

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

Report of: Director of Public Protection

Meeting of: Licensing Sub-Committee

Date: 15/12/2022

Ward(s): Bunhill



Subject:

PREMISES LICENCE NEW APPLICATION

**Re: Runway East, 52-60 Tabernacle Street,
London EC2A 4NJ**

1. Synopsis

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

1.2. The new application is to allow:

- **The On Sales of Alcohol the premises only between 09:00 and 23:30 Monday to Sunday.**
- **Opening hours of the premises 24 hours daily.**

1.3. Relevant Representations:

Licensing Authority	No
Metropolitan Police	No - Conditions Agreed
Noise	No - Conditions Agreed
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Three letters, signed by four residents
Other bodies	No:

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 Bunhill 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. The application form addresses the Cumulative Impact Area and Policy by suggesting a number of conditions in the Operating Schedule. The applicants further endorse these documents by accepting conditions suggested by the Police and Islington Council's Noise Service.
- 2.4. 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 The property was not licensed before, the primary use of the premises is described in the application as being the provision of office services including co-working facilities, shared workspaces and meeting rooms, with the sale of alcohol ancillary to this.
- 3.2 This is an application for on sales of alcohol from 09:00 until 23:30 Monday to Sunday with opening hours of 24 hours daily.
- 3.3 The application received three near identical letters of representation, signed by four residents.
- 3.4 The applicant has accepted conditions requested with the Police and Islington's Noise Service.

4. Implications

4.1. Financial Implications

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £100.00. 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 The property is partly located within the Bunhill and Finsbury Square Conservation Area and is locally listed. There are no planning conditions restricting the use or relating to opening hours. There are no open enforcement cases in relation to the property.

Since September 2020, office uses are now within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), which also includes café/restaurant uses. On this basis, providing the selling of alcohol proposed is ancillary to the office use or any other use in Class E and does not become a primary bar or drinking establishment, then the licence application would be compatible with the planning permissions of the site.

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: suggested conditions and map of premises location.

Background papers:

- None.

Final report clearance:

Signed by:

A handwritten signature in black ink that reads "Jane Gibbons". The signature is written in a cursive style with a large initial 'J'.

Service Director Public Protection and Regulatory Services

Date: 05/12/2022

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



LICENSING
LAWYERS

Appendix 1

Prama House,
267 Banbury Road,
Oxford OX2 7HT

The Old Counting House
82e High Street,
Wallingford, Oxon,
OX10 0BS

Islington Borough Council
Licensing Support Team,
Public Protection,
222 Upper Street,
London, N1 1XR

Tel : 0844 556 1191
Fax: 0844 272 5591

Web: www.licensinglawyers.co.uk
E-mail: enquiries@licensinglawyers.co.uk

Our Ref : RUN01259/22/LW

31 October 2022

Dear Sirs,

52-60 Tabernacle Street, Islington, London EC2A 4NJ-Application for premises licence.

We have been instructed to make an application for a premises licence in respect of the above premises and therefore we have pleasure in enclosing the application form, along with the supporting information. Arrangements are being made for the necessary site and press notices to be published.

The primary use of the premises is for the provision of office services including co-working facilities, shared workspaces and meeting rooms, with the sale of alcohol ancillary to this. We are aware that this premises falls on the peripheral of the Bunhill Cumulative Impact Area and therefore we have endeavored to draft a comprehensive operating schedule that we trust will more than adequately promote the licensing objectives. The conditions which have been proposed are based upon other licensed premises operated by our client throughout the country and a draft of this application has previously been sent to the police.

We are mindful of Islington's Statement of Licensing Policy and in particular Paragraphs 30 (exceptions from the Cumulative Impact Policy), Policy 8 (management standards) and Policy 9 (diversity in the evening) which are of relevance to this particular premises.

Our client is keen to discuss any concerns that may be raised by interested persons or the responsible authorities to avoid the need for a hearing and for that purpose, we would be grateful if you could provide our contact details, perhaps by showing a copy of this letter, to anyone who makes an enquiry concerning the application or suggests that they are proposing to make a representation.

In the event of any query, this matter is being dealt with by Mr Luke Williams who can be contacted at lw@licensinglawyers.co.uk.

Yours faithfully,

Licensing Lawyers

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Runway East Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
52-60 Tabernacle Street, Islington, London, EC2A 4NJ			
Post town	London	Postcode	EC2A 4NJ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	Premises does not appear to have a rateable value

Part 2 - Applicant details

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

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) please complete section (B)
- iii as an unincorporated association or please complete section (B)
- iv other (for example a statutory corporation) please complete section (B)

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

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

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

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SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

Name Runway East Limited
Address Runway East New City Court 20 St. Thomas Street Southwark, London, SE1 9RS
Registered number (where applicable) ██████████
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited company
Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY

As soon as possible

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)
Serviced offices and workspaces tailored towards businesses and professionals.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors <input type="checkbox"/>																							
				Outdoors <input type="checkbox"/>																							
<table border="1"> <thead> <tr> <th>Day</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>Mon</td> <td></td> <td></td> </tr> <tr> <td>Tue</td> <td></td> <td></td> </tr> <tr> <td>Wed</td> <td></td> <td></td> </tr> <tr> <td>Thur</td> <td></td> <td></td> </tr> <tr> <td>Fri</td> <td></td> <td></td> </tr> <tr> <td>Sat</td> <td></td> <td></td> </tr> <tr> <td>Sun</td> <td></td> <td></td> </tr> </tbody> </table>			Day	Start	Finish	Mon			Tue			Wed			Thur			Fri			Sat			Sun			<u>Both</u> <input type="checkbox"/>
Day	Start	Finish																									
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			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)																								
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)																								

E

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

F

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

G

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

H

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

I

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	09:00	23:30			
Tue	09:00	23:30			
Wed	09:00	23:30			
Thur	09:00	23:30			
Fri	09:00	23:30			
Sat	09:00	23:30			
Sun	09:00	23:30			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

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

Name Natasha Guerra	
Date of birth ██████████	
Address ██████████ ██████████	
Postcode	██████████
Personal licence number (if known) ██████████	
Issuing licensing authority (if known) ██████████	

K

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

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	00:00		<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)</p> <p>In line with its primary function as serviced offices the premises is open 24/7 to registered members and their guests.</p>
Tue	00:00		
Wed	00:00		
Thur	00:00		
Fri	00:00		
Sat	00:00		
Sun	00:00		

M

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

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

The Primary use of the premises shall be the provision of the office services including; co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, exhibitions, meeting facilities, receptions, conferences and seminars.

