. **Conclusion and reasons for recommendations**

- 5.1. That the Licensing Sub-Committee determines this application.

### **Appendices:**

- Appendix 1: application form;
- Appendix 2: representations;
- Appendix 3: Response from applicant and reply
- Appendix 4: suggested conditions and map of premises location.

### **Background papers:**

- None.

**Final report clearance:**

Signed by:

A handwritten signature in blue ink, consisting of stylized initials 'BA' followed by a long horizontal line.

Besserat Atsebaha  
**Interim Director Public Protection and Regulatory Services**

Date: 16/09/22

Report author: Licensing Service

Tel: 020 75027 3031

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

\* required information

**Section 1 of 21**

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

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

Harvest N5 Ltd

\* Family name

N/A

\* E-mail

Main telephone number

Include country code.

Other telephone number

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

Is the applicant:

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

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

**Applicant Business**

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

Yes  No

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

Registration number

13917051

Business name

Harvest N5 Ltd

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

VAT number

 -

None

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

Legal status

Private Limited Company

**Continued from previous page...**

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Agent Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

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

Is your business registered outside the UK?  Yes  No

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 Business Address**

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

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

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

## Section 3 of 21

### APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

### Confirm The Following

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

## Section 4 of 21

### NON INDIVIDUAL APPLICANTS

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

#### Non Individual Applicant's Name

Name

#### Details

Registered number (where applicable)

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

Continued from previous page...

Private Limited Company

### Address

Building number or name	<input type="text" value="c/o 151"/>
Street	<input type="text" value="Hoxton Street"/>
District	<input type="text"/>
City or town	<input type="text" value="London"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="N1 6PJ"/>
Country	<input type="text" value="United Kingdom"/>

### Contact Details

E-mail	<input type="text" value="REDACTED"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text" value="REDACTED"/> / <input type="text" value="REDACTED"/> / <input type="text" value="REDACTED"/> dd mm yyyy
* Nationality	<input type="text" value="British"/> <a href="#">Documents that demonstrate entitlement to work in the UK</a>

## Section 5 of 21

### OPERATING SCHEDULE

When do you want the premises licence to start?	<input type="text" value="02"/> / <input type="text" value="09"/> / <input type="text" value="2022"/> dd mm yyyy
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If you wish the licence to be valid only for a limited period, when do you want it to end	<input type="text"/> / <input type="text"/> / <input type="text"/> dd mm yyyy
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Provide a general description of the premises

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

Harvest N5 will occupy the site of the old bank at 2-4 Highbury Corner. The premises has been completely remodelled to become a modest supermarket focussing on vegetarian, vegan and premium organic produce. The alcohol offering will complement the food available, premium wines, spirits, ales and beers also focussing on organic.

The premises will be equipped with an extensive HD night vision security system comprising of 16 cameras to the licensed

*Continued from previous page...*

shop floor and exterior of the premises, with a further 14 cameras in the staff only basement area. The premises also benefits from a red-care alarm system and shutters to the front of the premises.

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

### Section 6 of 21

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

### Section 7 of 21

#### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

### Section 8 of 21

#### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

### Section 9 of 21

#### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

### Section 10 of 21

#### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

### Section 11 of 21

#### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

Continued from previous page...

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes  No

### Section 13 of 21

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

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes  No

### Section 14 of 21

#### LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes  No

### Section 15 of 21

#### SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes  No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises     Off the premises     Both

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

State any seasonal variations

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

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

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

Christmas Eve and New Years Eve 0800-0000

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

**Name**

First name

Family name

Date of birth  /  /   
dd      mm      yyyy

Continued from previous page...

**Enter the contact's 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" value="London"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

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

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

Reference number for consent form (if known)

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

**Section 16 of 21**

**ADULT ENTERTAINMENT**

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

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

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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

Continued from previous page...

TUESDAY

Start  End

Start  End

WEDNESDAY

Start  End

Start  End

THURSDAY

Start  End

Start  End

FRIDAY

Start  End

Start  End

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

State any seasonal variations

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

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

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

Christmas Eve and New Years Eve 0700-0000

**Section 18 of 21**

**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)

**Continued from previous page...**

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

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
  - a. all crimes reported to the venue
  - b. all ejections of patrons
  - c. any complaints received concerning crime and disorder
  - d. any incidents of disorder
  - e. any faults in the CCTV system
  - f. any visit by a relevant authority or emergency service.
2. A personal licence holder will be on the premises during licensable hours
3. A minimum of two (2) members of staff will be present at the venue at all times it is open to the public
4. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.
5. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited

b) The prevention of crime and disorder

6. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;
  - 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. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
  - The police and local authority must be informed if the system will not be operating for longer than one day of business for any reason
  - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
  - The system will provide coverage of any exterior part of the premises accessible to the public
  - The system shall record in real time and recordings will be date and time stamped
  - Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and
  - At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request
  - Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.
  - All CCTV electrical and data storage equipment shall be connected via a surge protected extension lead/cable.
7. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
8. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO)
9. No high strength beer, lager or cider in cans or plastic bottles of 6.5% abv or above shall be sold
10. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all

***Continued from previous page...***

purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.

