

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

Report of: Director of Public Protection

Meeting of: Licensing Sub-Committee

Date: 20/04/2023

Ward(s): Holloway

## Subject:

# PREMISES LICENCE NEW APPLICATION

Re: M'NUCHAH, 392 CAMDEN ROAD,  
 ISLINGTON, LONDON, N7 0SJ

## 1. Synopsis

- 1.1. This is an application for the variation of a premise licence under the Licensing Act 2003.
- 1.2. The premises currently holds a licence allowing

The sale of alcohol, which may be consumed on off the premises	Monday – Thursday Friday – Saturday Sunday	11:00 – 00:00 11:00 – 01:00 12:00 – 23:30
Live music	Monday – Thursday Friday – Saturday Sunday	11:00 – 00:00 11:00 – 01:00 12:00 – 23:30
Recorded music	Monday – Thursday Friday – Saturday Sunday	11:00 – 00:00 11:00 – 01:00 12:00 – 23:30

Late Night Refreshment (supply of hot food and/or hot drinks between 23:00 and 05:00)	Monday – Saturday	23:00 – 23:30
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1.3. The variation application is to allow:

The sale of alcohol, which may be consumed on the premises	Monday – Thursday Friday – Saturday Sunday	17:00 – 23:30 17:00 – 00:30 17:00 – 23:00
Live music and films	Monday – Thursday Friday – Saturday Sunday	11:00 – 00:00 11:00 – 01:00 12:00 – 23:30
Recorded music	Monday – Thursday Friday – Saturday Sunday	11:00 – 00:00 11:00 – 01:00 09:00 – 23:30
Late Night Refreshment (supply of hot food and/or hot drinks between 23:00 and 05:00)	Monday – Saturday	23:00 – 23:30
The opening hours	Monday – Saturday	23:00 – 23:30

- An extension of the current licensable area to include the whole of the ground floor of the site and add toilet in the basement area.
- This application increases maximum capacity to 190 from the current capacity of 120.

1.4. Relevant Representations:

Licensing Authority	Yes
Metropolitan Police	Yes
Noise	No
Health and Safety	No

Trading Standards	Yes
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Two
Other bodies	No:

## 2. Recommendations

- 2.1. To determine the application for a variation of the premises licence under Section 34 of the Licensing Act 2003;
- 2.2. 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 4); 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 to amend the current layout plan for an existing licence, add the provision of film and to reduce the hours for the sale of alcohol so that they start at 17:00 and also reduces the terminal hour by thirty minutes.
- 3.2. The application does significantly increase the licensable area for the premises. The current licence at the premises was issued in 2005 so is quite historic.
- 3.3. The application has provided an update on the operating schedule in respect of public nuisance
- 3.4. The Council Noise Team made representation, but this representation was withdrawn after their conditions were agreed
- 3.5. The application is subject to representations from a local resident, the Licensing Authority, the Council's Trading Standards team and the Police licensing team.
- 3.6. The applicant has forward additional information in respect of the application. This information including additional layout plans, a proposal for the operation, before

and after photos and a letter from a legal representative are attached as Appendix 3.

- 3.7. The premises have instructed legal representation who have been in dialogue with the Police licensing team. Have e-mailed to state that their client now believes that the suggested conditions are all very reasonable.
- 3.8. The applicants solicitor has forwarded some terms and conditions of hire agreement. This is attached as Appendix 5.
- 3.9. The response to these terms and conditions from the Police Licensing Team is attached as Appendix 6.

## 4. Implications

### 4.1. **Financial Implications**

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £315.00. 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 have confirmed there are no implications for this application.

## 5. Conclusion and reasons for recommendations

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

### **Appendices:**

- Appendix 1: application form;
- Appendix 2: Current licence
- Appendix 3: Supporting material
- Appendix 4: Representations;
- Appendix 5: Terms of hire agreement
- Appendix 6: Response to terms of hire agreement from the Police Licensing Team
- Appendix 7: suggested conditions and map of premises location.

### **Background papers:**

- None.

### **Final report clearance:**

Authorised by: Dan Lawson - Assistant Director - Civil  
Protection. Date: 12 April 2023

Report author: Licensing Service  
Tel: 020 75027 3031



## Application to vary a premises licence 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 Rehoboth Property International Ltd Trading as M'nuchah

*(Insert name(s) of applicant)*

**being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below**

#### Premises licence number

LN/12099-270421

#### Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description  
M'nuchah 392 Camden Road

Post town

LONDON

Postcode

N7 0SJ

Telephone number at premises (if any)

[REDACTED]

Non-domestic rateable value of premises

£35,000

#### Part 2 – Applicant details

Daytime contact  
telephone number

[REDACTED]

E-mail address (optional)

[REDACTED]

Current postal address if different  
from premises address

[REDACTED]

Post town

LONDON

Postcode

[REDACTED]

### Part 3 - Variation

Please tick as appropriate

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

Yes

No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

**Please describe briefly the nature of the proposed variation** (Please see guidance note 1)

The castle bar b'n'b is the newly refurbished M'nuchah (A place of rest), an event space and creative lounge to the ground floor and toilets to basement a space we envisage will bring communities together and foster events that are not only socially focused but aid the growth of individuals. We aim to host boot camp sessions for charities such as foundervine (who have recently hosted a pitch your business event) and the princes trust (they currently use our building The Hill Hub in Dartford). We have charity partnerships we've fostered through our [The Hill Hub Foundation – Building legacies through businesses](#) and M'nuchah will be one of the spaces to host these events. In addition host private birthday parties, supper clubs, mentoring private dining sessions and training days for individuals in varying spheres. Based on the conversion of the space we're able to offer much more to the community. We've also built an area for podcasting sessions - where we envisage people can share untold stories and share knowledge in varying topics, this also doubles up as a creative lounge space that creatives in and around Camden can host poetry evenings and live music recordings. We've already started to foster community relationships as we recently invited vicar Revd John MacKenzie of Vicar, St. Luke's West Holloway to understand how we can work together in the future.

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

#### Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

##### Provision of regulated entertainment

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)

**Sale by retail 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 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	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 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
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 5)		
Sat								
Sun								

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	11:00	00:00	<u>Please give further details here</u> (please read guidance note 3) The event space would host the screening of films via a projector with sound via speakers. Also on the roof terrace for more private screening during summer months.		
Tue	11:00	00:00			
Wed	11:00	00:00	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur	11:00	00:00			
Fri	11:00	01:00	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat	11:00	01:00			
Sun	09:00	23:30			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
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 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	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 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat								
Sun								

## E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)  Live performances for listening parties, or album launches. As well as for conferences. Music will be amplified via speakers. This will take place in both the creative lounge and event space.  <u>State any seasonal variations for the performance of live music</u> (please read guidance note 4) Christmas, Easter, New year's eve.  <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 5)  To allow for one additional hour past standard closing on the following days: Thursday before Easter, Good Friday Easter Sunday, Easter Monday; Thursdays to Sundays for both May Bank Holidays and August Bank Holiday; Christmas Eve and Boxing Day		
Mon	11:00	00:00			
Tue	11:00	00:00			
Wed	11:00	00:00			
Thur	11:00	00:00			
Fri	11:00	01:00			
Sat	11:00	01:00			
Sun	09:00	23:30			

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	11:00	00:00	<u>Please give further details here</u> (please read guidance note 3)  Recoded music will apply to birthdays, wedding receptions, conferences, dinner parties, etc.		
Tue	11:00	00:00			
Wed	11:00	00:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Thur	11:00	00:00			
Fri	11:00	01:00	<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 5)  To allow for one additional hour past standard closing on the following days: Thursday before Easter, Good Friday Easter Sunday, Easter Monday; Thursdays to Sundays for both May Bank Holidays and August Bank Holiday; Christmas Eve and Boxing Day		
Sat	11:00	01:00			
Sun	09:00	23:30			

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)		
Wed					
Thur			<b><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></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)		
Fri					
Sat			<b><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></b> (please read guidance note 5)		
Sun					



I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Wed					
Thur			<b><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></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	17:00	23:30			
Tue	17:00	23:30			
Wed	17:00	23:30			
Thur	17:00	23:30			
Fri	17:00	00:30			
Sat	17:00	00:30			
Sun	17:00	23:00			

K

<p><b>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</b> (please read guidance note 8).</p> <p>Not applicable</p>
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L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon	10:00	00:00	
Tue	10:00	00:00	
Wed	10:00	00:00	
Thur	10:00	00:00	
Fri	10:00	01:00	
Sat	10:00	01:00	
Sun	10:00	23:30	

**Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list** (please read guidance note 5)

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

Maximum number of members of the public at any one time to be 190.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

## **M**

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

### **a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

All four objectives will be adhered to by the very nature of the type of events taking place at the premises as most of them promote community initiatives, personal achievements and empowerment sessions.

### **b) The prevention of crime and disorder**

We will ensure we have adequate staff on site to the number of guests, we'll ensure the number of guests expected for a community event is known before hand and clients are fully aware and briefed on the expectations concerning the use of the building. We will ensure we have adequate number of security for the events that will go on past 5pm.

### **c) Public safety**

In line with the suggestions from our fire risk assessment we will ensure all fire safety are adhered to and looked into on a regular basis and recorded. All staff members will be first aid trained. There should be no overcrowding as all guests expected will be known beforehand.