The Licensee shall ensure that staff carrying out licensable activities are trained to promote the four licencing objectives, compliance with the Licencing Act 2003 and to enforce age verification in accordance with the 'Challenge 25' policy. Staff shall sign training records to confirm they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered and make them available for inspection upon request by the licensing team, police or trading standards. These records shall be kept for at least 12 months from the date of the training.

b) The prevention of crime and disorder

CCTV is in place throughout the building and includes all access/exits to the building & licensable areas. A recording is kept for 31 days and available to the police and any other responsible authority upon request and where compliant with data protection legislation.

We will keep an incident logbook on site that will be 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 Police

- 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 refusal of the sale of alcohol
- g. any visit by a relevant authority or emergency services.

The maximum number of persons accommodated at any one time should not exceed the following: Inside Area – 100
Outside Area – 60

c) Public safety

Staff are trained in the health and safety measures applicable to the premises and the action to be taken in the event of an emergency or evacuation.

All other public safety matters at the premises are adequately covered by statutory provisions such as The Health and Safety at Work (etc) Act 1974 and The Regulatory Reform (Fire Safety) Order 2005.

d) The prevention of public nuisance

Alcoholic drinks purchased from the premises shall not be taken away from the immediate curtilage of the premises in open containers such as glasses or opened bottles.

Staff shall request that patrons dispose of such containers prior to leaving the premises. A sign shall be displayed near to any exits of the premises to make patrons aware of this requirement.

A telephone number shall be prominently displayed on the exterior of the premises and on the business website of the licence holder to provide a means of contact for any person who should have cause to complain that they are disturbed by noise from the premises.

A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to neighbours.

No speakers for amplification of music shall be placed on the outside of the premises or on the outside of any building forming a part of the premises.

Other matters relating to public nuisance are adequately controlled through the provisions of the Environmental Protection Act 1990, the Noise Act 1996 and the Anti-social Behaviour, Crime and Policing Act 2014.

e) The protection of children from harm

No unaccompanied person under the age of 16 years shall be permitted on the premises at any time.

The premises shall operate a 'Challenge 25' policy, whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card.

Age check or 'Challenge 25' signage shall be displayed at areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

Checklist:

Please tick to indicate agreement

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

Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	31-10-2022
Capacity	Solicitors and agents for the applicant

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

**Licensing Lawyers
The Old Counting House
82e High Street**

Post town	Wallingford	Postcode	OX10 OBS
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Telephone number (if any)	01491 729454/08445561193
---------------------------	---------------------------------

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
applications@licensinglawyers.co.uk

Appendix 2

Name: [REDACTED]

Interest: Resident

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

WRITTEN OBJECTION – RE PREMISES LICENSE APPLICATION

RE: GROUND FLOOR, 52-60 TABERNACLE STREET, ISLINGTON, LONDON, EC2A 4NJ (THE “APPLICANT PREMISES”)

YOUR REF: WK/220034778

Dear Sirs,

I am a local resident writing to **strongly object** to the premises license application by the Applicant Premises due to concerns regarding:

1. The prevention of **public nuisance**, particularly due to:
 - Noise
 - Disturbance
 - Nuisance
2. Public safety, particularly due to:
 - Highway safety, inadequate parking and access

Detailed rationale for the above reasons for objection are set out at Part B. “Key Points of Objection” sections 1 - 2 of this objection letter.

Part A. of this objection letter sets out some background regarding the quiet residential nature of surroundings to the Applicant Premises and the general acoustic sensitivities of Tabernacle Street due to it being narrow with high-sided buildings.

A. Background – (i) predominantly quiet residential surroundings to Applicant Premises and (ii) acoustic sensitivities of Tabernacle Street

I have lived for the last 16 years in a listed residential building [REDACTED], where the large bedroom and living area windows of each residential unit [REDACTED] onto Tabernacle Street. Our residential building is approximately only [REDACTED] metres away from the Applicant Premises and its residents would therefore be directly impacted by any resulting noise created by the operation of the Applicant Premises, its patrons entering/exiting the venue or related taxi/traffic congestion.

(i) Predominantly quiet residential surroundings to the Applicant Premises

Please note the west-facing immediate surroundings to the Applicant Premises are **predominantly residential**. There are more than thirty (30) individual residential units in immediate “ear-shot” vicinity of the Applicant Premises on both Tabernacle Street (at numbers [REDACTED], [REDACTED] and [REDACTED] Tabernacle Street) and Leonard Street (at the Galaxy House development), which would potentially be affected by operation of the Applicant Premises, noise from its users or related traffic/taxi congestion. I also understand there is a similar mass of residential units to the immediate east of the Applicant Premises with a further approximately 20+ residential units each with proximity to the Applicant Premises on Clere Street and Paul Street.

Tabernacle Street itself is ordinarily an incredibly quiet street, sensitively set within the Bunhill Fields and Finsbury Square Conservation Area away from main roads and heavy footfall areas. Aside from the mass of residential units, commercial premises on Tabernacle Street are typically office spaces for local 9am-6pm weekday creative and tech industries. The majority of buildings and residences on Tabernacle Street are converted Victorian warehouses or other Victorian-era buildings of significance and are either Grade II listed or Locally Listed buildings (i.e. buildings felt by Islington Council to be of local importance due to their architectural, historical or environmental significance).

(ii) Acoustic sensitivities of Tabernacle Street

Due to Tabernacle Street being a narrow single-lane one-way street with tall (5-6 storey) buildings on each side, any additional street noise (e.g. caused by operation of the Applicant Premises, transiting patrons or any related taxi/traffic congestion) would be funnelled along Tabernacle Street towards the residential properties at numbers [REDACTED], [REDACTED], [REDACTED] and [REDACTED], traveling very easily and reverberating between the high-sided buildings. Essentially there is a canyoning and amplifying effect for any street noise occurring on Tabernacle Street and adjoining junctions with Clere Street and Leonard Street.

