

London Borough of Islington

**Licensing Sub Committee B - 3 November 2022**

Minutes of the meeting of the Licensing Sub Committee B held by Zoom on 3 November 2022 at 6.30 pm.

**Present:**      **Councillors:**      Valerie Bossman-Quarshie (Chair), Matt Nathan  
(Vice-Chair) and Ben Mackmurdie

**Councillor Valerie Bossman-Quarshie in the Chair**

- 28      **INTRODUCTIONS AND PROCEDURE (Item A1)**  
Councillor Valerie Bossman-Quarshie welcomed everyone to the meeting and officers and members introduced themselves. The procedure for the conduct of the meeting was outlined.
- 29      **APOLOGIES FOR ABSENCE (Item A2)**  
There were no apologies for absence.
- 30      **DECLARATIONS OF SUBSTITUTE MEMBERS (Item A3)**  
There were no declarations of substitute members.
- 31      **DECLARATIONS OF INTEREST (Item A4)**  
There were no declarations of interest.
- 32      **ORDER OF BUSINESS (Item A5)**  
The order of business would be as the agenda. It was noted that Items B4 and B5 had been withdrawn from the agenda.
- 33      **MINUTES OF PREVIOUS MEETING (Item A6)**  
**NOTED** that due to a technical issue with internet connectivity for one of the members of the Sub-Committee, the meeting became inquorate and this item was deferred to a future meeting.
- 34      **CONSERVATORY ARCHIVES, 3 MIDDLETON MEWS, N7 9LT - NEW PREMISES LICENCE (Item B1)**  
The licensing officer reported that the applicant had agreed to remove the application for recorded music.
- The resident raised concerns about the noise from music and drinking alcohol in a very residential area.
- The applicant stated that he had removed the application for recorded music. He had consulted with the police and licensing authority about the application. It was

## Licensing Sub Committee B - 3 November 2022

proposed to sell alcohol only between noon and 7pm as they were aware that it was a residential area. The café area was 500 square foot and had capacity for 20 people. The sale of alcohol was ancillary to the operation of a garden centre with a focus on tropical plants. As part of the consultation with the police and the noise team, conditions had been accepted and would be placed on the licence. He had detailed this in a letter to residents.

In response to questions, the resident questioned whether alcohol in a garden centre was necessary. The applicant had sent a second letter to residents and there had been an invitation to a meeting. The resident present at the meeting was unable to attend this meeting. The applicant stated he was happy to be involved with the community in the future and would provide his personal number to residents.

In summary the resident stated that the removal of recorded music and the engagement was welcome but wonder if the sale of alcohol in a residential area was essential to the success of the café. She raised concerns around controls if the premises was rented out. She stated that it was positive that the hours were not late and this was not a pub setting.

The applicant considered that this was a great addition to the garden centre. The café was in a separate building and would be good for that type of premises particularly during the summer. The area may be rented out for photo shoots or for parties however, if this hours exceeded 7pm or there was a capacity of over 20 a separate temporary event notice would need to be applied for.

### **RESOLVED**

- 1) That the application for a new premises licence, in respect of Conservatory Archives, 3 Middleton Mews, N7 9LT, be granted to allow:-
  - a) The supply of alcohol, for consumption on and off the premises from 12 noon until 7pm Monday to Sunday.
  - b) The premises to be open to the public from 10 am until 7pm Monday to Sunday.
- 2) That conditions detailed on pages 37 to 38 of the agenda be applied to the licence.

### **REASONS FOR DECISION**

This meeting was facilitated by Zoom.

The Sub-Committee listened to all the evidence and submissions and read all the material. The Sub-Committee reached the decision having given consideration to the Licensing Act 2003, as amended, and its regulations, the national guidance and the Council's Licensing Policy.

Six local resident objections had been received and one resident attended. There had been no representations made by the responsible authorities.

The Sub-Committee noted that the hours sought were well within the hours specified in licensing policy 6.

The Sub-Committee heard evidence that the residents were concerned about noise from music and the possibility of drunken people in the street, particularly with children nearby. The resident confirmed that she had not realised that the applicant had removed his application for recorded music which she welcomed.

The Sub-Committee heard evidence from the applicant about the measures he was taking to ensure that no nuisance would be caused. The sale of alcohol was ancillary to the activities of the garden centre and the café could only accommodate 20 people. He was in touch by phone with some neighbours. He was prepared to give his mobile number to residents for use during operating hours so that he would be able to address any problems or issues. He might rent the premises out for photo shoots or parties but would apply for a temporary event notice if this involved the sale of alcohol late at night.

The Sub-Committee concluded that the granting of the licence with the agreed conditions would promote the licensing objectives. The Sub-Committee noted that the hours sought were limited to the early evening and alcohol would be sold in the context of a café attached to a garden centre. The Sub-Committee was satisfied that the operating schedule demonstrated high standards of management and that the proposed use, with the conditions attached would not negatively impact on any of the licensing objectives.

The Sub-Committee was satisfied that granting the premises licence was proportionate and appropriate to the promotion of the licensing objectives.

**35 GINGER AND MINT, 72 PREBEND STREET, N1 8PR - NEW PREMISES LICENCE (Item B2)**

**NOTED** that due to a technical issue with internet connectivity for one of the members of the Sub-Committee, the meeting became inquorate and this item was deferred to a future meeting.

**36 BELLA CAFE, 169 HORNSEY ROAD, N7 6RA - NEW PREMISES LICENCE (Item B3)**

**NOTED** that due to a technical issue with internet connectivity for one of the members of the Sub-Committee, the meeting became inquorate and this item was deferred to a future meeting.

**37 ST JOHN RESTAURANT, 26 ST JOHN STREET, EC1M 4AY - TEMPORARY EVENT NOTICE - REPORT WITHDRAWN (Item B4)**

The Sub-Committee noted that this item had been withdrawn from the agenda.

**38 THE REGENT, 201-203 LIVERPOOL ROAD, N1 1LX - TEMPORARY EVENT NOTICE (Item B5)**

The Sub-Committee noted that this item had been withdrawn from the agenda.

The meeting ended at 7.50 pm

**CHAIR**