11. Ultra-violet light will be available at the premises and will be used for the purpose of checking the UK Duty Stamps on spirits as soon as practicable after purchase. The premises licence holder shall notify the Council's Trading Standards team and HMRC as of any spirits that do not fluoresce under ultra-violet light and the bottles shall be removed from display and stored separately for collection by Council officers.

12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Islington Borough Council and the Metropolitan Police upon request.

13. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.

14. All sales of alcohol will be in sealed containers only, to be consumed away from the premises.

15. When Arsenal Football Club are playing home matches at Emirates Stadium, between the times commencing 4 hours before advertised start of the game and until 1 hour after the game finishes no sales of beer, lager or cider in glass containers to be undertaken unless accompanied by a normal food shop. For the sake of clarity Arsenal Football club means the male adult first team.

16. All persons buying alcohol, at any time, to be advised by way of a notice in your window and verbally where necessary of the Street Drinking ban.

17. Premises and staff to be prepared to cease the sale of all alcohol should you be requested to do so by a police officer or Council Licensing Officer.

**c) Public safety**

18. A first aid box will be available at the premises at all times

19. A fire safety risk assessment will be completed as per government guidelines on an annual basis (Regulatory Reform (Fire Safety) Order 2005) And produced to authorised officers of Islington Borough Council, the Metropolitan Police and the London Fire Service upon request.

20. 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.

**d) The prevention of public nuisance**

21. The premises shall prominently display signage informing customers to leave the premises quietly and to respect the neighbours

22. The removal of rubbish to outside the premises will not take place between the hours of 9pm and 7am

23. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply

***Continued from previous page...***

with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

24. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier.

25. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

26. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

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

27. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.

28. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.

29. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of Islington Council. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;

- The premises age verification policy
- Dealing with refusal of sales
- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication

30. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Islington Borough Council and the Metropolitan Police upon request.

31. All staff will undergo appropriate Safeguarding and Vulnerable Person Training

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**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

**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.

**Continued from previous page...**

- 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.

***Continued from previous page...***

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.

**Section 20 of 21**

**NOTES ON REGULATED ENTERTAINMENT**

**Continued from previous page...**

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:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o 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.
  - o 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.
  - o 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.
  - o 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:
  - o 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.
  - o 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.
  - o 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.

**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.

**Section 21 of 21**

**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.

Premises Licence Fees are determined by the non&nbsp;domestic rateable&nbsp;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](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

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event 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**

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

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

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

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

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

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

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

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

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

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



## Appendix 2



Licensing Service  
Public Protection Division  
222 Upper Street  
London  
N1 1XR

30 August 2022

RE: Harvest N5, Barclays Bank, 2-4 Highbury Corner, Islington, London, N5 1RE

Dear all,

We would like to comment on the application for a licence for “sale of alcohol, which may be consumed off the premises” at the address referenced above, and the hours (including general opening hours) associated with the licence.

We live diagonally opposite the site, and we are commenting both as residents who may be affected in our home and as locals of nearly 30 years with a good understanding of the area and the wider issues that the licence might affect.

Based on the information provided, we believe that the proposal could undermine the promotion of all four of the Authority’s licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

In addition, we believe the granting of this license would be contrary to the **Highbury Fields Conservation Area Guidelines**.

We are also concerned that the change of use of the building, from bank to retail outlet and off-licence, may itself require **planning consent**. We don’t recall being notified of any planning application for this change of use (except for notice of a planning application for signage). Until this is clarified, we do not believe it appropriate to consider this retail and alcohol licence.

A planning application has, however, been made for the change of use for part of the building into a House of Multiple Occupation. This application, if successful, would, among other things, affect the access to the building and how it is used. We do not think it appropriate to grant this retail and alcohol licence until the public has had a chance to comment on this existing HMO planning application and until the application has been assessed by the Planning Department.

While not necessarily opposed to the change of use of the ground floor of the building to retail, we believe that given the special nature of the area (a Conservation Area, a Designated Cumulative Impact Area, an area adjacent to listed buildings and an area of transition from the busy Highbury Corner to the family-orientated, relatively tranquil space of Highbury Fields), wider consultation is required before permission is granted for a food and drink outlet.

We believe local people, businesses and stakeholder groups, as well as council officials and elected representatives, should have to chance input on the scheme as a whole, and more information from the applicant should be provided, before any licences are issued.

Below, we have added thoughts (as per the template Pro-Forma) on **Public Nuisance, Crime and Disorder, Protection of Children from Harm and Public Safety**.

First, we have addressed further our concerns related to the **Conservation Area** and **Cumulative Impact Area**.

### **Highbury Fields Conservation Area Guidelines**

The site is part of the Highbury Fields Conservation area and is strategically located on the southern boundary. As laid out in the Highbury Fields Conservation Area Design Guidelines (<https://www.islington.gov.uk/-/media/sharepoint-lists/public-records/planningandbuildingcontrol/information/adviceandguidance/20192020/20190911ca05highburyfields.pdf>) "*planning permission will not be granted to change, expand or intensify uses which would harm the character of the conservation area*". A licensing application that facilitates the change of use of a building from a bank (since 1890) to a retail outlet selling alcohol and with a much-extended opening time, should, we believe, be considered in this context.