Local resident concerns regarding the adverse effects of street noise and the acoustic circumstances of Tabernacle Street (particularly the canyoning and amplifying effect of any street noise occurring on Tabernacle Street) have previously been observed and acknowledged by

both Islington Council and Hackney Council during earlier planning and licencing applications for potential use of nearby locations by hospitality businesses. The most recent being with respect to local resident objections made versus Hackney Council Application Numbers:

- 2021/1419/OBS (Location: Car Park, Clere Street, EC2A 4UY; Case officer: Nick Bovaird);
- 2017/0274 (Applicant: McQueen Outdoor; Case officer: Gerard Livett); and
- 2016/1670 (Applicant: McQueen Outdoor; Case officer: Gerard Livett).

With both McQueen Outdoor applications, similar residential complaints and observations regarding the adverse effects of street noise and the acoustic circumstances of Tabernacle Street (particularly the canyoning and amplifying effect of any street noise occurring on Tabernacle Street) were also made to Islington Council (via Anne Brothers, Licensing Noise Liaison Officer, Pollution Team, Public Protection Division) and verified by location visits by Islington Council's Noise Patrol team.

Unfortunately it only takes one or two inebriated or noisy individuals shouting on the street late at night, or car horns from congested late night traffic or music/party noise through an open window or from an outside terrace to cause significant nuisance and disruption to residents living on Tabernacle Street, particularly when trying to sleep. Residents in ■■■ Tabernacle Street typically each have four large oversized original warehouse windows to their bedroom and main living area, facing immediately onto Tabernacle Street a mere 20 metres from the Applicant Premises. The windows are effectively floor to ceiling and mine are single-paned (i.e. original glass and not double-glazed). This means street noise is incredibly audible through the closed windows particularly whilst trying to sleep, even whilst wearing earplugs.

B. Key points of Objection

1. The prevention of public nuisance, particularly due to:

- **Noise**
- **Disturbance**
- **Nuisance**

I am very concerned about the potential for late night noise and disruption on Tabernacle Street caused by users of the Applicant Premises impacting local residents, particularly during hours when residents are trying to sleep.

The potential combination of the Applicant's Premises' 24 hours a day opening/operating hours with a late night alcohol license (0900-2330) 7 days a week is very concerning with the potential for alcohol-fuelled noise and disruption to local residents to occur at any point 24 hours a day / 7 days a week but most particularly late at night when local residents are trying to sleep.

I am very concerned about the risk of patrons of the Applicant Premises causing noise and disturbance to local residents, especially late at night, such as:

- Noisy individuals leaving the Applicant Premises
- Groups of people having noisy smoking breaks on street outside the Applicant Premises
- People drinking noisily outside on street
- People noisily waiting outside the Applicant Premises or elsewhere on Tabernacle Street for late night taxi pick-ups for long periods or otherwise being very slow to disperse
- Evening and late-night taxi drop-offs and pick-ups creating traffic congestion on Tabernacle Street which is a narrow single lane one-way street with no or limited parking spaces nearby, creating further noise disturbance:
 - o When traffic congestion occurs on Tabernacle Street (or nearby Clere Street or Leonard Street), traffic becomes backed-up and noisy very quickly as held-up vehicles inevitably blare horns repeatedly. At late night and weekends, such taxi drop-offs and pick-ups would also add to the existing traffic congestion and noise caused by the current operation of Q Shoreditch bar and nightclub at 55-61 Tabernacle Street, London EC2A 4AA and risk worsening the late-night noise situation generally on Tabernacle Street.
 - o Notwithstanding that there is no or limited parking space nearby, there is a risk of taxis nevertheless waiting on Tabernacle Street or Clere Street for long periods of time to pick up patrons with resulting loud idling engine noise also disturbing residents late at night.
- Noise from patrons drinking in the large outdoor terrace area on the ground floor of the Applicant Premises.
 - o I am concerned that the combination of an alcohol license with the large outdoor terrace area on the ground floor of the Applicant Premises risks this outside space being used by groups of patrons for noisy outside drinking both during the daytime as well as evening/late-night. Any noise from the Applicant Premises' ground floor large outdoor terrace area will be equally audible and disruptive to local residents as noise outside on Tabernacle Street itself.
- Risk of loud amplified music being played to accompany any alcohol license both inside the Applicant Premises and also in the large outdoor terrace area on the ground floor of the Applicant Premises and such loud amplified music being audible and disturbing to local residents.

Any occurrence of the types of noise disturbance listed above will be very audible and disruptive to residents on Tabernacle Street, affecting the amenity of residents during evenings, weekends and particularly late at night when residents are trying to sleep.

General unsuitability of co-working office spaces as a licensed premises

In general, I am very concerned about the possibility of the Applicant Premises in effect being used as a hospitality venue outside of ordinary working hours (i.e., Mon-Fri 9am – 6pm, excluding bank holidays), which I consider highly inappropriate, and the potential impact to local residents in neighbouring buildings in terms of noise, nuisance and disruption.

- Co-working business spaces are arguably fundamentally unsuitable to be licensed premises at all unless they are subject to continuous effective direct (i.e., human on-site) controls, supervision and monitoring by directly accountable and immediately contactable members of staff who can prevent any alcohol/noise-related issues arising during hours of operation and who can intervene immediately if any issues arise. Many co-working spaces lack any 24/7 on-site human security/supervision whilst tenants of the co-working space can potentially access such spaces 24/7 – in my experience in Shoreditch, this can lead to

tenants taking advantage of their unsupervised and uncontrolled access to use the co-working space as a location for an “after-hours” late night or weekend-long drinking party for them and their friends or even worse.

- I consider the licensed hours requested by the Applicant Premises as inappropriate for a co-working facility and even more inappropriate for a co-working facility situated immediately opposite and nearby multiple residential properties.
- Please note residents at [redacted] Tabernacle Street suffered regular significant noise and nuisance disturbance during 2020-2021 from a neighbouring co-working business located at 49 Tabernacle Street due to multiple alcohol-fuelled parties, loud amplified music and related noise occurring during late night (e.g., 6pm – 5am) causing significant noise and disruption both from inside 49 Tabernacle Street and also outside on Tabernacle Street itself. This resulted in multiple complaints being made to local police by residents of [redacted] Tabernacle Street. Despite numerous complaints being made to very-hard-to-contact management of 49 Tabernacle Street, the noise and disruption continued for over a year until the relevant co-working business vacated the property and the building was closed for refurbishment. As 49 Tabernacle Street was never licensed for the sale and consumption of alcohol, I am therefore doubly concerned about the Applicant Premises running a similar co-working space business model and obtaining a license which would explicitly permit all day and late-night drinking 7 days a week and which I understand would also allow for loud amplified music to be played.