### **d) The prevention of public nuisance**

As most of the events will be private this will be avoided at all costs, with security on site to match the number of guests attendees. In the event of the sale of alcohol this will cease at least 1-2 hrs before closing. We will also ensure noise level is kept to the minimum when leaving the premises by way of placing notices. We have ample amount of bins so there should be no litter. Smoking designated areas will be kept to a maximum of 4 at any one time and will be monitored. Doors and window will be kept closed, sound proofing if required will be introduced.

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

There will be no adult entertainment within these premises at any time. Children will always be required to be accompanied by an adult as the nature of the events taking place will have ensure this take place (as most events will be closed).

Where the use of the bar is required for an event proof of age will be required before the sale of alcohol.

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 5 – Signatures** (please read guidance note 10)

**Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent** (please read guidance note 11). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	10/11/22
Capacity	CEO

**Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 13)

Rachel Lawal

<b>Post town</b>		<b>Post code</b>	
<b>Telephone number (if any)</b>			
<b>If you would prefer us to correspond with you by e-mail, your e-mail address (optional)</b> Rachel@rpinternational.co.uk			

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

- SD Smoke detector
- HD Heat detector
- BG Break glass

## 392 CAMDEN RD - N7 0SJ LONDON



**GROUND FLOOR**  
 TOTAL - 28.1x19.4m - 92'1"X63'6"  
 GROSS INTERNAL AREA - 545.14 Sq M - 1788'5" Sq Ft

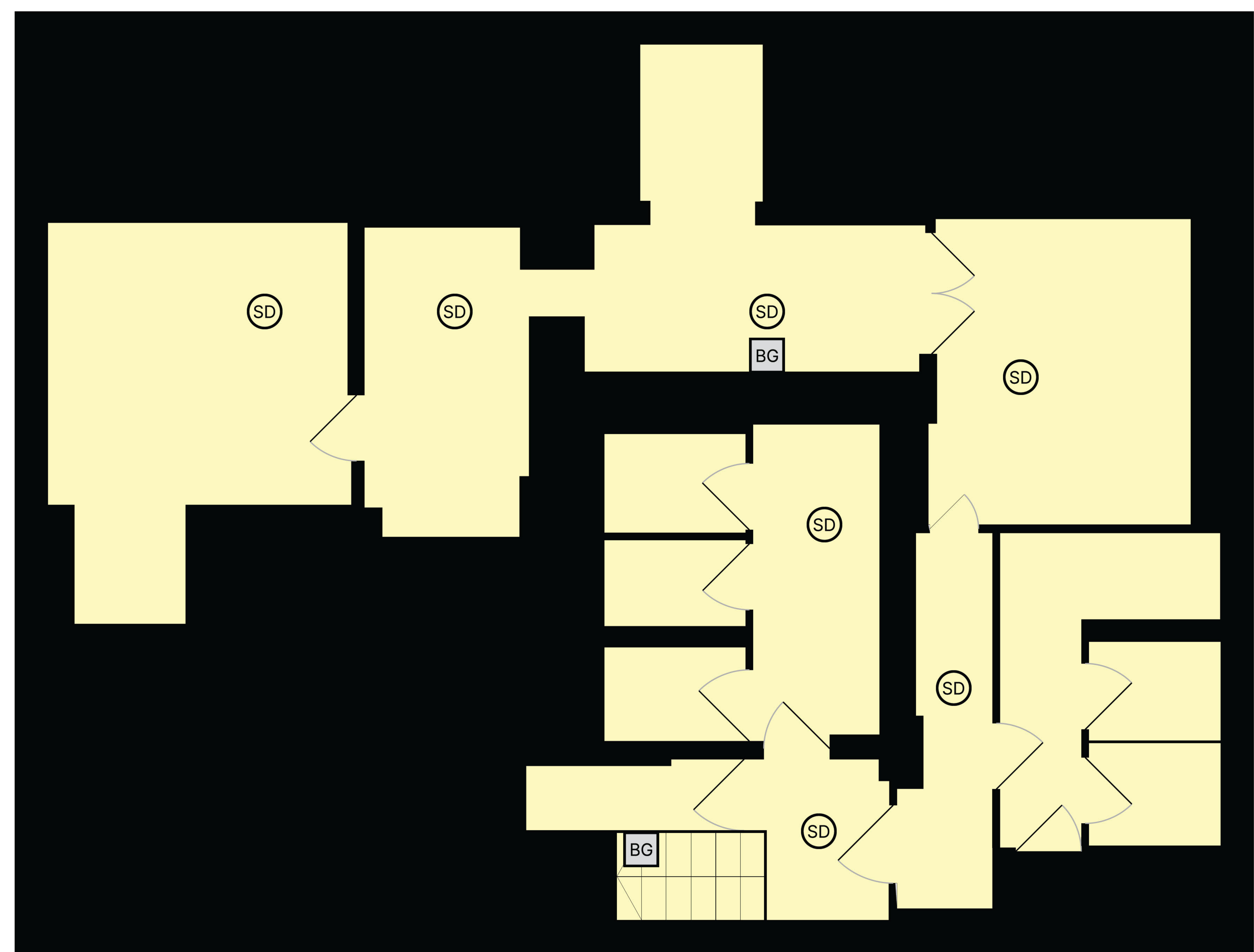


- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

- Smoke detector
- Heat detector
- Break glass

# 392 CAMDEN RD - N7 0SJ

LONDON



For illustration purposes only - not to scale



## Premises Licence Summary

### Licensing Act 2003

<b>Premises licence number</b>	LN/12099-181222	<b>Date of original grant*</b>	24 November 2005
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*\*An annual fee associated with this licence is to be paid on the anniversary of the original grant date.*

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>			
<b>M'NUCHAH 392 CAMDEN ROAD</b>			
<b>Post town</b>	London	<b>Post code</b>	N7 0SJ
<b>Telephone number</b>	020 7607 6752		

<b>Where the licence is time limited the dates</b>
Not Applicable

<b>Licensable activities authorised by the</b>
<ul style="list-style-type: none"> <li>• The provision of regulated entertainment by way of: The performance of live music The playing of recorded music</li> <li>• The provision of late night refreshment</li> <li>• The sale by retail of alcohol</li> </ul>

<b>The times the licence authorises the carrying out of licensable activities</b>																																																																						
<ul style="list-style-type: none"> <li>• The provision of regulated entertainment for the performance of live music: <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Monday</td> <td style="width: 15%;">11:00</td> <td style="width: 10%;">to</td> <td style="width: 15%;">00:00</td> <td style="width: 45%;">the following day</td> </tr> <tr> <td>Tuesday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Wednesday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Thursday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Friday</td> <td>11:00</td> <td>to</td> <td>01:00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>11:00</td> <td>to</td> <td>01:00</td> <td>the following day</td> </tr> <tr> <td>Sunday</td> <td>12:00</td> <td>to</td> <td>23:30</td> <td></td> </tr> </table> </li> <li>• The provision of regulated entertainment for the playing of recorded music: <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Monday</td> <td style="width: 15%;">11:00</td> <td style="width: 10%;">to</td> <td style="width: 15%;">00:00</td> <td style="width: 45%;">the following day</td> </tr> <tr> <td>Tuesday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Wednesday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Thursday</td> <td>11:00</td> <td>to</td> <td>00:00</td> <td>the following day</td> </tr> <tr> <td>Friday</td> <td>11:00</td> <td>to</td> <td>01:00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>11:00</td> <td>to</td> <td>01:00</td> <td>the following day</td> </tr> <tr> <td>Sunday</td> <td>12:00</td> <td>to</td> <td>23:30</td> <td></td> </tr> </table> </li> </ul>	Monday	11:00	to	00:00	the following day	Tuesday	11:00	to	00:00	the following day	Wednesday	11:00	to	00:00	the following day	Thursday	11:00	to	00:00	the following day	Friday	11:00	to	01:00	the following day	Saturday	11:00	to	01:00	the following day	Sunday	12:00	to	23:30		Monday	11:00	to	00:00	the following day	Tuesday	11:00	to	00:00	the following day	Wednesday	11:00	to	00:00	the following day	Thursday	11:00	to	00:00	the following day	Friday	11:00	to	01:00	the following day	Saturday	11:00	to	01:00	the following day	Sunday	12:00	to	23:30	
Monday	11:00	to	00:00	the following day																																																																		
Tuesday	11:00	to	00:00	the following day																																																																		
Wednesday	11:00	to	00:00	the following day																																																																		
Thursday	11:00	to	00:00	the following day																																																																		
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Saturday	11:00	to	01:00	the following day																																																																		
Sunday	12:00	to	23:30																																																																			

- The provision of late night refreshment:

Monday	23:00	to	23:30
Tuesday	23:00	to	23:30
Wednesday	23:00	to	23:30
Thursday	23:00	to	23:30
Friday	23:00	to	23:30
Saturday	23:00	to	23:30

- The sale by retail of alcohol:

Monday	11:00	to	00:00	the following day
Tuesday	11:00	to	00:00	the following day
Wednesday	11:00	to	00:00	the following day
Thursday	11:00	to	00:00	the following day
Friday	11:00	to	01:00	the following day
Saturday	11:00	to	01:00	the following day
Sunday	12:00	to	23:30	

Except on:

New Year's Eve, until the time authorised on the following day

Non- standard timings:

To allow for one additional hour past standard closing times for regulated entertainment and the sale of alcohol on the following days: Thursday before Easter; Good Friday; Easter Sunday; Easter Monday; Thursdays to Sundays for both May Bank Holidays and August Bank Holiday; Christmas Eve and Boxing Day.

