

Regulatory Services/Licensing
222 Upper Street, London
N1 1XR

Report of: Director Community Safety, Resilience and Security

Meeting of: Licensing Sub-Committee

Date: 08/06/2023

Ward(s): Finsbury Park

Subject:

PREMISES LICENCE NEW APPLICATION

Re: THE UPPER PLACE FOOD MARKET, 1ST
FLOOR, NAGS HEAD COVERED MARKET, 22
SEVEN SISTERS ROAD, N7 6AG

1. Synopsis

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

1.2. The new application is to allow:

- **The sale of alcohol On the premises only, Sundays to Thursdays from 10:00 to 22:00, Fridays and Saturdays, from 10:00 to 22:30.**
- **The premises opening hours, Sundays to Thursdays, from 08:00 to 22:00, Fridays and Saturdays, from 08:00 to 22:30**

1.3. Relevant Representations:

| | |
|---------------------|-----------------------|
| Licensing Authority | No |
| Metropolitan Police | No: conditions agreed |

| | |
|-----------------------|------------------------------------------------------------------------------------------|
| Noise | No |
| Health and Safety | No |
| Trading Standards | No |
| Public Health | No |
| Safeguarding Children | No |
| London Fire Brigade | No |
| Local residents | Yes: Fourteen in objection to the application. Nineteen in support of the application |
| Other bodies | Yes: Three local ward councillors Planning objection |

2. Recommendations

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

3. Background

- 3.1. The new premises licence application was received by the Council's Licensing Service on 27th March 2023.

- 3.2. A previous application at this location was made by Empire Visions Limited in November 2018. The application was determined at the Licensing Committee Hearing on 8th January 2019 and subsequently refused.
- 3.3. The Licensing Authority received representations from three local ward councillors, fourteen residents in objection to the application which can be found at Appendix 2
- 3.4. Nineteen letters of support were received which are at Appendix 3 and the applicant has agreed conditions with the Metropolitan Police.
- 3.5. On receipt of the representations, the applicant wrote an open invitation letter to the objectors inviting them to attend the location and meet with the Empire Vision team. A copy of the letter can be found at Appendix 4.
- 3.6. On the 30 May 2023 the applicant's legal representative wrote to the Licensing Team to state that they had amended the opening hours of application and removed the provision of off sales. A copy of this e-mail is contained as Appendix 5.
- 3.7. In addition, this correspondence advised that they had added two additional conditions in respect of the provision of deliveries at the premises and have amended the operating schedule in line with the planning consent for the premises. These conditions are incorporated in the operating schedule in Appendix 7.
- 3.8. On the 31st May 2023 the Councils planning Team provided an update to these amendments this can be found 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 implications**

4.5.1. The Planning & Development Section have the following comments to make in relation to the above application.

4.5.2. The property is not listed nor located within a conservation area. However, it is within the Nags Head Town Centre (NHTC) and is part of the designated primary shopping frontage (PSF).

4.5.3. Planning permission was granted on appeal on 3 October 2022 (P2021/1713/S73) for proposed use of mezzanine floor for food and drink uses in association with the retention of Ground Floor Market use (SUI Generis), with associated first floor access or door and staircase (emergency escape) to south elevation, and creation of covered first floor terrace to the west elevation, together with the retention of first floor central glazing and build up brickwork to south elevation, retention of north flank first floor central glazing and brick wall enclosure and retention of alterations to rear extractor/plant equipment, louvered screen and associated works, at Nag's Head Market, London N7 6AG in accordance with the terms of the application, Ref P2021/1714/S73, dated 11 June 2021, without compliance with Conditions Nos 3, 5 and 9 previously imposed on planning permission Ref P2020/0079/FUL, dated 11 February 2021, but subject to the conditions set out in the attached schedule in the appeal decision.

Specifically, conditions (5), (7), (8), (9), (12), (13), (14), (17), (18), (19), and (20) are of relevance.

4.5.4. The proposed opening hours in the licence application i.e., 08:00 to 22:30 Sunday – Thursday and 08:00 to 23:00 Friday and Saturday are not compatible with those of condition (5) of the planning permission, which states: -

5) The mezzanine floor use hereby permitted shall only operate within the hours of 0900 hours to 2200 hours on Sundays to Thursdays and Bank Holidays and 0900 hours to 2230 hours on Fridays and Saturdays

4.5.5. Licence proposed conditions (16) and (17) i.e.

16. Regarding all off sales of alcohol by way of delivery from telephone/internet orders, no more than four beers of 330ml or a 750ml bottle of wine per meal.