Cumulative Impact of an additional licenced premises to area would be highly negative

I am also very concerned about the cumulative effect of the potential addition of another licensed premises to Tabernacle Street on top of two existing major nearby licensed premises:

- Q Shoreditch bar and nightclub at 55-61 Tabernacle Street, London EC2A 4AA (which has a capacity of 260 and whose operation and patrons create levels of noise disruption which historically have often exceeded levels tolerable by local residents). Islington Council will be aware of numerous historical local resident complaints versus Q Shoreditch (and its previous name McQueen) plus occasions when police have been called to attend disturbance and public order incidents caused by drunken patrons.
- XOYO nightclub at 32-37 Cowper Street EC2A 4AP (which has a capacity of 800). Whilst located further to the north end of Tabernacle Street, patrons of XOYO often cause late night noise and disruption to residents of [redacted] Tabernacle Street when dispersing south down Tabernacle Street at closing time (often between 0300 and 0400, with groups of patrons shouting their way slowly past [redacted] Tabernacle Street), notwithstanding that I understand it is a condition of XOYO's license that patrons are dispersed north and west of XOYO at closing time and not South down Tabernacle Street.

I am therefore very concerned that the addition of a further licenced premises on Tabernacle Street with 24/7 hours of operation will detrimentally affect the very delicate balance between existing licensed premises on Tabernacle Street and local residents, with the additional noise and disturbance tipping the balance very detrimentally against residents' ability to enjoy their homes, their ability to sleep and impacting their mental health.

I note that the address of the Applicant Premises falls within the Bunhill Cumulative Impact Area under Islington Council's January 2013 Cumulative Impact Policy. I would strongly anticipate that the award of a premises license to the Applicant Premises would further contribute to the existing problems caused by current nearby licensed venues (e.g., Q Shoreditch, XOYO) and I would recommend that Applicant Premises not be awarded a premises license on this basis.

2. Public safety, particularly due to:

- **Highway safety, inadequate parking and access**

The award of an all-day/late-night drinking license to the Applicant Premises' will likely also generate an increase in the amount of local road traffic (most likely waiting taxis and pick-ups of patrons), and therefore increase competition over limited on-road parking on the surrounding narrow one-way streets, including Tabernacle Street. This increase in traffic would be more acute later at night as it would coincide with the closing and patron dispersal times of nearby Q Shoreditch.

As a reminder, Tabernacle Street is a narrow single lane one-way street. Clere Street is also a narrow single lane street but permits two-way traffic. There is very little parking or waiting space for traffic or taxis on Tabernacle Street or Clere Street meaning that traffic will become backed up very quickly on these streets due to cars or taxis dropping off or picking up patrons mid-road.

This will also potentially lead to highway safety issues from vehicle drivers (whether taxis or cars for patrons of Q Shoreditch or taxis for patrons of the Applicant Premises) trying to squeeze their cars into inadequate space, late-night traffic congestion among narrow single-lane one-way streets with patron taxi mid-road drop-offs/pick-ups causing further congestion, noise and potential highway danger to patrons and local residents.

Hackney Council's proposed pedestrianisation of the section of Leonard Street between Tabernacle Street and Leonard Street also risks increasing further late-night road traffic congestion and general noise associated with taxis dropping-off, waiting for and picking-up customers on Tabernacle Street with attendant highway safety risk to the public and potentially amplifying the overall impact of the Applicant Premises to highway safety.

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I am very happy to appear at any relevant committee meetings in relation to the application. I would also be happy to invite a representative of the licensing department to meet with me at [redacted] Tabernacle Street to allow me to illustrate my objections at first hand.

Thank you for your consideration of the above.

Yours faithfully,

A black rectangular redaction box covering the signature area.

Name: [REDACTED]

Interest: Resident

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

WRITTEN OBJECTION – RE PREMISES LICENSE APPLICATION

RE: GROUND FLOOR, 52-60 TABERNACLE STREET, ISLINGTON, LONDON, EC2A 4NJ (THE “APPLICANT PREMISES”)

YOUR REF: WK/220034778

Dear Sirs,

I am a local resident writing to **strongly object** to the premises license application by the Applicant Premises due to concerns regarding:

1. The prevention of **public nuisance**, particularly due to:
 - Noise
 - Disturbance
 - Nuisance
2. Public safety, particularly due to:
 - Highway safety, inadequate parking and access

Detailed rationale for the above reasons for objection are set out at Part B. “Key Points of Objection” sections 1 - 2 of this objection letter.

Part A. of this objection letter sets out some background regarding the quiet residential nature of surroundings to the Applicant Premises and the general acoustic sensitivities of Tabernacle Street due to it being narrow with high-sided buildings.

A. Background – (i) predominantly quiet residential surroundings to Applicant Premises and (ii) acoustic sensitivities of Tabernacle Street

I have lived for the last 3 years in a listed residential building [REDACTED] Tabernacle Street, EC2A 4AA), where the large bedroom and living area windows of each residential unit [REDACTED] onto Tabernacle Street. Our residential building is approximately only [REDACTED] metres away from the Applicant Premises and its residents would therefore be directly impacted by any resulting noise created by the operation of the Applicant Premises, its patrons entering/exiting the venue or related taxi/traffic congestion.

(i) Predominantly quiet residential surroundings to the Applicant Premises

Please note the west-facing immediate surroundings to the Applicant Premises are **predominantly residential**. There are more than thirty (30) individual residential units in immediate "ear-shot" vicinity of the Applicant Premises on both Tabernacle Street (at numbers [REDACTED], [REDACTED], [REDACTED] and [REDACTED] Tabernacle Street) and Leonard Street (at the Galaxy House development), which would potentially be affected by operation of the Applicant Premises, noise from its users or related traffic/taxi congestion. I also understand there is a similar mass of residential units to the immediate east of the Applicant Premises with a further approximately 20+ residential units each with proximity to the Applicant Premises on Clere Street and Paul Street.