**Gaming Machine Provision:**

Not Authorised.

**The opening hours of the premises:**

Monday	11:00	to	00:30	the following day
Tuesday	11:00	to	00:30	the following day
Wednesday	11:00	to	00:30	the following day
Thursday	11:00	to	00:30	the following day
Friday	11:00	to	01:30	the following day
Saturday	11:00	to	01:30	the following day
Sunday	12:00	to	00:00	the following day

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

On and off supplies

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

Rehoboth Property International,  
45 Pont Street,  
London,  
SW1X 0BD.

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

11154369

**Name of designated premises supervisor where the premises licence authorises the supply of alcohol**

Rachel Lawal

**State whether access to the premises by children is restricted or prohibited**

No person under the age of 14 years shall be in the bar of the premises during the hours that the premises is authorised to sell alcohol subject to condition 2 annex 2 of this licence.

No children under the age of 16 to be allowed on the premises after 21:00 hours.

It is an offence to allow persons under the age of 16 years to be on the premises whilst it is open exclusively or primarily for the supply of alcohol for consumption on the premises unless they are accompanied by a person aged 18 or over. No unaccompanied person under the age of 16 years shall be permitted on the premises between 12 midnight and 5am if alcohol is supplied for consumption on the premises.

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

## **Annex 1 - Mandatory conditions**

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

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

## **Annex 2 - Conditions consistent with the Operating Schedule**

1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means the authorised hours specified on this licence for the sale by retail of alcohol. This restriction does not prohibit:
  - a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
  - b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
  - c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
  - d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
  - e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
  - f) the sale of alcohol to a trader or club for the purposes of the trade or club;
  - g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
  - h) the taking of alcohol from the premises by a person residing there; or
  - i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
  - j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:
  - a) He is the child of the holder of the premises licence.
  - b) He resides in the premises, but is not employed there.
  - c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.

- d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
  - Children and Young Persons Act 1933
  - Cinematograph (Safety) Regulations 1955
  - Sporting Events (Control of Alcohol Etc) Act 1985
5. Live music shall be limited to 2 performers playing acoustic or amplified music.
6. Staff shall regularly check toilets for crime and disorder.
7. Management and staff shall regularly monitor customer behaviour, especially during busy periods and when entertainment is provided
8. Staff shall provide customers with contact numbers for taxi services.
9. Staff shall encourage customers to leave the premises quietly at closing time
10. There shall be a 30 minute drinking up period after the last permitted sale of alcohol.
11. No unaccompanied children to be allowed on the premises.
12. The maximum number of persons that can be accommodated on the ground floor should not exceed 120.
13. No children under the age of 16 to be allowed on the premises after 21:00 hours.
14. To provide fire fighting equipment that has been subject to suitable system of test and maintenance.

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

N/A

**Annex 4 – Plans**

Reference Number: 12099-010513-Plan

## LICENCE STATEMENT

### **M'nuchah 392 Camden Road, London N7 0SJ.**

This document has been written in support of a premises licence variation application by – Rehoboth property international a real estate and investment company, that holds the Premises Licence

Rehoboth Property International, is a multi-award winning London premier real estate firm. We are a legacy-driven company-that is committed to empowering communities through education and advocating for building generational wealth through real estate.

Our highly driven team has over 30 years of experience combined in the property sector. Due to this rich and diverse experience, we have been able to succeed in all areas of property. We provide different services across development, investment and consultancy.

Over the years, Rehoboth Property International has accumulated an international portfolio of premium residential and commercial properties. We have executed award-winning development projects, like The Hill Hub. We have closed in excess of seven figures worth of D1/D2 (F1/F2) deals. From our inception, we continue to be the market leader for acquisitions for faith-based organisations.

Rehoboth Property International has consistently delivered for the UK's most prestigious property owners and investors alike. We are on a mission to create generational wealth and financial freedom for all. We believe in the freedom to shape one's legacy.

Through innovative solutions and flexible approach methods, we can maximise asset value and return on investments for our clients.

Mnuchah which is the former Holloway castle bar / Pub which was bought by RPI and now owned by the real estate company. The property consists of

- 2 event halls,
- a newly refurbished commercial kitchen,
- two one bedroom flats,
- an office and 6 en suite bedrooms with kitchenettes.

This took us roughly two and half years to finish off due to covid slowing the process down and recently opened the venue about 5 months ago publicly. The aim is to expand the use of this building we have plans to expand and really partner with the community and local council.

The proposed DPS will be Mr Benjamin Andoh who is the operations manager for the entire site. His background is not only musical in being a professional musician, a youth leader within the community, an ordained pastor of a local movement within London and also a political figure who ran for councilman within Croydon, he has been an event's organiser for many years and is also into real estate both in the UK and aboard. For 7 years he was the reception manager and guests relations manager for Oblix at the shard and Roka Mayfair, highly experienced when it comes to being the proposed DPS holder for this amazing building M'nuchah

Our aim is *not to be alcohol driven*, even with the amazing new bar we have, its to accommodate events both cooperate events and social events, being mindful of the footfall during the day and night, being compliant to the community at large.

We are an event space offering different types of event options for people, from fine dining to birthday gatherings. There will be no set chef assigned to M'nuchah but partnerships

M'nuchah is a first of its kind Aparthotel for community and creatives. A resting place for those looking to recharge, a sanctuary for those wanting to be inspired.

A place to relax, refresh and recharge.

M'nuchah embodies rest mode! An old pub transformed into a creator's playground, the space consists of an Events, Podcast Studio, Creative lounge and eight unique Serviced Apartments.

A place to live, work and be creative.

M'nuchah is more than just an Aparthotel. It is a creative eco-system in the heart and soul of London

### **The Prevention of Crime and Disorder**

- CCTV system and incident reporting/interior design
- We have CCTV in all surrounding areas of the building also within the building too, we have a minimum of 16 working cameras inside and outside
- We have licenced security guards who will be deployed based on risk; present for late events always ensuring people coming in are both safe coming in and out of the venue.
- There is always a member of the M'nuchah staff on site

### **Public Safety –**

Fire risk assessment – Health and Safety risk assessment – The building has gone through a thorough stage of risk assessment every staff member on site is trained and all safety signs are up and running within the building also everything is up to date with a reviewing every 3 months

### **The Prevention of Public Nuisance –**

Planning and Environmental health

We have our blue notice up, as well as good noise timing, we have already agreed times with the police and respect our neighbours and surrounding communities all music when being given to others from outside must be off an hour before closing time

### **The Protection of Children from Harm –**

verifiable proof of age policy and training

If alcohol is on site we have security and a member of staff checking ID consistency within the venue, children under 18 must be supervised with an adult at all times within the venue and also when booking

Our aim in M'nuchah is to bring change to the community of Camden and also to bring diversity, it not just about our events and the bar attached but it's about culture and rest.

We want to be at the heart of all things from food banks, to panel discussions with the community and police force, to being a poll station for local elections, we believe that Camden and Islington.

Should you wish to receive any further information about, or in support of this licence application we will be only too pleased to provide this on request

Benjamin Andoh  
Operations Manager



**F.A.O. Licensing Authority LA 2003 – London Borough Islington.**

**M'nuchah 392 Camden Road, London N7 0SJ.**

Dear Sir or Madam, I am writing on behalf of Rehoboth Property International Limited, who acquired these premises some time ago and have carried out an extensive refurbishment of the site.

They have created a multifunctional event space, which they intend to develop as a ***non-alcohol led*** community resource centre combining business and family events.

The company proposes has applied for a variation to the existing premises licence at this site, mainly to update the deposited plan.

***No extended hours are requested***, save for the addition of the authorisation to show films within the existing 'Regulated Entertainment' timings.

The applicant has outlined the steps they believe are necessary to support the Licensing Objectives in the application, however they would be very happy to receive suggestions for Premises Licence conditions from the Police and the Licensing Authority [acting as a Responsible Authority].

The Premises Licence Holder regards this application as 'Low Risk' in terms of the Licensing Objectives in the Licensing Act 2003 and I would be grateful if officers could respond with any queries or advice as soon as convenient.

The company believes that a Licensing Hearing is unnecessary and would be grateful if the this email and the attached information could be circulated to the parties that have made representations in relation to this application.