17. There shall be no off sales of alcohol from the premises after 20.00 hours.

29. Off sales of alcohol are to be restricted to home deliveries and take-away by customers in sealed containers for consumption away from the Premises.

are not compatible with the approved planning condition (17) i.e., Noise Management and Late-Night Operations Plan paragraph 2.6 granted as part of approval of details application P2022/2631/AOD granted 21 January 2023, which states:

2.6. Alcohol supplied for consumption to customers shall strictly only be sold to those customers ordering food and seated at tables

In addition, proposed condition 23 of the license application i.e., 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 is not compatible with planning condition (13), which states: -

(13) The first-floor windows of the building shall not open for any purpose other than maintenance

On this basis, an objection is raised.

5. Conclusion and reasons for recommendations

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

Appendices:

- Appendix 1: application form.
- Appendix 2: representations in objection to the application.
- Appendix 3: representations in support of the application.
- Appendix 4: letter from applicant to objectors
- Appendix 5: e-mail from applicant amending application
- Appendix 6: response to amendments from Councils planning department.
- Appendix 7: suggested conditions and map of premises location.

Background papers:

- None.

Final report clearance:

Authorised by:



Terrie Lane

Licensing Manager

Date:

31/05/2023

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk



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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Empire Visions Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------|--------|
| Postal address of premises or, if none, ordnance survey map reference or description The Upper Place Food Market 1st Floor Nags Head Covered Market, 22 Seven Sisters Road, London | | | |
| Post town | London | Postcode | N7 6AG |

| | |
|-----------------------------------------|-------------------|
| Telephone number at premises (if any) | |
| Non-domestic rateable value of premises | £Not yet assessed |

Part 2 - Applicant details

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

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

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

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

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

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SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

| |
|---------------------------------------------------------------------------------------------------------|
| Name Empire Visions Limited |
| Address 5th Floor North Side, 7/10 Chandos Street Cavendish Square London W1G 9DQ |
| Registered number (where applicable) 11444277 |

| |
|----------------------------------------------------------------------------------------------------------|
| Description of applicant (for example, partnership, company, unincorporated association etc.) Company |
| Telephone number (if any) [REDACTED] |
| E-mail address (optional) [REDACTED] |

Part 3 Operating Schedule

When do you want the premises licence to start?

| | | |
|----|----|------|
| DD | MM | YYYY |
| A | S | A P |

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

| | | |
|----|----|------|
| DD | MM | YYYY |
| | | |

Please give a general description of the premises (please read guidance note 1) Indoor food hall and dining area on first floor only. Development in line with planning permission appeal APP/V5570/W/22/3294133. Please note that Opening Hours have been applied for that allow a 30 minute dispersal period once the premises stops selling food and drink.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)

- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H)

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

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

In all cases complete boxes K, L and M

A

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

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

C

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

D

| | | | | | | | | |
|------------------------------------------------------------------------------------------------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Boxing or wrestling entertainments Standard days and timings (please read guidance note 7) | | | <u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3) | Indoors | <input type="checkbox"/> | | | |
| | | | | Outdoors | <input type="checkbox"/> | | | |
| | | | | Both | <input type="checkbox"/> | | | |
| | | | | | | | | |
| Day | Start | Finish | <u>Please give further details here</u> (please read guidance note 4) | | | | | |
| Mon | | | | | | | | |
| Tue | | | | | | | | |
| Wed | | | | | | <u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5) | | |
| 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 6) | | |
| Sat | | | | | | | | |
| Sun | | | | | | | | |

E

| | | | | | |
|------------------------------------------------------------------------------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| Live music Standard days and timings (please read guidance note 7) | | | Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | | | |
| Mon | | | Please give further details here (please read guidance note 4) | | |
| | | | | | |
| Tue | | | State any seasonal variations for the performance of live music (please read guidance note 5) | | |
| | | | | | |
| Wed | | | 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 (please read guidance note 6) | | |
| Thur | | | | | |
| Fri | | | | | |
| Sat | | | | | |
| Sun | | | | | |

F

| Recorded music Standard days and timings (please read guidance note 7) | | | Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
|---------------------------------------------------------------------------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| Day | Start | Finish | | Outdoors | <input type="checkbox"/> |
| Mon | | | Please give further details here (please read guidance note 4) | Both | <input type="checkbox"/> |
| Tue | | | | | |
| Wed | | | State any seasonal variations for the playing of recorded music (please read guidance note 5) | | |
| Thur | | | | | |
| Fri | | | 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 (please read guidance note 6) | | |
| Sat | | | | | |
| Sun | | | | | |