Tabernacle Street itself is ordinarily an incredibly quiet street, sensitively set within the Bunhill Fields and Finsbury Square Conservation Area away from main roads and heavy footfall areas. Aside from the mass of residential units, commercial premises on Tabernacle Street are typically office spaces for local 9am-6pm weekday creative and tech industries. The majority of buildings and residences on Tabernacle Street are converted Victorian warehouses or other Victorian-era buildings of significance and are either Grade II listed or Locally Listed buildings (i.e. buildings felt by Islington Council to be of local importance due to their architectural, historical or environmental significance).

(ii) Acoustic sensitivities of Tabernacle Street

Due to Tabernacle Street being a narrow single-lane one-way street with tall (5-6 storey) buildings on each side, any additional street noise (e.g. caused by operation of the Applicant Premises, transiting patrons or any related taxi/traffic congestion) would be funnelled along Tabernacle Street towards the residential properties at numbers [REDACTED], [REDACTED], [REDACTED] and [REDACTED] traveling very easily and reverberating between the high-sided buildings. Essentially there is a canyoning and amplifying effect for any street noise occurring on Tabernacle Street and adjoining junctions with Clere Street and Leonard Street.

Local resident concerns regarding the adverse effects of street noise and the acoustic circumstances of Tabernacle Street (particularly the canyoning and amplifying effect of any street noise occurring on Tabernacle Street) have previously been observed and acknowledged by

both Islington Council and Hackney Council during earlier planning and licencing applications for potential use of nearby locations by hospitality businesses. The most recent being with respect to local resident objections made versus Hackney Council Application Numbers:

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Unfortunately it only takes one or two inebriated or noisy individuals shouting on the street late at night, or car horns from congested late night traffic or music/party noise through an open window or from an outside terrace to cause significant nuisance and disruption to residents living on Tabernacle Street, particularly when trying to sleep. Residents in ■■■ Tabernacle Street typically each have four large oversized original warehouse windows to their bedroom and main living area, facing immediately onto Tabernacle Street a mere ■■■ metres from the Applicant Premises. This means street noise is incredibly audible through the closed windows particularly whilst trying to sleep, even whilst wearing earplugs.

B. Key points of Objection

1. The prevention of public nuisance, particularly due to:

- **Noise**
- **Disturbance**
- **Nuisance**

I am very concerned about the potential for late night noise and disruption on Tabernacle Street caused by users of the Applicant Premises impacting local residents, particularly during hours when residents are trying to sleep.

The potential combination of the Applicant's Premises' 24 hours a day opening/operating hours with a late night alcohol license (0900-2330) 7 days a week is very concerning with the potential for alcohol-fuelled noise and disruption to local residents to occur at any point 24 hours a day / 7 days a week but most particularly late at night when local residents are trying to sleep.

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- People drinking noisily outside on street
- People noisily waiting outside the Applicant Premises or elsewhere on Tabernacle Street for late night taxi pick-ups for long periods or otherwise being very slow to disperse
- Evening and late-night taxi drop-offs and pick-ups creating traffic congestion on Tabernacle Street which is a narrow single lane one-way street with no or limited parking spaces nearby, creating further noise disturbance:
 - o When traffic congestion occurs on Tabernacle Street (or nearby Clere Street or Leonard Street), traffic becomes backed-up and noisy very quickly as held-up vehicles inevitably blare horns repeatedly. At late night and weekends, such taxi drop-offs and pick-ups would also add to the existing traffic congestion and noise caused by the current operation of Q Shoreditch bar and nightclub at 55-61 Tabernacle Street, London EC2A 4AA and risk worsening the late-night noise situation generally on Tabernacle Street.
 - o Notwithstanding that there is no or limited parking space nearby, there is a risk of taxis nevertheless waiting on Tabernacle Street or Clere Street for long periods of time to pick up patrons with resulting loud idling engine noise also disturbing residents late at night.
- Noise from patrons drinking in the large outdoor terrace area on the ground floor of the Applicant Premises.
 - o I am concerned that the combination of an alcohol license with the large outdoor terrace area on the ground floor of the Applicant Premises risks this outside space being used by groups of patrons for noisy outside drinking both during the daytime as well as evening/late-night. Any noise from the Applicant Premises' ground floor large outdoor terrace area will be equally audible and disruptive to local residents as noise outside on Tabernacle Street itself.
- Risk of loud amplified music being played to accompany any alcohol license both inside the Applicant Premises and also in the large outdoor terrace area on the ground floor of the Applicant Premises and such loud amplified music being audible and disturbing to local residents.

Any occurrence of the types of noise disturbance listed above will be very audible and disruptive to residents on Tabernacle Street, affecting the amenity of residents during evenings, weekends and particularly late at night when residents are trying to sleep.

General unsuitability of co-working office spaces as a licensed premises

In general, I am very concerned about the possibility of the Applicant Premises in effect being used as a hospitality venue outside of ordinary working hours (i.e., Mon-Fri 9am – 6pm, excluding bank holidays), which I consider highly inappropriate, and the potential impact to local residents in neighbouring buildings in terms of noise, nuisance and disruption.

- Co-working business spaces are arguably fundamentally unsuitable to be licensed premises at all unless they are subject to continuous effective direct (i.e., human on-site) controls, supervision and monitoring by directly accountable and immediately contactable members of staff who can prevent any alcohol/noise-related issues arising during hours of operation and who can intervene immediately if any issues arise. Many co-working spaces lack any 24/7 on-site human security/supervision whilst tenants of the co-working space can potentially access such spaces 24/7 – in my experience in Shoreditch, this can lead to

tenants taking advantage of their unsupervised and uncontrolled access to use the co-working space as a location for an “after-hours” late night or weekend-long drinking party for them and their friends or even worse.