The licence, which is in any case part of a substantial change of use for the whole building, is in danger of changing the use of the area immediately in front of the listed Boer War Memorial, turning it into a retail-influenced space, creating an informal eating and drinking space and potentially intensifying alcohol misuse. The effect could be to create a new, unregulated public space for informal congregation. (The problems associated with the nearby Highbury Corner pedestrian space demonstrate the need for caution.)

In addition, it is possible that this space would become a location for Deliveroo and other delivery services. (We note that the other branches of Harvest already advertise they use Deliveroo.) These delivery companies tend to use motorcycles

and scooters and are likely to be noisy, disruptive and unsightly (see their activity at McDonald's on Highbury Corner).

While the use of the rear of the building is of particular concern, we are also worried that the area in front of the main door, could also be used (particularly in the evenings) as an eating and drinking area, acting as a "pull" for people congregating on and passing through Highbury Corner (currently, pavement by the bank space is primarily used for access).

Undoubtedly, if this were to happen, it would change the character of this part of the Conservation Area.

Granting the licence as applied for would, we believe, be contrary to the Council's undertaking to preserve the "general character of the area" [See para 5.4 of the Highbury Fields Conservation Area Guidelines]. Specifically, *"The Council recognises that often the best use for a building is that which it was designed for and will seek to retain public houses, shops and workshops in appropriate uses which will not diminish their special interest."*

The building has been used a Bank for over a century; changing it to retail and off-licence use is not, on the face of it, in keeping with the principles of the conservation area.

### **Cumulative Impact Area**

The former bank is situated in the Holloway and Finsbury Park Cumulative Impact Area and abuts Angel and Upper Street Cumulative Impact Area.

Highbury Corner epitomises many of the changes happening in London and the Borough, both good and bad.

The local population has grown significantly over the last thirty years, attracted by and serviced by many new retail outlets, an expansion of the number of licensed premises (including cafes, bars, pubs and nightclubs as well as shops selling alcohol). The number of food shops (selling alcohol and food that can be eaten off-premises without additional preparation) has grown hugely too, with, for example the arrival of three supermarkets (Tesco, Waitrose and Sainsbury). The dramatic expansion of the station and its services has attracted many more people to the area – both to stay and pass through.

The area has also benefited from a huge increase in housing provision, with new developments on Holloway Road, Highbury Crescent, Canonbury Cross and now Dixon Clarke Court to name but a few.

Taken together, the cumulative impact is immediately noticeable.

The Cumulative Impact Area guidelines offer sensible interventions to manage the challenges of these areas. It includes, among other things, consideration of

- the location of the premises and character of the area
- the proximity to residential properties
- the potential impact on residents living in close proximity to the premises

- the proposed hours of operation
- the type and numbers of customers likely to attend the premises
- the physical suitability of the building proposed for licensable activities, i.e. in terms of safety, access, noise control etc.

As noted above in consideration of the Conservation Area, the bank building is strategically located at a point where the commercial activity of Highbury Corner meets the comparative calm of the Fields. Crucially, the building's access points face towards the Fields, which means the pressure of new and increased retail activity will be inappropriately channelled. While Holloway Road and St Paul's Road (at this location) are primarily retail oriented, Highbury Place and Highbury Crescent, and the area in front of the listed War Memorial, are not. Managing retail expansion into these spaces would represent a very difficult challenge.

The building is adjacent to residential properties (in particular the houses and apartments of Highbury Place). Any increased retail activity in the building would need to be sensitively managed (the previous owner of the building, Barclays Bank, had limited opening hours and a non-invasive trading presence). Because the building's entrances incline toward the residential buildings, any change of use will be most obvious to those residents. Any noise or disturbance caused by the retail activity, including delivery services, but also the possibility of encouraging people to eat and drink on the pavement areas surrounding the bank, will through noise and other possibly anti-social activity, affect these residents' quiet enjoyment of their homes.

The proposed operating hours, till 11pm every night, increase the likelihood that extra noise or anti-social activity will become unmanageable and happen when residents are attempting to sleep.

Without further representation from the applicant, it is hard to judge who the customers are likely to be and in what numbers they would be present. However, Tesco and the Little Waitrose on Holloway Road are busy, especially in the evenings. On a Sunday evening, for example, when Tesco is shut, a notably large crowd of shoppers use Waitrose. The Harvest store might expect to attract a sizable number of these customers all week round. Many of these, it can be assumed, might be buying take-away food and drink. The new retail offer is likely to encourage (even if inadvertently) the consumption of food immediately outside the premises. Whereas Waitrose has very little pavement space, the area in front of the War Memorial, or adjacent to Highbury Place, could be seen as attractive places to congregate.

The building is not physically suited to managing large numbers of people (its entrances are quite small and constrained), and because of the orientation of its entrances, is likely to channel customers to the most sensitive parts of the surrounding area. We don't know the applicant's long-term plans, but it would seem irresistible not to encourage access via the back of the building (where there is disabled access and more pavement space). Intentionally or otherwise, the use of the bank as a food and drink retail operation, is likely – over time – to change the use of the area in front of the Boer War Memorial. It is hard to see

how the problems of noise and anti-social activity, could – if this were to happen – be mitigated.