G

| Performances of dance Standard days and timings (please read guidance note 7) | | | Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
|----------------------------------------------------------------------------------|-------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | | | |
| Mon | | | Please give further details here (please read guidance note 4) | | |
| | | | | | |
| Tue | | | | | |
| | | | | | |
| Wed | | | State any seasonal variations for the performance of dance (please read guidance note 5) | | |
| | | | | | |
| Thur | | | | | |
| | | | | | |
| Fri | | | 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 (please read guidance note 6) | | |
| | | | | | |
| Sat | | | | | |
| Sun | | | | | |

H

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

I

| Late night refreshment Standard days and timings (please read guidance note 7) | | | Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------|--------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| Day | | | | Outdoors | <input type="checkbox"/> |
| Start | Finish | | | Both | <input type="checkbox"/> |
| Mon | | | Please give further details here (please read guidance note 4) | | |
| | | | | | |
| Tue | | | State any seasonal variations for the provision of late night refreshment (please read guidance note 5) | | |
| | | | | | |
| Wed | | | 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 (please read guidance note 6) | | |
| Thur | | | | | |
| Fri | | | | | |
| Sat | | | | | |
| Sun | | | | | |

J

| | | | | | |
|-------------------------------------------------------------------------------------|-------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------|
| Supply of alcohol Standard days and timings (please read guidance note 7) | | | Will the supply of alcohol be for consumption – please tick (please read guidance note 8) | On the premises | <input type="checkbox"/> |
| | | | | Off the premises | <input type="checkbox"/> |
| | | | | Both | <input checked="" type="checkbox"/> |
| Day | Start | Finish | State any seasonal variations for the supply of alcohol (please read guidance note 5) | | |
| Mon | 10:00 | 22:00 | | | |
| Tue | 10:00 | 22:00 | | | |
| Wed | 10:00 | 22:00 | | | |
| Thur | 10:00 | 22:00 | | | |
| Fri | 10:00 | 22:30 | | | |
| Sat | 10:00 | 22:30 | | | |
| Sun | 10:00 | 22:00 | | | |
| | | | Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) | | |
| | | | Note - Off-sales will be controlled by one of the proposed conditions accompanying the licence application. | | |

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

| | |
|-------------------------------------------------------------|------------|
| Name Gianmarco Del Bianco | |
| Date of birth | ██████████ |
| Address ██████████ ██████████ | |
| Postcode | ██████████ |
| Personal licence number (if known) ██████████ | |
| Issuing licensing authority (if known) ██████████ | |

K

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

None

L

| | | | |
|---------------------------------------------------------------------------------------------------------|-------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hours premises are open to the public Standard days and timings (please read guidance note 7) | | | State any seasonal variations (please read guidance note 5) |
| Day | Start | Finish | |
| Mon | 08:00 | 22:30 | |
| | | | |
| Tue | 08:00 | 22:30 | |
| | | | |
| Wed | 08:00 | 22:30 | |
| | | | |
| Thur | 08:00 | 22:30 | |
| | | | |
| Fri | 08:00 | 23:00 | |
| | | | |
| Sat | 08:00 | 23:00 | |
| | | | |
| Sun | 08:00 | 22:30 | |
| | | | |
| | | | 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 6) |

M

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

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

Please see conditions attached.

b) The prevention of crime and disorder

Please see conditions attached.

c) Public safety

Please see conditions attached.

d) The prevention of public nuisance

Please see conditions attached.

e) The protection of children from harm

Please see conditions attached.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable. Online App LA to serve
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

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

| | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Declaration | <ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15) |
| Signature | Keystone Law Limited |
| Date | 27/03/2023 |
| Capacity | Solicitors on Behalf of Applicant |

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

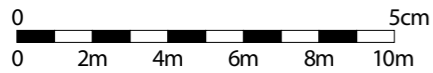
| | |
|-----------|--|
| Signature | |
| Date | |
| Capacity | |

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|
| Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Marcus Lavell Keystone Law 48 Chancery Lane | | | |
| Post town | London | Postcode | WC2A 1JF |
| Telephone number (if any) | [REDACTED] | | |
| If you would prefer us to correspond with you by e-mail, your e-mail address (optional) [REDACTED] | | | |

22 Seven Sisters Road, London, N7 6AG

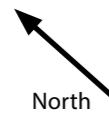
First Floor Premises Licence Plan

Scale 1:200 at A3 1cm : 200cm 12/04/2019



Scale : For the plan to be at scale, the scale bar above must measure the correct distance when printed. e.g. 5 centimetres in this case

- Perimeter of the site ownership boundary
- The area where licensable activities will take place



The location and type of any fire safety and any other safety equipment is shown as at present. This may be varied from time to time with the agreement of the Fire Officer or after a fire risk assessment.