- I consider the licensed hours requested by the Applicant Premises as inappropriate for a co-working facility and even more inappropriate for a co-working facility situated immediately opposite and nearby multiple residential properties.
- Please note residents at [redacted] Tabernacle Street suffered regular significant noise and nuisance disturbance during 2020-2021 from a neighbouring co-working business located at 49 Tabernacle Street due to multiple alcohol-fuelled parties, loud amplified music and related noise occurring during late night (e.g., 6pm – 5am) causing significant noise and disruption both from inside 49 Tabernacle Street and also outside on Tabernacle Street itself. This resulted in multiple complaints being made to local police by residents of [redacted] Tabernacle Street. Despite numerous complaints being made to very-hard-to-contact management of 49 Tabernacle Street, the noise and disruption continued for over a year until the relevant co-working business vacated the property and the building was closed for refurbishment. As 49 Tabernacle Street was never licensed for the sale and consumption of alcohol, I am therefore doubly concerned about the Applicant Premises running a similar co-working space business model and obtaining a license which would explicitly permit all day and late-night drinking 7 days a week and which I understand would also allow for loud amplified music to be played.

Cumulative Impact of an additional licenced premises to area would be highly negative

I am also very concerned about the cumulative effect of the potential addition of another licensed premises to Tabernacle Street on top of two existing major nearby licensed premises:

- Q Shoreditch bar and nightclub at 55-61 Tabernacle Street, London EC2A 4AA (which has a capacity of 260 and whose operation and patrons create levels of noise disruption which historically have often exceeded levels tolerable by local residents). Islington Council will be aware of numerous historical local resident complaints versus Q Shoreditch (and its previous name McQueen) plus occasions when police have been called to attend disturbance and public order incidents caused by drunken patrons.
- XOYO nightclub at 32-37 Cowper Street EC2A 4AP (which has a capacity of 800). Whilst located further to the north end of Tabernacle Street, patrons of XOYO often cause late night noise and disruption to residents of [redacted] Tabernacle Street when dispersing south down Tabernacle Street at closing time (often between 0300 and 0400, with groups of patrons shouting their way slowly past [redacted] Tabernacle Street), notwithstanding that I understand it is a condition of XOYO’s license that patrons are dispersed north and west of XOYO at closing time and not South down Tabernacle Street.

I am therefore very concerned that the addition of a further licenced premises on Tabernacle Street with 24/7 hours of operation will detrimentally affect the very delicate balance between existing licensed premises on Tabernacle Street and local residents, with the additional noise and disturbance tipping the balance very detrimentally against residents’ ability to enjoy their homes, their ability to sleep and impacting their mental health.

I note that the address of the Applicant Premises falls within the Bunhill Cumulative Impact Area under Islington Council’s January 2013 Cumulative Impact Policy. I would strongly anticipate that the award of a premises license to the Applicant Premises would further contribute to the existing problems caused by current nearby licensed venues (e.g., Q Shoreditch, XOYO) and I would recommend that Applicant Premises not be awarded a premises license on this basis.

2. Public safety, particularly due to:

- **Highway safety, inadequate parking and access**

The award of an all-day/late-night drinking license to the Applicant Premises’ will likely also generate an increase in the amount of local road traffic (most likely waiting taxis and pick-ups of patrons), and therefore increase competition over limited on-road parking on the surrounding narrow one-way streets, including Tabernacle Street. This increase in traffic would be more acute later at night as it would coincide with the closing and patron dispersal times of nearby Q Shoreditch.

As a reminder, Tabernacle Street is a narrow single lane one-way street. Clere Street is also a narrow single lane street but permits two-way traffic. There is very little parking or waiting space for traffic or taxis on Tabernacle Street or Clere Street meaning that traffic will become backed up very quickly on these streets due to cars or taxis dropping off or picking up patrons mid-road.

This will also potentially lead to highway safety issues from vehicle drivers (whether taxis or cars for patrons of Q Shoreditch or taxis for patrons of the Applicant Premises) trying to squeeze their cars into inadequate space, late-night traffic congestion among narrow single-lane one-way streets with patron taxi mid-road drop-offs/pick-ups causing further congestion, noise and potential highway danger to patrons and local residents.

Hackney Council’s proposed pedestrianisation of the section of Leonard Street between Tabernacle Street and Leonard Street also risks increasing further late-night road traffic congestion and general noise associated with taxis dropping-off, waiting for and picking-up customers on Tabernacle Street with attendant highway safety risk to the public and potentially amplifying the overall impact of the Applicant Premises to highway safety.

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Thank you for your consideration of the above.

Yours faithfully,

A large, solid black rectangular box redacting the signature of the sender.

From: [REDACTED]
To: [Licensing](#)
Cc: [REDACTED]
Subject: Legal Objection to License Application for 52-60 Tabernacle Street EC2A 4NJ (REF: WK/220034778)
Date: 22 November 2022 11:18:10
Attachments: [image001.jpg](#)
Importance: High

[External]

Legal Objection on the license application of 52-60 TABERNAACLE STREET, ISLINGTON, LONDON, EC2A 4NJ (14.11.22). REF: WK/220034778

Dear Sirs,

I am a local property owner just [REDACTED] from the 52-60 Tabernacle Street proper, and will with this written objection want to object to the premises license application by the applicant due to mainly 2 reasons: i) Prevention of public nuisance (noise, disturbance) and ii) Public safety, particularly due to Tabernacle Street being a narrow, one-way street, with lots of walking people and cars driving by with high speed, i.e. approving this application would jeopardise highway safety and public pedestrian safety as well.

Detailed rationale for the above reasons are explained below., but happy to follow up to participate in an interview and also welcome a visit from the council if they would like to understand better my points of views or inspect my property to test some my views below. More than happy to. I think a constructive dialogue where the council and the property owners and local residents meet and discuss and explain what is best for each other is always the best way forward.

Background on how sensitive the quiet residential surroundings and in particular acoustic sensitivities of Tabernacle Street

In our listed residential building [REDACTED] Tabernacle Street, EC2A 4AA), all residents' bedrooms and living area windows of each residential unit [REDACTED] onto Tabernacle Street. Our residential building is approximately only 20 metres away from the Applicant Premises and its residents would therefore be directly impacted by any resulting noise created by the operation of the Applicant Premises, its patrons entering/exiting the venue or related taxi/traffic congestion.

Tabernacle Street itself is ordinarily an incredibly quiet street, sensitively set within the Bunhill Fields and Finsbury Square Conservation Area away from main roads and heavy footfall areas. Aside from the mass of residential units, commercial premises on Tabernacle Street are typically office spaces for local 9am-6pm weekday creative and tech industries. The majority of buildings and residences on Tabernacle Street are converted Victorian warehouses or other Victorian-era buildings of significance and are either Grade II listed or Locally Listed buildings (i.e. buildings felt by Islington Council to be of local importance due to their architectural, historical or environmental significance).