Regards

GC

392 CAMDEN RD N7 0S



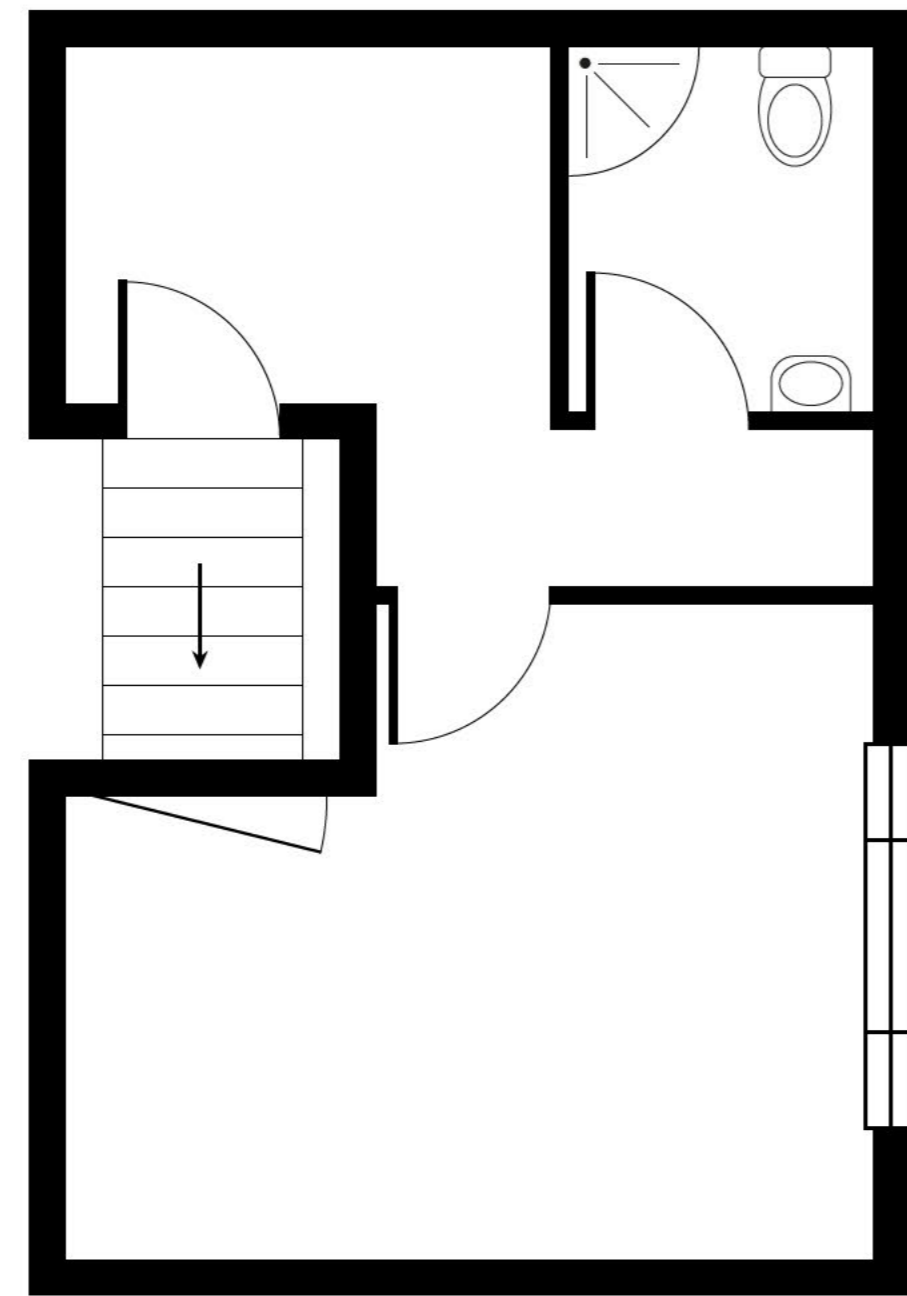
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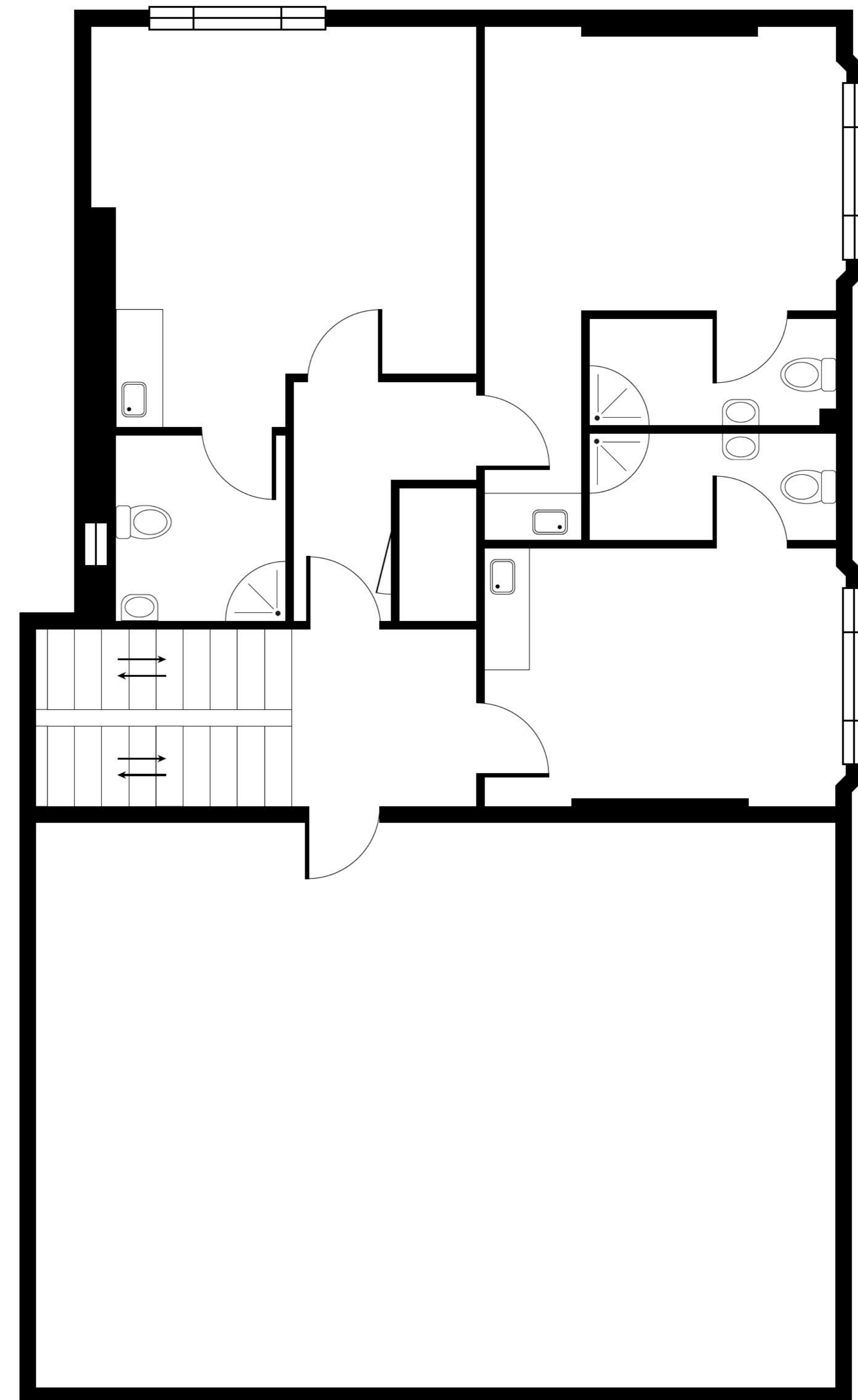
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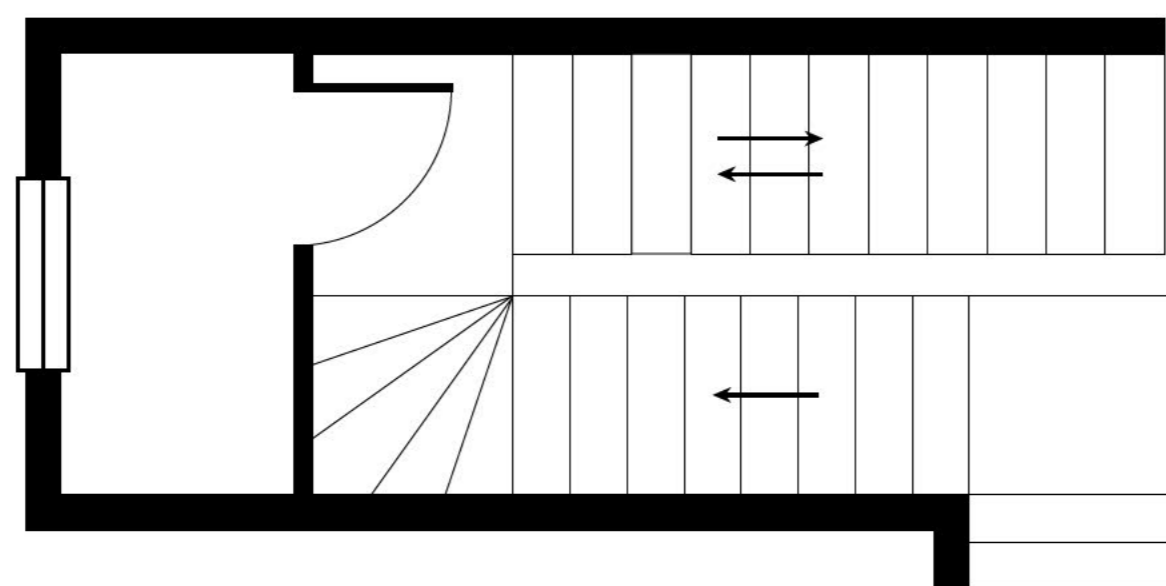
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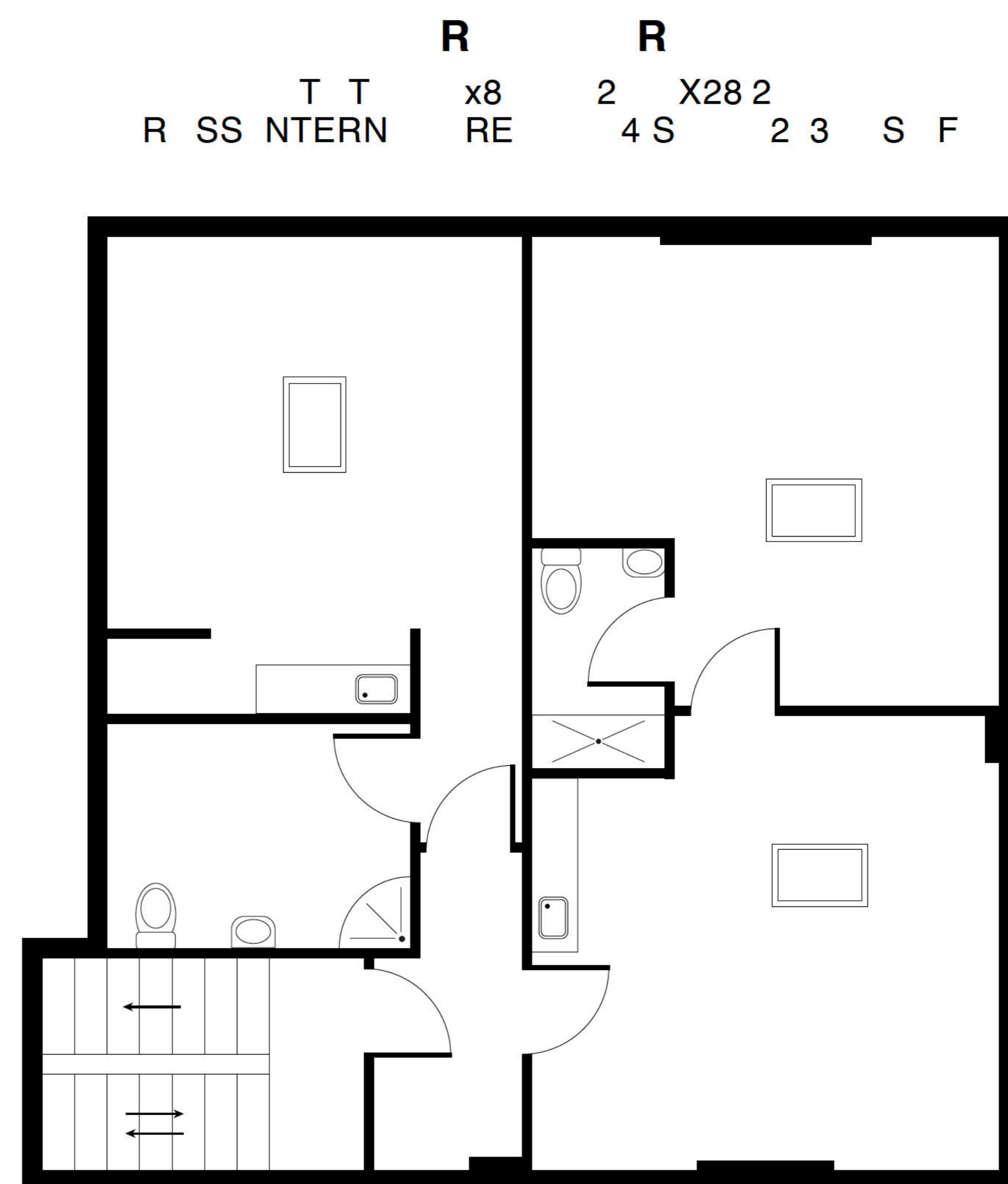
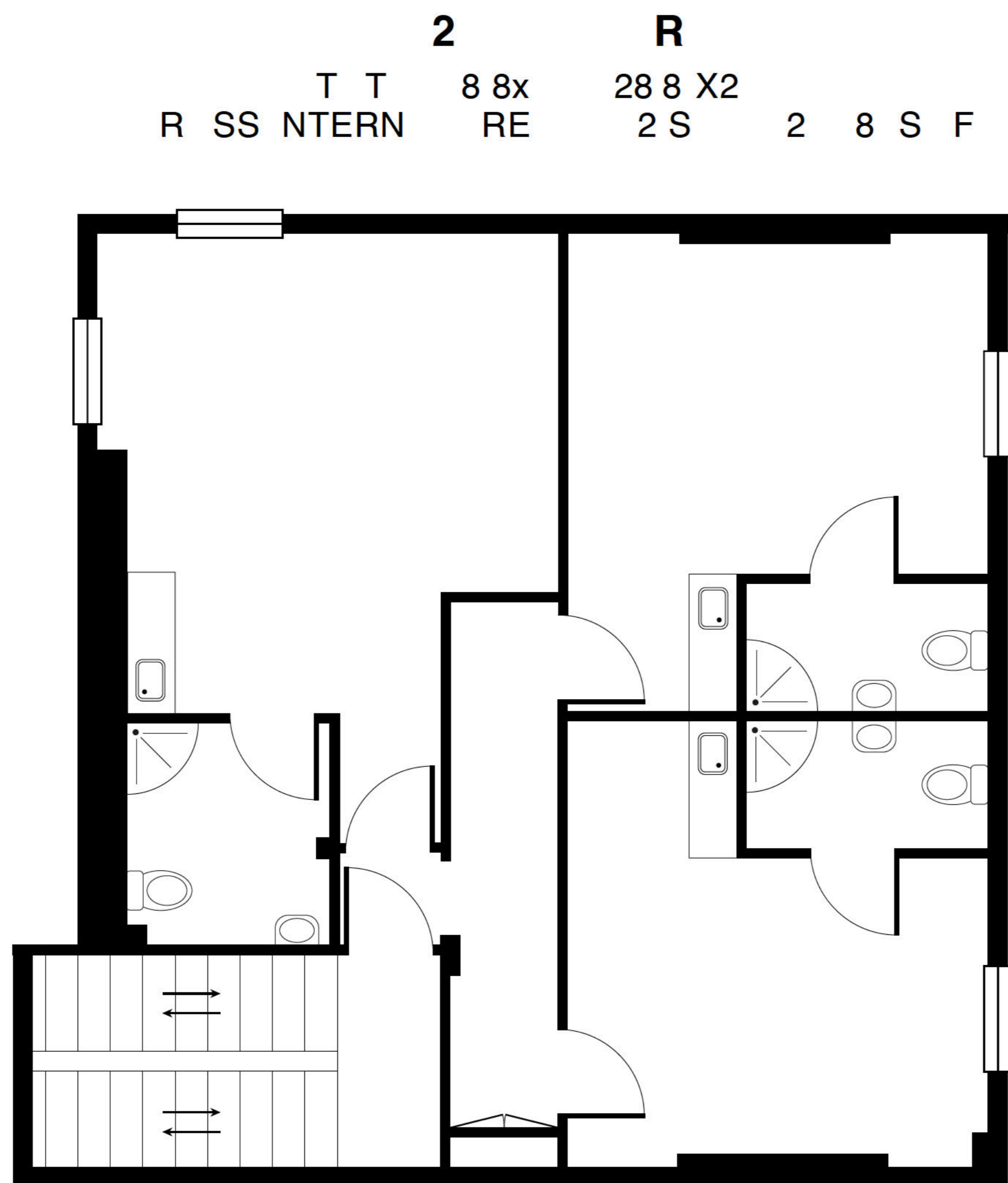
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392 CAMDEN RD N7 0S