- Fire Blanket
- 3L Wet Chemical Extinguisher
- 2Kg CO² Extinguisher
- 6L Foam Extinguisher
- Fire Panel
- Callpoint
- Smoke Detectors
- Flashing Strobe

Anything shown on this plan which is not required by the Plan Regulations is for illustrative purposes only, and does not form part of the Premises Licence.

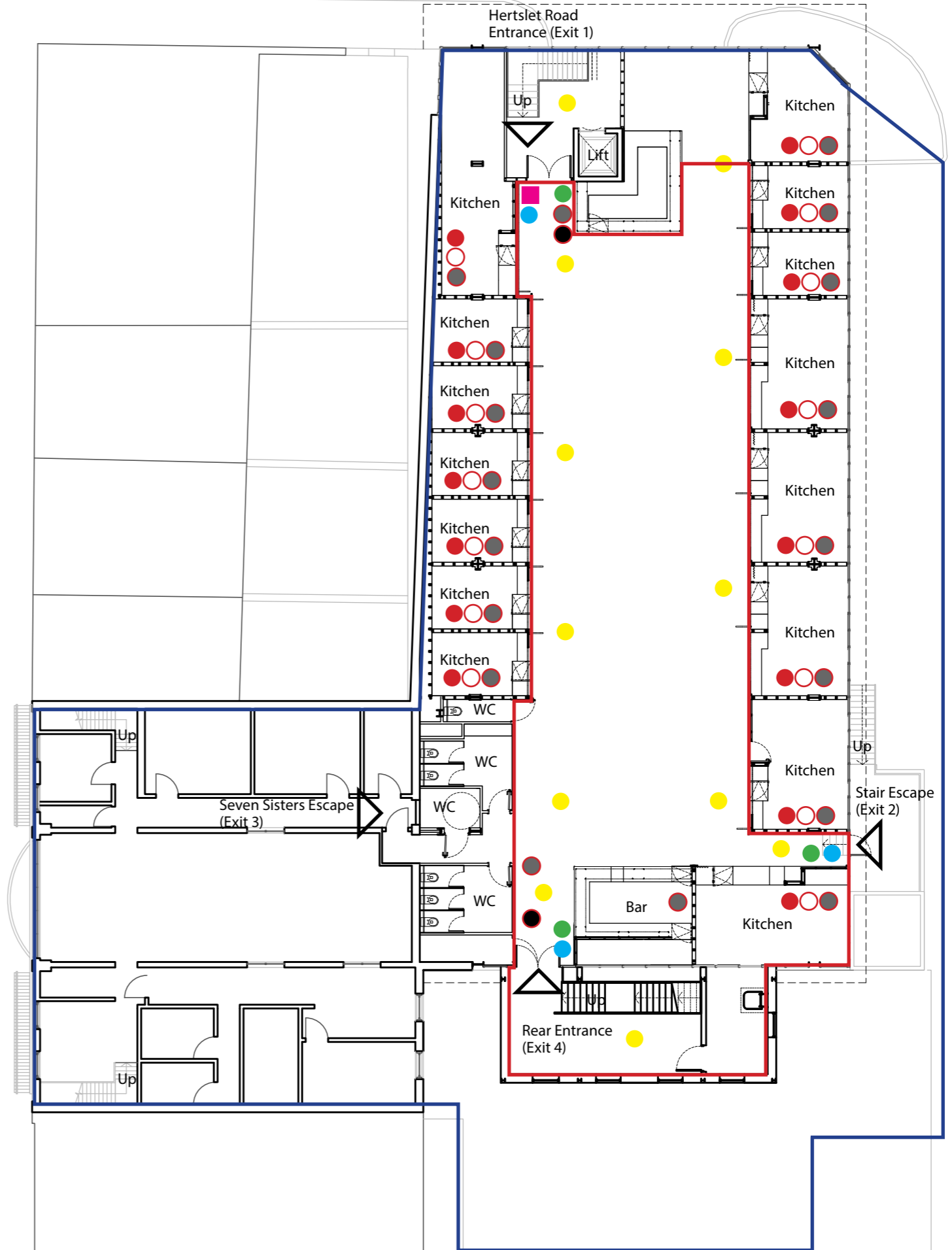
Specification must meet Part B requirements

Emergency lighting should comply with BS 5266: Part 1 as read in association with Parts 7 and 8 (BS EN 1838). This will require design and specification by a competent specialist contractor. Please refer to their specification for installation details.