Please note the west-facing immediate surroundings to the Applicant Premises are predominantly residential. There are more than thirty (30) individual residential units in immediate "ear-shot" vicinity of the Applicant Premises on both Tabernacle Street (at numbers [REDACTED], [REDACTED], [REDACTED] and [REDACTED] Tabernacle Street) and Leonard Street (at the Galaxy House development), which would potentially be affected by operation of the Applicant Premises, noise from its users or related traffic/taxi congestion. I also understand there is a similar mass of residential units to the immediate east of the Applicant Premises with a further approximately 20+ residential units each with proximity to the Applicant Premises on Clere Street and Paul Street.

Due to Tabernacle Street being a narrow single-lane one-way street with tall (5-6 storey) buildings on each side, any additional street noise (e.g. caused by operation of the Applicant Premises, transiting patrons or any related

taxi/traffic congestion) would be funnelled along Tabernacle Street towards the residential properties at numbers ■■■, ■■■, ■■■ and ■■■, traveling very easily and reverberating between the high-sided buildings. Essentially there is a canyoning and amplifying effect for any street noise occurring on Tabernacle Street and adjoining junctions with Clere Street and Leonard Street.

Local resident concerns regarding the adverse effects of street noise and the acoustic circumstances of Tabernacle Street (particularly the canyoning and amplifying effect of any street noise occurring on Tabernacle Street) have previously been observed and acknowledged by both Islington Council and Hackney Council during earlier planning and licencing applications for potential use of nearby locations by hospitality businesses. The most recent being with respect to local resident objections made versus Hackney Council Application Numbers: 2021/1419/OBS (Location: Car Park, Clere Street, EC2A 4UY; Case officer: Nick Bovaird); 2017/0274 (Applicant: McQueen Outdoor; Case officer: Gerard Livett); and 2016/1670 (Applicant: McQueen Outdoor; Case officer: Gerard Livett). With both McQueen Outdoor applications, similar residential complaints and observations regarding the adverse effects of street noise and the acoustic circumstances of Tabernacle Street (particularly the canyoning and amplifying effect of any street noise occurring on Tabernacle Street) were also made to Islington Council (via Anne Brothers, Licencing Noise Liaison Officer, Pollution Team, Public Protection Division) and verified by location visits by Islington Council's Noise Patrol team.

On the prevention of public nuisance, particularly due to noise, disturbance, and nuisance

Due to the fact that I am already applying ear plugs every night, as the local club on the corner "Q Shoreditch", with a lot of illegal parked cars all the way up and down Tabernacle Street, I am very concerned about the potential for further late night noise and disruption on Tabernacle Street caused by users of the Applicant Premises impacting local residents, particularly during hours when residents are trying to sleep.

The potential combination of the Applicant's Premises' 24 hours a day opening/operating hours with a late night alcohol license (0900-2330) 7 days a week is very concerning with the potential for alcohol-fuelled noise and disruption to local residents to occur at any point 24 hours a day / 7 days a week but most particularly late at night when local residents are trying to sleep.

I am very concerned about the risk of patrons of the Applicant Premises causing noise and disturbance to local residents, especially late at night, such as: Noisy individuals leaving the Applicant Premises, Groups of people having noisy smoking breaks on street outside the Applicant Premises and People drinking noisily outside on street.

Furthermore, I see a high risk of loud amplified music being played to accompany any alcohol license both inside the Applicant Premises and also in the large outdoor terrace area on the ground floor of the Applicant Premises and such loud amplified music being audible and disturbing to local residents.

Any occurrence of the types of noise disturbance listed above will be very audible and disruptive to residents on Tabernacle Street, affecting the amenity of residents during evenings, weekends and particularly late at night when residents are trying to sleep.

I also, see a cumulative Impact of an additional licenced premises to area would be highly negative. I.e. I note that the address of the Applicant Premises falls within the Bunhill Cumulative Impact Area under Islington Council's January 2013 Cumulative Impact Policy. I would strongly anticipate that the award of a premises license to the Applicant Premises would further contribute to the existing problems caused by current nearby licensed venues (e.g., Q Shoreditch, XOYO) and I would recommend that Applicant Premises not be awarded a premises license on this basis.

Public safety, particularly due to: Highway safety, inadequate parking and access

As a reminder, Tabernacle Street is a narrow single lane one-way street. Clere Street is also a narrow single lane street but permits two-way traffic. There is very little parking or waiting space for traffic or taxis on Tabernacle Street or Clere Street meaning that traffic will become backed up very quickly on these streets due to cars or

taxi dropping off or picking up patrons mid-road.

The award of an all-day/late-night drinking license to the Applicant Premises' will likely also generate an increase in the amount of local road traffic (most likely waiting taxis and pick-ups of patrons), and therefore increase competition over limited on-road parking on the surrounding narrow one-way streets, including Tabernacle Street. This increase in traffic would be more acute later at night as it would coincide with the closing and patron dispersal times of nearby Q Shoreditch.

This will also potentially lead to highway safety issues from vehicle drivers (whether taxis or cars for patrons of Q Shoreditch or taxis for patrons of the Applicant Premises) trying to squeeze their cars into inadequate space, late-night traffic congestion among narrow single-lane one-way streets with patron taxi mid-road drop-offs/pick-ups causing further congestion, noise and potential highway danger to patrons and local residents.

Hackney Council's proposed pedestrianisation of the section of Leonard Street between Tabernacle Street and Leonard Street also risks increasing further late-night road traffic congestion and general noise associated with taxis dropping-off, waiting for and picking-up customers on Tabernacle Street with attendant highway safety risk to the public and potentially amplifying the overall impact of the Applicant Premises to highway safety.

Thank you for your consideration of the this formal written objection.