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**M'NUCAH - A PLACE OF REST**

**BEFORE VS AFTER PICTURES**



**Before: Kitchen**



**After: Kitchen**



**Before: Suite 1**



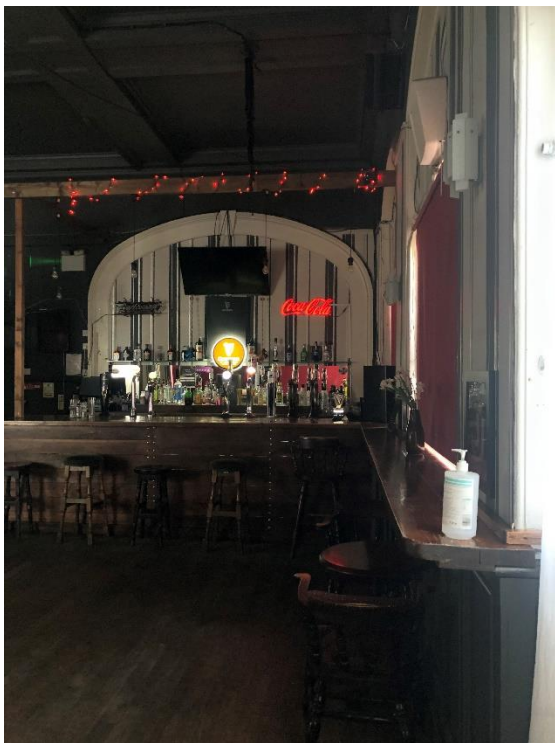
**After: Suite 2**



Before: Toilet



After: Toilet



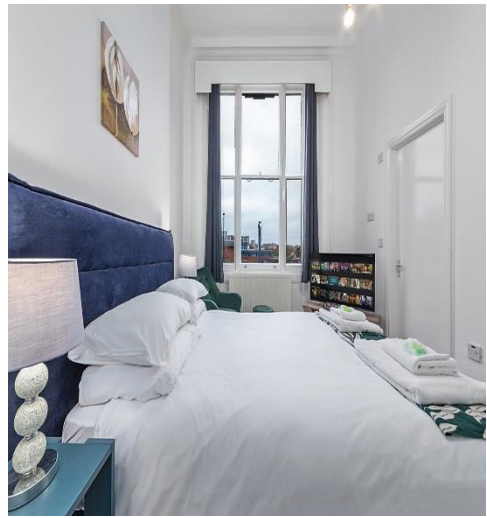
Before: Main Hall



After: Main Hall



Before: Suite 2



After: Suite 2



Before: Creative Lounge



After: Creative Lounge



Before: Main Hall



After: Main Hall



Before: The Castle Bar



After: M'nuchah



## **Licensing Authority Representation**

### **Licensing Act 2003**

Application for a Variation to a premises licence in respect of:

#### **M'nuchah, 392 Camden Road, N7 0SJ**

The variation applied for is to extend the existing ground floor area to cover the entire ground floor of the property for multi community usage as bar, functions and meeting rooms. There is no change to the licensable activities and the hours that alcohol is available has been reduced.