In general, noise is increasingly an issue for us and other residents of Highbury Place. It has been necessary to regularly complain about amplified busking/preaching on the corner and noise at the rear of our building (from the Brewhouse and Kitchen). While residents understand the nature of living in an urban location, accepting the noise of traffic, sirens, trains, helicopters and the general buzz of inner-city living, we are grateful that the Council takes seriously issues of excessive noise and appreciate the work it does to mitigate new sources of disturbance. This is an opportunity to be proactive rather than reactive.

As to safety, sadly, the Fields, its surrounding streets, and Highbury Corner, have increasingly become troubled by crime and antisocial behaviour. There are problems with antisocial drinking, using the area as a toilet, drug mis-use and drug selling, phone theft and mugging. Vagrancy and begging are continuing issues and associated in part with the flow of people in the area (the bank's cash machines were a magnet to beggars and street sellers, and indication of how the primary use of a building has unplanned effects on the immediate surroundings).

The hard-working Parkguard team, the police and other agencies have put significant resources in to managing problems. Very careful consideration should be given to any licence application which might make the situation worse and, in effect, create a new public space that cannot be managed successfully.

## **Pro-Forma Responses**

### **Public Nuisance**

Our main concern, as discussed above, is that the new retail space and its associated licence application will change the use of a quiet community-shared space, into a place of eating, drinking and congregation with the additional possibility of attracting Deliveroo and other delivery drivers. The consequences of this would, along with a change of character for the area, be disturbance for residents and the possibility of an increase in noise, litter, anti-social behaviour.

Possible mitigation: Retailer agrees not offer Deliveroo (etc) at this branch. Openings hours limited (to close at 7pm). No hot-food or take-away food prepared on the premises to be sold (to minimise outlet becoming a take-away establishment by default). Entrance and exit by main door (nearest the Corner) only. No pavement seating, tables, refuse bins or advertising hoardings to be allowed. A requirement to have a security officer on the doors with responsibility for monitoring customer behaviour inside and outside the store. No disposal of shop waste and litter on the pavement (perhaps an agreement to share the Leisure Centres commercial rubbish facilities).

## **Crime and Disorder**

The area behind the bank has already had its struggles with crime and disorder.

It has been used for fly tipping, as a urinal, as place for drug exchange and a scene of robbery (phone snatching, ram-raiding of the architect's office). That said, considerable effort has been made through landscaping, street furniture, regular patrols, street cleaning and the provision of civic amenities (including the superloo and car charging points) to define its welcoming role as the safe, inviting entrance to the Fields and the route to the Pool, the Gym and Children's Playground.

It is, of course, possible that the space could be enhanced by the introduction of a retail offer, but this would have to be subject to consultation and careful planning.

Possible mitigation: Commission a new-usage study to consider whether a small pavement café associated with the shop, operating daytime hours, would provide a catalyst for beneficial change.

## **Protection of Children from Harm**

The effects of alcohol and its availability on the wellbeing of children is well covered in Licensing Policy Review 2017- Cumulative Impact Assessment [<https://www.islington.gov.uk/~media/sharepoint-lists/public-records/economicdevelopment/information/adviceandinformation/20172018/20180108evidencetosupportlicensingpolicy.pdf>].

Alcohol and its supply is ubiquitous around Highbury Corner and unfortunately, the evidence for this is continually on display to children. Another shop selling alcohol alongside everyday necessities and indeed treats, is hardly remarkable. But, the cumulative impact is to normalise the consumption of alcohol. It is totally unnecessary to have another shop, one that is accessible to children, selling alcohol in an area where there is already over-provision. It is particularly unpalatable that the new supplier should happen to be a shop on the gateway to the family-friendly Highbury Fields, within metres of the borough's best children's playground and primary green space and so close to the new, very-welcome, Dania Scandinavian primary school.

Sadly too, anyone, children included, walking to the Fields past the bank, is likely to see the evidence of antisocial drinking as bottles and cans are left on the pavements, the streets, walls and railings. This is despite the good work of the street cleaners. Edifying it is not. Damaging to children? Probably.

Possible Mitigation: Keep alcohol out of line of sight of children. Don't allow the sale of individual cans. Limit alcohol sales to wine and high-priced spirits. Do not allow alcohol sales on match days (when street drinking becomes more visible to children).

## **Public Safety**

Creating a safe transition between the very busy Highbury Corner and the family-orientated Highbury Fields is very important. Currently, the bank and its associated low-level footfall, helps create a gentle unobtrusive, change-of-use partition. The Low Traffic Neighbourhood rules have undoubtedly helped too, and in general, despite the problems that arise, the Fields and the associated roads and paces remain accessible yet tranquil.

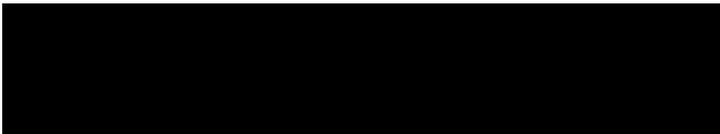
However, it is clear in London that this kind of balance is hard to maintain. Opening a retail presence at the entrance of the Fields, and selling alcohol (including late at night) could tip that balance, offering an unintended invitation to use the park differently. This could result in a significantly less safe environment.