Kind regards,

[Redacted signature block]



[Redacted signature block]

Conditions Consistent with the Operating Schedule

1. The Primary use of the premises shall be the provision of the office services including; co-working facilities, shared workspace, private offices on flexible agreements, meeting rooms, conference rooms, exhibitions, meeting facilities, receptions, conferences and seminars.
2. The Licensee shall ensure that staff carrying out licensable activities are trained to promote the four licencing objectives, compliance with the Licencing Act 2003 and to enforce age verification in accordance with the 'Challenge 25' policy. Staff shall sign training records to confirm they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered and make them available for inspection upon request by the licensing team, police or trading standards. These records shall be kept for at least 12 months from the date of the training.
3. CCTV shall be in place throughout the building and includes all access/exits to the building and licensable areas. Recordings shall be kept for 31 days and made available to the police and any other responsible authority upon request and where compliant with data protection legislation.
4. There shall be an incident logbook on site that will be 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 Police
 - 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 refusal of the sale of alcohol
 - g. any visit by a relevant authority or emergency services.
5. The maximum number of persons accommodated at any one time should not exceed the following: Inside Area – 100
Outside Area – 60
6. Staff shall be trained in the health and safety measures applicable to the premises and the action to be taken in the event of an emergency or evacuation.
7. Alcoholic drinks purchased from the premises shall not be taken away from the immediate curtilage of the premises in open containers such as glasses or opened bottles. Staff shall request that patrons dispose of such containers prior to leaving the premises. A sign shall be displayed near to any exits of the premises to make patrons aware of this requirement.
8. A telephone number shall be prominently displayed on the exterior of the premises and on the business website of the licence holder to provide a means of contact for any person who should have cause to complain that they are disturbed by noise from the premises.

9. A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to neighbours.
10. No speakers for amplification of music shall be placed on the outside of the premises or on the outside of any building forming a part of the premises.
11. No unaccompanied person under the age of 16 years shall be permitted on the premises at any time.
12. The premises shall operate a 'Challenge 25' policy, whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card.
13. Age check or 'Challenge 25' signage shall be displayed at areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

Conditions proposed by Islington's Noise Service - Agreed

1. No noise or vibration shall emanate from the premises so as to cause a nuisance to nearby properties.
2. Where noise or vibration nuisance is witnessed and substantiated by a council officer, the licensee shall take immediate steps to prevent its recurrence.

Conditions proposed by the Metropolitan Police- Agreed

1. The premises shall not be open to the public at any time. Non-members shall be admitted only as invited guests of current members. Guests shall be logged through the use of a sign-in/guest book or similar.



SHOW LAYERS

COVID-19 +

Base Mapping |

MASTERMAP +

Islington and surrounding Borough Boundaries

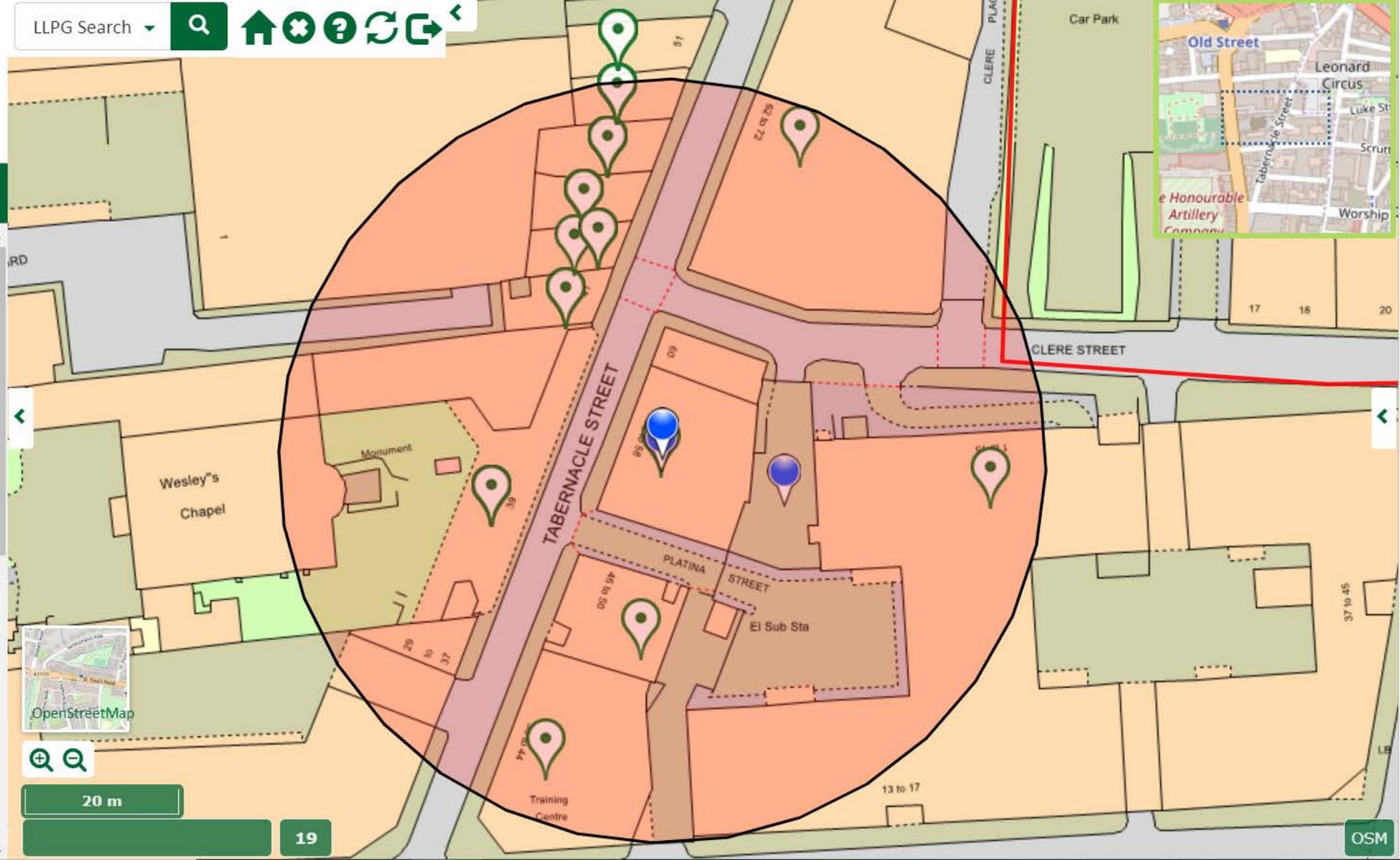
Islington Borough Boundary

LLPG Points (Postal)

LLPG Search

LLPG Simple Search

NLPG Points 100m Buffer to Islington (Postal)



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OSM