The require the exhibition of films, the playing of live music and the playing of recorded music from 11:00 – 00:00 Mon – Thu, until 01:00 Fri & Sat and from 09:00 until 23:30 on Sunday: the sale of alcohol, for consumption on the premises, from 17:00 until 23:00 Mon -Thu, until 23:30 Fri & Sat and until 22:00 on Sun.

Previously the premises was a public house with a restaurant and with a B & B above. The frontage of the premises was a garden with tables and chairs for customers, smoking, eating and drinking outside. This is now to be a car park. It is not clear where the smoking area will be.

#### **The grounds for the representation are:**

Public Safety

Prevention of crime and disorder

Public Nuisance

## **Licensing Policy Considerations**

### **Licensing Policy 7 - The Operating Schedule**

### **Licensing Policy 8 - Management Standards**

#### **Issues of Concern**

The applicant has not completed the operating schedule within the application form, which would have laid out how they intend to run the business safely, without causing nuisance to residents and to highest standards of management.

The lack of information is concerning to the Licensing Authority as it does not demonstrate any understanding or knowledge of licensing requirements or the relevant guidance in the Policy.

The Licensing Authority is committed to promoting high standards of management and public safety in all licenced premises and expects applicants and licensees to demonstrate this through their operating schedule and management practices. Experience indicates that where these requirements are not adhered to the licensing objectives are likely to be undermined.

Where the operating schedule does not provide enough details, the Licensing Sub Committee hearing the application will have insufficient information to satisfy itself that the application will promote the licensing objectives.

The plan submitted with the application does not show any emergency lighting, fire exit signs or directional signs or fire extinguishers, fire alarm or control point. The location of the bars or alcohol storage areas are not shown, nor where other fixtures will be situated, including toilets.

The applicant did submit a Fire Risk Assessment; however, the FRA showed several deficiencies including that the fixed electrical wiring had not been tested within the last five years, there are no records of Gas maintenance safety inspections taking place. Some of the doors that should be fire resistant do not close correctly and have large gaps where fire could escape through and there are insufficient fire action notices.

The safe travel distances in case of fire from the flats on the upper floors exceeds the limits, therefore should a fire breakout on the ground floor, those living above may not be able to safely escape.

There is also concern that there may not be building regulations consent in place, or if it has been signed off by an Approved Inspector. We are concerned as it seems that work has been done to supporting walls.

## **Recommendations**

The Licensing Authority recommends that the Licensing Sub Committee consider the application and consider the lack of detail and information in the operating schedule, any representation by the Responsible Authorities and local residents.

The applicants must ensure public safety and show evidence that the matters raised in their Fire Risk Assessment have been resolved and that their building works have been signed off by an Approved Inspector, or that they have consent from the Council's Building Control service.

The Licensing Sub-Committee must be satisfied that the premises will be operated safely, that the applicants understand licensing and other legal requirements, will promote the four licensing objectives and commit to the highest management standards.

Terrie Lane

Licensing Manager

Public Protection Division

0207 527 3031

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

[08/12/2022](#)



Licensing Team Manager  
Public Protection Division  
Environment & Regeneration  
Islington Council  
222 Upper Street  
London N1 1XR

Islington Police Licensing Team  
Islington Police Station  
2 Tolpuddle Street  
Islington  
London N1 0YY

8<sup>th</sup> December 2022

Dear Licensing Authority,

**Police Objection to a major variation to a Premise Licence – 392 Camden Road N7 0SJ (ref: Wk/220036881)**

I acknowledge receipt of a major variation for the existing premises licence with a different previous building footprint and aged public house licence.

Police are making a representation to the major variation being granted under the Licensing Objectives of preventing crime & disorder and public safety as there has been no engagement from the applicant REHOBOTH PROPERTY INTERNATIONAL Ltd on suitable conditioning for their change of use at the premises which is not clearly defined or documented on the application. Police recommendations were put forward and efforts at engagement made to the applicant have been ignored and nothing has been heard back to date.

The application as it stands provides minimal details of the operation envisaged and included no relevant offered conditions for the change in use when submitted.

There has been many ongoing engagements with REHOBOTH over a number of years by the Licensing Police Team before this application and the previous declined minor variation and more recently withdrawn previous major variation before this one so it was disappointing at best that no conditions were offered by them for this application. I am also concerned that to date they have still not proposed a nominated designated premises supervisor with experience to supervise or manage the enlarged premises.

I remain concerned that even if granted with police recommendations imposed from previous submissions that the applicant has again shown so little effort to engage with relevant authorities in regards to this application that they would not be able to

observe or comply with any conditions given should a licence be granted or evidence that currently they would observe and promote the Licensing Objectives as required.

Kind regards,

Tim Livermore

**Tim Livermore** | Constable | Islington Borough – Licensing Team

**Address** Islington Police Station, 2 Tolpuddle Street, Islington , London N1 0YY

T07919547416 – Licensing Team mobile

**Email** [Tim.J.Livermore@met.police.uk](mailto:Tim.J.Livermore@met.police.uk)

Licensing Team mailbox - [Email CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk](mailto:CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk)

**Protective Marking:** Treat all mail as **OFFICIAL** unless otherwise stated



[Click here to see what we are doing for you @MPSIslington](#)

[Click here to find contact details for your local Neighbourhood Team](#)

**From:** [Smedley, Louise](#)  
**To:** [info@mnuchah.com](mailto:info@mnuchah.com)  
**Cc:** [Licensing](#)  
**Subject:** Premises licence variation  
**Date:** 15 November 2022 13:41:18

---

Good Afternoon,

I am in receipt of your application for a premises licence variation for M'nuchah, 392 Camden Road, Islington, London, N7 0SJ.

I would like to take this opportunity to invite you add a condition to the licence to include a Challenge 25 policy in order to prevent to sale of alcohol to children.

It is part of our licensing policy that we expect applicants and premises licence holders to implement appropriate measures (including Challenge 25) to prevent the sale of alcohol to children, including proxy sales when adults buy alcohol for children.

The proposed Trading Standards conditions are as follows:

- The licensee shall adopt a 'Challenge 25' policy and promote it through the prominent display of posters.
- The licensee shall put arrangements in place to ensure that before serving alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
- The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.
- The licensee shall require staff to note any refusals to sell to young people in a refusals log. The refusals log shall be made available for inspection upon request by the licensing team, police or trading standards.

Further information on the Challenge 25 policy can be found using the following link:

<http://rasg.org.uk/about/>

Please feel free to contact me using the details below should you have any further questions regarding this matter.

Regards,

Louise Smedley (she / her)

Principal Trading Standards Officer

Trading Standards

Public Protection and Regulatory Services

Islington Council

222 Upper Street, London, N1 1XR

Tel: 0207 527 2235

Mobile: 07803 576 465

Email: [Louise.Smedley@islington.gov.uk](mailto:Louise.Smedley@islington.gov.uk)

Alternative contact:

Trading Standards Duty Officer: 0207 527 4028

[TradingStandards@islington.gov.uk](mailto:TradingStandards@islington.gov.uk)

**Licensing Act 2003 representation pro-forma**

Should you wish to comment on the licence application please use this form to help you. Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: M'nuchah, Bar, 392 Camden Road, Islington, London, N7 0SJ

Your Name: \_\_\_\_\_

Interest: Resident

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

Your \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

**Public Nuisance**

- Loud music
- Loud, shout people's noise } → concern  
 cannot sleep, no relax  
 stressful

**Crime and Disorder**

- Could damage my residence property. For example, putting drinking cups by the side of wall, breaking cup near the property. Urinate on the wall. or drunk people get into the property.

**Protection of Children from Harm**

**Public Safety**

Drunk people could cause harm to residents' <sup>neighbourhood</sup> property and.

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

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

To protect myself

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

Signature: \_\_\_\_\_ Date: 26 Nov 2022

**Please ensure name and address details completed above**

Return to:

Licensing Service

Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.

Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**Licensing Act 2003 representation pro-forma**

Should you wish to comment on the licence application please use this form to help you.  
Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: Castle Bar, Bar, 392 Camden Road, Islington, London, N7 0SJ

Your Name: [redacted] [redacted]

Interest: resident

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

Your Address:

[redacted] [redacted] [redacted]

\_\_\_\_\_

Email: [redacted] [redacted] [redacted] [redacted] [redacted]

Telephone: \_\_\_\_\_

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

**Public Nuisance**

Very ~~concern~~ Concern, Not able to sleep → health problem.

**Crime and Disorder**

Very concern. Vandalism to our flat, arson.



**Protection of Children from Harm**

**Public Safety**

Concern.

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

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

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

Signature: \_\_\_\_\_ Date: 15/7/2022

**Please ensure name and address details completed above**

Return to:

Licensing Service

Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.

Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

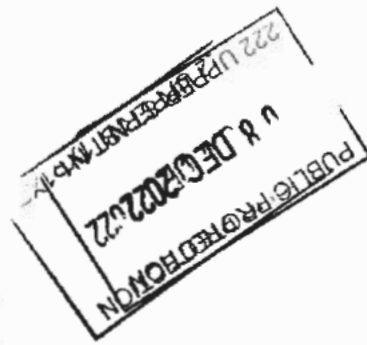


**ISLINGTON**

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

T 020 7527 3031  
E [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)  
W [www.islington.gov.uk](http://www.islington.gov.uk)

Our ref: WK/220036881



LONDON  
N7 0SJ

**IMPORTANT INFORMATION**

This matter is being dealt with by:  
**Licensing Service**

Dear Resident

**LICENSING ACT 2003 –PREMISES LICENCE APPLICATION VARIATION**

**RE: M'NUCHAH, BAR, 392 CAMDEN ROAD, ISLINGTON, LONDON, N7 0SJ**

We have received an application to vary the licence at the above address. Details of the application are shown on the next page.

If you wish to make a comment about the application, please do so either:

1. in writing to: Licensing Service, London Borough of Islington, 3<sup>rd</sup> Floor, 222 Upper Street, London, N1 1XR

1. by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

**Comments must be submitted in writing by 8th December 2022.**

**Please note that we are unable to accept representations received after this date.**

**It is important that your comments must be about one or more of the four “licensing objectives”. The licensing objectives are:**

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

*(Please see the enclosed guidance notes for advice about making representations)*

**The current premises licence allows:**

<b>Activity</b>	<b>Days</b>	<b>Times</b>
The sale of alcohol, which may be consumed on or off the premises	Monday to Thursday Friday and Saturday Sunday	11:00 until 00:00 11:00 until 01:00 12:00 until 23:30
Showing of films, Live music and Recorded Music	Monday to Thursday Friday and Saturday Sunday	11:00 until 00:00 11:00 until 01:00 12:00 until 23:30
Late Night Refreshment (supply of hot food and/or hot drinks after 23:00 until the time specified)	Monday to Saturday	23:00 until 23:30

**Details of premises licence variation applied for which is a slight reduction in licensable hours for alcohol are set out below.**

**In addition the premises has also applied to amend the premises layout plans**

<b>Activity</b>	<b>Days</b>	<b>Times</b>
The sale of alcohol, which may be consumed on the premises	Monday to Thursday Friday and Saturday Sunday	17:00 until 23:30 17:00 until 00:30 17:00 until 23:00
Showing of films, Live Music and Recorded Music	Monday to Thursday Friday and Saturday Sunday	11:00 until 00:00 11:00 until 01:00 09:00 until 23:30

Yours faithfully

**Licensing Service**

**Licensing Act 2003 representation pro-forma**

Should you wish to comment on the licence application please use this form to help you.  
Please feel free to attach additional sheets.

You do not have to make any comment, and comments may be made in support of as well as against the application, providing they refer to one or more of the licensing objectives (please see the guidance notes for further advice).

Premises Name and address: M'nuchah, Bar, 392 Camden Road, Islington, London, N7 0SJ

Your Name: [REDACTED]

Interest: NEED PEACE

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

Your Address:

[REDACTED ADDRESS]

Please comment on the licensing objectives below relevant to your concerns or observations, you may also wish to include suggestions how your concerns could be addressed:

<p><b>Public Nuisance</b></p> <p><i>Attached</i></p>
<p><b>Crime and Disorder</b></p> <p><i>1(</i></p>

**Protection of Children from Harm**

**Public Safety**

I wish my identity to be kept anonymous: Yes / ~~NO~~

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

*I suffer Medical conditions*

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

Signature: 

**Please ensure name and address details completed above**

Return to:

Licensing Service

Licensing Team, Islington Council, 3rd Floor, 222 Upper St, London, N1 1XR.

Or by email to: [licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)

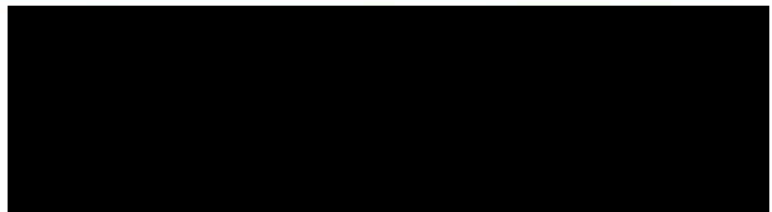
i am completely opposed too this proposal

when it was a the castle pub it wasnt too bad as it was locals using it,  
but after it became live music and all sorts venue it became very noisy with people coming from far and wide, and would continuou their drinking and partying in the parking areas next door and accross the road, sitting on our front walls and genrally around this pocket, urinating and creating noise and mess and rowdy behavior and sometimes fighting would break out cars coming and going and such it was awful, i also have health issues and could do without the unnessary stress and anxiety degrading my and my childrens quility of life

it will also inpact negatively on house prices within ear shot.

a decent restaurant would be welcome, not what is proposed a club bar venue perhaps weddings etc, loud music and partying, it can never enhance only degrade living next too.

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# BOOKING TERMS

### **BOOKING, CONFIRMATION & PAYMENT:**

To secure your booking, a 25% deposit must be paid; additionally, the booking form below must also be completed, signed, and returned to M’Nuchah no less than 7 days before the event.

Second instalment (50%) must be paid no later than 2 months after booking, and the last instalment (25%) must be paid no later than 30 days before the event date.

Where the booking being made is less than 7 days prior to the event, full payment is required before the day of the event.

Please find methods of payment in the following booking form.

### **FINAL PAYMENT:**

To secure your booking a 25% deposit must be paid in addition to your final payment. The booking form below must also be completed and signed and sent back via email no less than 7 days before the event.

#### ***Please note:***

*Payment installments will be adjusted based on event date.*

### **CANCELLATIONS:**

Last minute cancellations made less than 7 days to the event are **not** eligible for a refund.

After these 7 days, cancellations made up to 30 days in advance forfeit the 25% deposit. However, all other payments made can be refunded. Cancellations made more than 30 days before the event, are eligible for a full refund of any monies paid.

### **EVENT CAPACITY:**

Please provide a provisional number of guests you expect to be attending your event on the form below. You will be required to confirm the final number of people who will be in attendance 7 days prior to the event. To do so, please send an email to [info@mnuchah.co.uk](mailto:info@mnuchah.co.uk).

### **EVENT TIME:**

M’Nuchah opening times are as follows:

- 10am – 11:30pm on Monday to Thursday
- 11am – 1am on Friday & Saturday
- 12pm – 11:30pm on Sunday

When booking your time slot, ensure you factor in time you need to access the space for set up, not when your guests arrive.

Event running time must be determined prior to the program and held within the operating hours specified above (unless management has agreed otherwise). If you’re using any external vendors, delivery and pick up times must be within the time allocated to your event.

Please ensure that the premises are vacated by your specified end time as there may be other event bookings after yours. The venue must be fully vacated at least 1 hour before the next scheduled event is scheduled to begin. Failure to pack up, at the pack down time, will incur an hourly charge.

### **MUSIC:**

Please ensure that all loud music, noise and vibration is ceased, no later than 1 hour before the closing times listed so as to not cause a nuisance to the surrounding neighbors and community.

### **DAMAGES:**

Please note, you will be held accountable for any loss or damage inflicted on the event space by yourself or any of your guests in attendance, within the time period of your booking and presence on the premises.

Therefore, an additional holding fee of £500 must be paid upon booking in the event that there are damages. No damages mean the holding fee will be released within 14 days.

Where damages occur, the £500 holding fee will be used to cover repairs. However, where the cost of damage repair exceeds the £500, you will be required to settle the outstanding fees within 7 days. Failure to do so, could result in legal action. If you are booking the Creative Lounge, please note the holding fee is £350.

### **ALCOHOL:**

Anyone requesting alcohol must be show their ID.

Alcohol usage must only be in the premises. No selling or reselling of alcohol in the premises without having external license , which must be shown to the on-site manager.

### **FIRE SAFETY:**

To prevent fire hazards, no open flames will be permitted, this includes (but is not limited to) candles, sparklers and fireworks.

When booking M’Nuchah facilities, please familiarise yourself with fire exits, meeting points & protocols. It is your responsibility to ensure fire safety details are communicated to your guests in attendance, in case of an emergency. Unless you are notified of a fire alarm test scheduled on the day of your booking, please assume that any fire alarm during your booking is not a test and must be responded to safely and promptly.