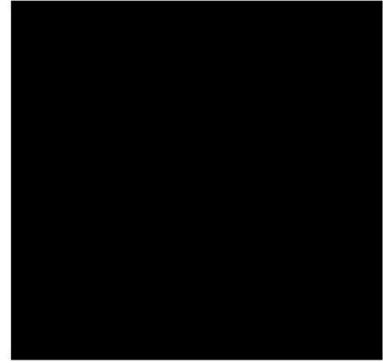
Possible mitigation: Work with the applicant, residents and stakeholders to reimagine a transition space that could also accommodate retail.

Thank you for taking these comments into consideration.

We do not require our identities to be kept anonymous.

Best wishes,





Harvest N5  
2-4 Highbury Corner  
London  
N5 1RE

Monday 12<sup>th</sup> September 2022

Dear Nigel and Sally,

I am writing on behalf of my client, Harvest N5 Ltd in relation to the above premises and premises licence application which you have commented on.

Firstly, we would like to thank you for taking the time to point out your concerns as this helps my client in a number of ways, such as establishing relationships, reaching out to explain the processes and the business in a more personable manner than the application permits.

Hopefully the information in this letter will allay any concerns that you have.

The Harvest group have three other active stores, Harvest N16 in Stoke Newington High Street which opened in 2015, Harvest E8 in Kingsland High Street which opened in 2013 and Harvest N1 which opened Beginning of 2022. A fifth store is planned to open in Crouch End, Haringey in the coming months.

The hours, licensable activities, management styles and protocols are similar across the brand. My clients have had no complaints or issues with neighbours or the local authority at either of these other stores.

*As the application stated, 'The premises has been completely remodelled to become a modest supermarket focussing on vegetarian, vegan and premium organic produce. The alcohol offering will complement the food available, premium wines, spirits, ales and beers also focussing on organic'*

Having gone through your representation I would like to answer each of the points you have raised in turn. Highbury Fields Conservation Area Guidelines was a document written 20 years ago. Whilst some of the content is relevant today, new regulations and policies supersede much of the content. Planning permissions allow

for the use of commercial properties within conservation areas to any E class use without planning permission.

No planning permission was required for the building to transition from bank to retail. A new planning policy introduced in September 2020 grouped A1,A2 and A3 class properties into a new E class. The E class combines the retail sale of goods with the provision of financial services. Therefore, no legal consultation was required, hence you were not notified.

This application only deals with the sale of alcohol under the Licensing Act 2003. As such all legal requirements of notification and advertisement were adhered to. A blue legal notice was placed on the premises for a continuous 28 days during the consultation period, the notice was also advertised in the local press and on the council web site.

The legal notice is available to view on request at the council should local residents, businesses and stakeholders wish to do so. Copies of the application are sent to all of the responsible authorities.

I can make no comment on any planning application regarding the property save to say that licensing and planning work separately to each other. It is possible to obtain a premises licence which cannot be used until planning issues are resolved. Similarly, you can obtain planning for a licensed premises and in the separate application, not be granted the premises licence.

As stated, during the consultation process the application is sent to all of the responsible authorities. Amongst others they include the local Planning Department, Environmental Health and the Metropolitan Police. All of whom are invited to make comment of the application, and if need be, submit a representation should they feel it appropriate.

The planning department raised no objections. I spoke personally to environmental health, no objections were raised but additional conditions were agreed, and some amended. Similarly, I spoke to the police who also had no grave issues but after conversation we clarified points and agreed to amend the start time for licensable activity to 9am.

Whilst we sympathise with your concerns for the area, it is the role of the responsible authorities to submit an objection if there is any evidence that may lead them to think an application could negatively impact an area. The concerns that both the police and environmental health had, have been negated by discussion and conditioning.

The open space around the building is not subject to change. The front entrance will remain the same, and no entrance to the side of the building has been proposed. Hopefully that will allay your concerns in that respect.

I would also like to refer you to the section titled, 'Prevention of Public Nuisance' in our proposed operating Schedule attached to the foot of this letter. You will note a number of conditions ensuring the area remains clean and respectful at all times. This is further enhanced by the additional conditions agreed with the Environmental Health department. It would make no business sense whatsoever if my client were to permit the surround d of any of their premises to be thwarted with waste and debris of passers-by. The fact that my client takes pride in their properties we believe actually adds to the area. From opening to close there will be staff ensuring that the appearance of their building and the walkway/entrances to it are kept in a clean and presentable manner free of litter and detritus.

We understand your concerns regarding deliveries especially with the noise of motorcycles and scooters as you have mentioned. The practice of online shopping and delivery has increased enormously during and since the recent pandemic. Companies are responding to the demands of the customer, whether it is a practice we agree with or not, there is a propensity these days to shop online in the comfort of our homes. Rest assured, should there be any deliveries from the premises to residential homes we have agreed the following relevant condition within the operating schedule;

***The licensee shall ensure that no internal combustion engine vehicles are used for deliveries from the premises.***

Thereby ensuring little or no disturbance to residents and reducing pollution and emissions. Deliveries will be by electric vehicle or more commonly, bicycle.

In preparation for submission of the application, we did consider and take note of the councils licensing policy.