### **PREMISES:**

Please note, event space bookings give you access, strictly to the event space booked. Under no circumstances shall you or your guests access the serviced apartments side of the building unless specific rooms have been booked by specific guests.

### **KITCHEN:**

Every chef must have valid certification to be able to work within the kitchen. Moreover, at least one person working in the kitchen must be trained in first aid and health & safety. There will be a kitchen holding fee (£450) for any damages and breakages. The kitchen must be found spotless after every event. Only designated personnel are allowed in the kitchen – no overcrowding will be permitted.



# AGREEMENT

*M’Nuchah is committed to the responsible service of alcohol at all times. As a licence holder, we assume responsibility for all persons using our premises, and therefore, reserve the right to refuse entry, service or remove any person that management believe is exhibiting any form of unacceptable behaviour, particularly that which is abusive, disturbs the peace or affects the safety of others.*

*Under no circumstances will any person intoxicated by alcohol, or any other substances be granted entry or be permitted to remain on the premises. Any person that refuses to leave the premises when asked to do so, will result in management (by law) immediately notifying the police. That person may be fined for ‘failure to leave a licensed premises or prosecution.*

*Anyone partaking in criminal activity such as violence, the sale or use of prohibited drugs, as well as the possession of weapons of any kind, will be handed over to the police immediately without hesitation. Extreme cases may result in the shutdown of your event.*

*No compensation will be afforded to any member of the function or its host, if a member of the party is refused entry, service or is removed from the premises.*

*I, \_\_\_\_\_ [the client] understand the responsibility of M’Nuchah noted above in relation to enforcing the responsible service of alcohol & therefore understand that no compensation will be granted for any financial loss due to the behaviour of my guests.*

*Moreover, after reading and reviewing the terms of this contract, I accept and agree to adhere to all the conditions stated herein.*

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## Response to hire agreement from the Police

Dear Nicola,

Thank you for sight of this premises hire agreement document which I have not previously seen and which would seem to go against what I had been previously been told about the venue operation but that was under a previous version of the application . I will add to the police licensing system record .

In all honesty I'm probably more confused as to the premises usage as it doesn't really seem to fit with the box 3 wording submitted for the variation and I would have thought the sound/noise management would be managed by the DPS/duty manager who would always be in control of the premises sounds systems by way of limiters or overrides and the kitchens use part may raise issues re food regulation also .

Is this the standard document that the PLH may use elsewhere as when I last visited with Niall from the council they were not forthcoming with where their other premises were sited as I had hoped to make checks there and hopefully confirm there weren't any areas of concern for me ?

I don't for the Police see much value in the offered condition as a licensing condition as this would be part of the management of the premises by the premises licence holder anyway and I wouldn't think will be relevant to the alcohol licence and couldn't be delegated but am happy to defer to others more experienced to judge or the Committee .

Kind regards,

Tim

**Tim Livermore** | Constable | Islington Borough – Licensing Team

**Address** Islington Police Station, 2 Tolpuddle Street , Islington , London N1 0YY

- Licensing Team mobile

**Email** [Tim.J.Livermore@met.police.uk](mailto:Tim.J.Livermore@met.police.uk)

Licensing Team mailbox - [Email CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk](mailto:CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk)

**Protective Marking:** Treat all mail as **OFFICIAL** unless otherwise stated

## **Appendix 7**

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

1. As per current licence.

### **Conditions proposed by the Metropolitan Police (Not currently agreed)**

2. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
  - (a) The police and, where appropriate, the London Ambulance Service, are called immediately;
  - (b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the police;
  - (c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the police;
  - (d) Any and all appropriate measures are taken to fully protect the safety of all persons present on the premises at all times during operating hours.
3. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:
  - (a) Any and all allegations of crime or disorder reported at the venue
  - (b) Any and all complaints received by any party
  - (c) Any faults in the CCTV system
  - (d) Any visit by a relevant authority or emergency service
  - (e) Any and all ejections of patrons
  - (f) Any and all seizures of drugs or offensive weapons
  - (g) Any refusal of the sale of alcohol
4. CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
  - (a) The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
  - (b) A record of these checks, showing the date and name of the person checking, will be kept and made available to the police or other authorised officer on request;
  - (c) The Police will be informed if the system will not be operating for longer than one day of business for any reason;
  - (d) One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
  - (e) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
  - (f) The system will record in real time and recordings will be date and time stamped;

(g) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.

(h) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to the police or other authorised officers on request (subject to the Data Protection Act 2018) within 24 hours of any request .

(i) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises .

5. The premises will operate the 'Challenge 25' proof of age scheme .
  - (a) All staff will be fully trained in its operation .
  - (b) Only physical production of suitable forms of photographic identification , such as passport or UK driving licence , or a holographically marked PASS scheme cards , will be accepted . A screenshot or digital document copy will not be sufficient .
6. The premises licence holder shall ensure that all sales staff receive appropriate training in relation to managing conflict and the health and safety of the public and staff . Training documents shall be signed and dated and will be held in a suitable hard copy log , to be made available to a Police Officer or Council Officer upon request . Said records shall be retained for 12 months .The licensee shall keep written records of training and instructions given to each member of staff , detailing the areas covered to include the Licensing Objectives , identifying persons under 25, making a challenge, acceptable proof of age & checking it, making & recording a refusal, avoiding conflict & responsible alcohol retailing. Staff shall sign to confirm that they have received and understood the training .
7. The premises shall not be hired out to any third party promoter or events company . There shall be a personal licence holder on the premises employed by the premises licence holder throughout the time that any licensable activity is taking place .
8. The premises to operate a zero tolerance policy to drugs .
9. Alcohol shall not be sold or supplied on the premises otherwise than to persons attending pre-booked events or wedding celebrations.
10. The premises licence holder shall endeavour to eliminate or minimise any nuisance arising out of its licensable activities . In doing so the premises licence holder will work with relevant authorities where any issues are identified . A complaints procedure will be maintained in order that local residents have a means of contact if necessary . A direct telephone number for the manager at the premises shall be publically available and displayed at the times the premises is open . The telephone number is to be made available to residents and businesses in the vicinity .
11. The licence holder will at all times maintain adequate levels of staff and security . Such staff and security levels will be disclosed , on request , to the Licensing Authority and the Police . A minimum of 1 Security Industry Authority door supervisors shall be employed from 2100 hrs on any evening the premises are open and post 2300 hrs , until 30 minutes after close , unless previously agreed with the Islington Police Licensing team and Islington Council Licensing team
12. The need for door supervisors will be assessed by way of written risk assessment at all other times and cognisance will be taken of any police advice .

13. The premises licence holder shall ensure that any patrons smoking outside the premises do so in the enclosed outside premises area in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway . No drinks shall be allowed outside in the smoking area provided .
14. Outside of the hours authorised for the sale of alcohol, all alcohol within the premises is to be secured behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by either customers or staff .

**Conditions proposed by the Licensing Authority**

15. None suggested

**Conditions proposed by the Council's Noise Service ( All agreed )**

16. No noise or vibration shall emanate from the premises so as to cause a nuisance to nearby properties.
17. In the event of noise nuisance being established, the licensee shall appoint an acoustic consultant accredited by the Institute of Acoustics or the Association of Noise Consultants to install an entertainment noise control system and come to agreements with the Council regarding maximum levels of amplified sound at the premises.
18. If the above licence condition is required, the agreed maximum levels of amplified sound shall be expressed on the premises licence.
19. If a noise limiting device or devices are installed then the entertainment noise control system shall be monitored, checked and calibrated as necessary, so that the levels approved by the Council, are not exceeded.
20. If a limiter is installed the controls for the entertainment noise control system shall be located in a secure, lockable cupboard or similar location. The entertainment noise control system is to be independent of control by persons other than the licensee. Access to the entertainment noise control system is to be restricted to the Licensee or a designated manager.
21. If there are any changes in the distribution and type of loudspeakers or amplification equipment serving the sound system, then the noise control system shall be re-calibrated to ensure the music levels given above are not exceeded. The calibration certificate shall be forwarded to the Licensing team.
22. Doors and windows to the premises will be kept closed, so far as practicable, at all times when noise generating regulated entertainment is taking place i.e. live and recorded music.
23. Bottling out from the premises is prohibited between 23:00 hours and 08:00 hours.
24. Collections of refuse or deliveries of consumables shall only occur between the hours of 08:00 and 20:00.
25. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause nuisance to the occupants of any properties in the vicinity.
26. Any external areas used for smoking shall be monitored during any evening or late night event and managed so as to prevent local residents being disturbed.

**Conditions proposed by the Trading Standards ( Not currently agreed)**

27. The licensee shall adopt a 'Challenge 25' policy and promote it through the prominent display of posters.

28. The licensee shall put arrangements in place to ensure that before serving alcohol to persons they believe to be less than 25, staff ask to see accredited proof of age: that is, proof of age cards carrying the 'PASS' logo (and no others), a Passport, or UK Driving Licence bearing the photograph and date of birth of the bearer.
29. The licensee shall ensure that staff are trained about age restricted products and ensure that they sign to confirm that they have understood the training. The licensee shall keep records of training and instructions given to staff, detailing the areas covered, and make them available for inspection upon request by the licensing team, police or trading standards.
30. The licensee shall require staff to note any refusals to sell to young people in a refusals log. The refusals log shall be made available for inspection upon request by the licensing team, police or trading standards.