We believe this application, if granted will not increase any cumulative impact. The applicants are aware of the other establishments in the area providing similar service. This is an additional option for residents and shoppers, and it is hoped that similar happens here as has happened at other Harvest stores. People like choice and they like the offerings at Harvest so much that many have switched their modest weekly shop away from the household names. The brand is not targeting anyone other than the residents and those passing through that are already in place. For that reason, we do not consider that there would be any additional foot traffic through the area.

There will be no hot food to takeaway, this is not a provision the company provide for.

It is not considered necessary for there for be security at the store. Other Harvest stores do not have security and if it were considered to be a potential issue, the police would have suggested it, but did not.

We consider it important to provide somewhere for customers to put their waste and have included a safe receptacle for extinguishing cigarettes within the application.

There is no necessity to keep alcohol out of the sight of children. Along with any other supermarket or outlet selling alcohol, the strength is with Challenge 25 which the company comply with as a matter of course. You will note in the operating schedule that no cheap, high strength alcohol will be available at this store. All of the alcohol is priced appropriately.

With regard to your comment of match days, we have agreed a condition that limits sales when Arsenal football club play any home,

***When Arsenal Football Club are playing home matches at Emirates Stadium, between the times commencing 4 hours before advertised start of the game and until 1 hour after the game finishes no sales of beer, lager or cider in glass containers to be undertaken unless accompanied by a normal food shop. For the sake of clarity Arsenal Football club means the male adult first team.***

Hopefully this letter answers your concerns. My clients wish to settle into the neighbourhood harmoniously, be of benefit to the residents and new customers and have no wish to cause any issue or concerns. If there are points here that you wish further clarity, please do not hesitate to contact me on the number or email below.

Thank you and Kind Regards

Peter

Peter Conisbee Q.Inst.Pa  
Licensing Consultant and Independent Commercial Energy Broker  
[www.pclicensing.co.uk](http://www.pclicensing.co.uk)

[WWW.PCLICENSING.CO.UK](http://WWW.PCLICENSING.CO.UK)

**Harvest N5**  
**2 Highbury Place, London, N5 1RE**

**Proposed Operating Schedule**

**General**

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
  - a. all crimes reported to the venue
  - b. all ejections of patrons
  - c. any complaints received concerning crime and disorder
  - d. any incidents of disorder
  - e. any faults in the CCTV system
  - f. any visit by a relevant authority or emergency service.
2. A personal licence holder will be on the premises during licensable hours
3. Two (2) members of staff will be present at the venue at all times it is open to the public
4. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.
5. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited

**Crime and Disorder**

6. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;
  - 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. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
  - The police and local authority must be informed if the system will not be operating for longer than one day of business for any reason
  - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
  - The system will provide coverage of any exterior part of the premises accessible to the public

- The system shall record in real time and recordings will be date and time stamped
  - Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and
  - At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request
  - Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.
  - All CCTV electrical and data storage equipment shall be connected via a surge protected extension lead/cable.
7. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
  8. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO)
  9. No high strength beer, lager or cider in cans or plastic bottles of 6% abv or above shall be sold
  10. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.
  11. Ultra-violet light will be available at the premises and will be used for the purpose of checking the UK Duty Stamps on spirits as soon as practicable after purchase. The premises licence holder shall notify the Council's Trading Standards team and HMRC as of any spirits that do not fluoresce under ultra-violet light and the bottles shall be removed from display and stored separately for collection by Council officers.
  12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Islington Borough Council and the Metropolitan Police upon request.
  13. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.

14. All sales of alcohol will be in sealed containers only, to be consumed away from the premises.
15. When Arsenal Football Club are playing home matches at Emirates Stadium, between the times commencing 4 hours before advertised start of the game and until 1 hour after the game finishes no sales of beer, lager or cider in glass containers to be undertaken unless accompanied by a normal food shop. For the sake of clarity Arsenal Football club means the male adult first team.
16. All persons buying alcohol, at any time, to be advised by way of a notice in your window and verbally where necessary of the Street Drinking ban.
17. Premises and staff to be prepared to cease the sale of all alcohol should you be requested to do so by a police officer or Council Licensing Officer.

### **Public Safety**

18. A first aid box will be available at the premises at all times
19. A fire safety risk assessment will be completed as per government guidelines on an annual basis (**Regulatory Reform (Fire Safety) Order 2005**) And produced to authorised officers of Islington Borough Council, the Metropolitan Police and the London Fire Service upon request.
20. 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.

### **Prevention of Public Nuisance**

21. The premises shall prominently display signage informing customers to leave the premises quietly and to respect the neighbours
22. The removal of rubbish to outside the premises will not take place between the hours of 9pm and 7am
23. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

24. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier.
25. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
26. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

### **Protection of Children from Harm**

27. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.
28. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.
29. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of Islington Council. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;
  - The premises age verification policy
  - Dealing with refusal of sales
  - Proxy purchasing
  - Identifying attempts by intoxicated persons to purchase alcohol
  - Identifying signs of intoxication
30. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a

minimum of one year and be made available to an authorised officer of Islington Borough Council and the Metropolitan Police upon request.

31. All staff will undergo appropriate Safeguarding and Vulnerable Person Training

#### Amendments to the original Operating Schedule

After discussion with the Metropolitan Police the proposed starting hour for licensable activity is now 0900 hours, and a guarantee that no more than 20% of the available retail space will be used for alcohol display – it will in fact be far less than this.

Additional conditions were agreed with Environmental Health as follows;

1. Deliveries to the store shall only be made between 07:30 and 18:00, Mondays to Fridays, and from 08:00 to 18:00 on Saturdays. No deliveries shall be made on Sundays or Bank Holidays. Delivery vehicles shall not be left with engines idling when parked up.
2. The licensee shall ensure that no internal combustion engine vehicles are used for deliveries from the premises.
3. All deliveries of alcohol sold or supplied by the store will be accompanied by food.
4. Delivery drivers will conduct the delivery in a manner that will not cause a noise disturbance to the occupiers of any residential properties surrounding the delivery address.
5. Delivery of alcohol will be refused if the driver considers the person receiving the delivery to be under the influence of alcohol or drugs.
6. Details of customer orders shall be retained for a period of 6 months and will be made available on request to the police or an authorised council officer.
7. Drivers will abort delivery where it is believed that a sale is a 'street sale'.
8. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
9. If plant or machinery is to be installed on external surfaces in connection with the premises, such as chillers, the design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise

sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

Initial Response to applicants' letter

Dear Peter,

Thank you for the letter which Niall Forde has forwarded to us.

We appreciate the extra information you have provided and your client's reassurances.

We believe it would have been preferable for the building that has been a bank for so many years to have remained as a prestigious office space. It is surprising to us that the none of the planning rules or processes relating to the conservation area appear to have a bearing on the change of use. This is something we are still hoping to have clarified as it could be important for future developments on and around the Fields.

However, as we said in our submission, we are not against the change of use from office to retail per se. We do believe however, it should have - in this instance - included a wider consultation.

We are encouraged by the sentiments expressed in your letter and by the work that has been done for the application.

Niall has asked us to respond to your letter as soon as possible as he wants to draft the Committee report.

To help us do that, would you be able to clarify and agree the following:

- Your client will not use the back entrance or exit of the building (ie the current ramped access facing the war memorial) and the only entrance and exit will be the current main door
- Deliveries and collections (by whatever means) will only be made to the main entrance and delivery bikes and the like will not be serviced from the rear of the building (the ramped access).
- The cigarette receptacle will not be accessible when the shop is closed (so as not to encourage loitering).
- Commercial rubbish will not be left for collection at the rear of the building but instead will be left at the main door for collection withing an hour or two.

In addition, we note your client's intention to operate in a similar way across sites and with that in view, would your client agree to a closing time of 9pm (in line with the nearest branch)?

Finally, as we haven't seen in the licensing process (or the planning process) any sign of an active consideration of the significance of the

location (at the entrance to the Fields etc - as discussed in our submission) would your client agree to a meeting on site with stakeholders with a view to establishing a way of formulating a long-term strategy for addressing issues that may emerge in this immediate area?

Do feel free to ring me if you would like to discuss any of this.

Best wishes,

**Correspondence 16 – 09 – 2022**

Hi Niall,

Thank you again for your help with this and our submission.

We would like our original submission to remain as part of the licensing process. In particular, we would like the committee to be aware of our concerns that change of use to a building in a key location appears to have been allowed without reference to provisions relating to the Conservation Area or the guidelines previously agreed by the council for the Fields. We would like to see some general clarification from the planning department over this and will, if necessary, pursue this separately through our local councillors.

We are pleased that the applicant has agreed to meet us on site to discuss the special needs of the area. We still believe that the area surrounding the bank is vulnerable to anti-social activity and character-changing development. Together with other stakeholders we hope that Harvest will be able to constructively address concerns that don't seem to have been taken into account in the planning process.

We note and appreciate the guarantees that the applicant's advisor has given in his discussion of our submission (see email below).

We would also like to ask the committee to agree to a closing time of 9pm which would be in keeping with the hours kept by other Harvest branches and appropriate to the residential nature of the area.

Best wishes,

From: Info <info@pclicensing.co.uk>

Sent: 15 September 2022 23:14

Subject: Re: Harvest N5, 2-4 Highbury Corner, London, N5 1RE

Nigel,

Thank you for the email and reply, we can clarify the following;

- Your client will not use the back entrance or exit of the building (ie the current ramped access facing the war memorial) and the only entrance and exit will be the current main door. That is the current situation yes, no intention to use the side entrance and the only entrance/exit is the current main door.
- Deliveries and collections (by whatever means) will only be made to the main entrance and delivery bikes and the like will not be serviced from the rear of the building (the ramped access).  
Agreed
- The cigarette receptacle will not be accessible when the shop is closed (so as not to encourage loitering). Agreed
- Commercial rubbish will not be left for collection at the rear of the building but instead will be left at the main door for collection withing an hour or two. Agreed

In addition, we note your client's intention to operate in a similar way across sites and with that in view, would your client agree to a closing time of 9pm(in line with the nearest branch)?

Harvest on Kingsland Road and the branch in Stoke Newington High Street both close at 10pm except on a Sunday when they close at 9pm. Similar local stores in Holloway Road close at 11pm, and midnight.

This store in N5 will be closing as stated in the application 11pm seven days a week, whether or not this licence application is successful.

The operations at all stores are the same, bar the closing hours. It is considered that a new offering is required in the area for residents and passing customers alike and as such we would like the hours to mirror that of other stores in the area, given that we are within the core hours as per the Islington licensing policy. As stated previously we will not be increasing footfall in the area, just providing an alternative for residents and shoppers.

Finally, as we haven't seen in the licensing process (or the planning process) any sign of an active consideration of the significance of the location (at the entrance to the Fields etc - as discussed in our submission) would your client agree to a meeting on site with stakeholders with a view to

establishing a way of formulating a long-term strategy for addressing issues that may emerge in this immediate area?

My client is happy to meet at the premises but given that internal construction work is currently underway it would be prudent for health and safety reasons to wait until those works are complete. The premises will not be opening for another 2-3 months, if need be my client is happy to meet outside of the premises but feels seeing the internals may serve a better purpose.

I look forward to hearing from you again

Kind regards

Peter Conisbee

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

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
  - a. all crimes reported to the venue
  - b. all ejections of patrons
  - c. any complaints received concerning crime and disorder
  - d. any incidents of disorder
  - e. any faults in the CCTV system
  - f. any visit by a relevant authority or emergency service.
2. A personal licence holder will be on the premises during licensable hours
3. Two (2) members of staff will be present at the venue at all times it is open to the public
4. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.
5. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited
6. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;
  - 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. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request
  - The police and local authority must be informed if the system will not be operating for longer than one day of business for any reason
  - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
  - The system will provide coverage of any exterior part of the premises accessible to the public
  - The system shall record in real time and recordings will be date and time stamped
  - Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and

- At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on request
  - Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.
  - All CCTV electrical and data storage equipment shall be connected via a surge protected extension lead/cable.
7. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
  8. The use of CCTV at the premises will be registered with the Information Commissioners officer (ICO)
  9. No high strength beer, lager or cider in cans or plastic bottles of 6% abv or above shall be sold
  10. No alcoholic goods or tobacco products will ever be purchased or taken from persons calling to the shop. All alcohol products shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all purchases of tobacco and alcohol products shall be retained on the premises for 12 months and produced to authorised officers of Islington Borough Council and the Metropolitan Police upon request. The licensee will immediately report to Trading Standards any instance of a caller to the shop attempting to sell alcohol or tobacco products.
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  12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale, a description of the person who was refused service and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by authorised officers of Islington Borough Council and the Metropolitan Police upon request.
  13. No "miniature" bottles of spirits of 50ml or less shall be sold or supplied at the premises.
  14. All sales of alcohol will be in sealed containers only, to be consumed away from the premises.
  15. When Arsenal Football Club are playing home matches at Emirates Stadium, between the times commencing 4 hours before advertised

start of the game and until 1 hour after the game finishes no sales of beer, lager or cider in glass containers to be undertaken unless accompanied by a normal food shop. For the sake of clarity Arsenal Football club means the male adult first team.

16. All persons buying alcohol, at any time, to be advised by way of a notice in your window and verbally where necessary of the Street Drinking ban.
17. Premises and staff to be prepared to cease the sale of all alcohol should you be requested to do so by a police officer or Council Licensing Officer.
18. A first aid box will be available at the premises at all times
19. A fire safety risk assessment will be completed as per government guidelines on an annual basis (**Regulatory Reform (Fire Safety) Order 2005**) And produced to authorised officers of Islington Borough Council, the Metropolitan Police and the London Fire Service upon request.
20. 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.
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24. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier.
25. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

26. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
27. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.
28. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.
29. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of Islington Council. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;
  - The premises age verification policy
  - Dealing with refusal of sales
  - Proxy purchasing
  - Identifying attempts by intoxicated persons to purchase alcohol
  - Identifying signs of intoxication
30. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Islington Borough Council and the Metropolitan Police upon request.
31. All staff will undergo appropriate Safeguarding and Vulnerable Person Training
32. After discussion with the Metropolitan Police the proposed starting hour for licensable activity is now 0900 hours, and a guarantee that no more than 20% of the available retail space will be used for alcohol display – it will in fact be far less than this.
33. Deliveries to the store shall only be made between 07:30 and 18:00, Mondays to Fridays, and from 08:00 to 18:00 on Saturdays. No deliveries shall be made on Sundays or Bank Holidays. Delivery vehicles shall not be left with engines idling when parked up.

34. The licensee shall ensure that no internal combustion engine vehicles are used for deliveries from the premises.
35. All deliveries of alcohol sold or supplied by the store will be accompanied by food.
36. Delivery drivers will conduct the delivery in a manner that will not cause a noise disturbance to the occupiers of any residential properties surrounding the delivery address.
37. Delivery of alcohol will be refused if the driver considers the person receiving the delivery to be under the influence of alcohol or drugs.
38. Details of customer orders shall be retained for a period of 6 months and will be made available on request to the police or an authorised council officer.
39. Drivers will abort delivery where it is believed that a sale is a 'street sale'.
40. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
41. If plant or machinery is to be installed on external surfaces in connection with the premises, such as chillers, the design and installation of new items of fixed plant shall be such that when operating the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.



OpenStreetMap

50 m

531529.46, 184775.88

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