A BS5839 Classification [fire detection] L2 System to be installed in accord with the manufacturers recommendations - it should include automatic fire detection on all escape routes and rooms leading onto escape routes. The sounders in the building should be according to the description in the BS5839 to achieve a minimum of 65dB(A). This will require design and specification by Watchdog Fire and Security, 15 Park Avenue, N3 2EJ, info@wfas.co.uk, 0800 389 9725 who will also specify and supply fire extinguishers.

Seven Sisters Road

Hertslet Road



The Upper Place Food Market
1st Floor
20 and 22 Seven Sisters Road and
Hertslet Road, Holloway
London, N7 6AG

14 March 2023

PROPOSED DRAFT CONDITIONS

1. The sale by retail of alcohol shall be ancillary to the use of the premises as Food Hall and dining area at all times and customers shall only be permitted to purchase alcohol if they can demonstrate they have purchased food at the premises.
2. The premises shall not operate as a nightclub.
3. There shall be no dedicated dancefloor at the premises.
4. There shall be no vertical drinking at the premises.
5. The number of persons accommodated (excluding staff) at the premises (i.e. first floor/mezzanine) shall not exceed 130 persons
6. A proof of age scheme, such as Challenge (25), shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as: a driving license or passport / holographically marked PASS scheme identification cards.
7. The premises licence holder shall ensure that any patrons smoking outside the premises do so 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.
8. In the event that an assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:-
 - a. The police (and, where appropriate, the London Ambulance Service) are called without delay;

- b. All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
 - c. The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - d. Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
9. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record the following:
- a. All crimes reported to the venue
 - b. Any complaints received
 - c. Any incidents of disorder
 - d. Any faults in the CCTV system
 - e. Any visit by a relevant authority or emergency service
 - f. All ejections of patrons
 - g. All seizures of drugs or offensive weapon
 - h. Any refusal of the sale of alcohol
10. If a customer is found to be in possession of what you or your staff consider to be personal use drugs. The drugs are confiscated and sealed in a police evidence bag, timed, dated and signed by the staff member seizing. Request details of the person you are seizing the drugs from, and for your security and evidential purposes make a CCTV capture of the seizure. The customer is ejected/banned from the venue. The seized drugs are then placed in the safe. An entry is placed in the 'drug seizure log', which is also kept in the safe. This entry will detail, the time, date, person seizing and the number of the police evidence bag.
11. If a customer is found to be in possession of what you or your staff believe to be a quantity of drugs for more than just personal possession/suspected of dealing. The customer is detained and police are called. The drugs are confiscated and sealed in a police evidence bag. For your security and evidential purposes make a CCTV capture of the seizure. Make available any CCTV footage of the incident to police, as per licence conditions.
12. CCTV shall be installed, operated and maintained, at all times that the premises is open for licensable activities, so as to comply with the following criteria:
- 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. A record of these checks, showing the date and name of the person checking, shall be kept and made available to Police or authorised Council officers on request;

- b. The Police must be informed if the system will not be operating for longer than one day of business for any reason;
 - c. One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;
 - d. The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;
 - e. The system shall record in real time and recordings will be date and time stamped;
 - f. Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to Police or authorised Council officers on request (subject to the Data Protection Act 1998) within 24 hours of any request;
 - g. At all times, there will be a person on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request and to supply a copy of footage immediately to Police to assist with the immediate investigation of an offence.
13. On days when Arsenal Football Club are playing home matches the start time for the sale of alcohol should be 10am on Monday to Saturday and 12 midday on Sunday, unless otherwise agreed with the Police.
14. Unless otherwise agreed with the police on days when Arsenal Football Club are playing home matches and between the times commencing 4 hours before the advertised start of the game and until 1 hour after the game finishes alcohol may not be sold in glass containers for consumption either on or off the premises, save for in an area set aside.

For the sake of clarity Arsenal Football Club means the male adult first team.
15. Before the first floor of the premises trades under this Licence, the plans as deposited will be checked by the Islington Licensing Authority and in consultation with the appropriate Statutory Authorities to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to Islington Licensing Authority.
16. Regarding all off sales of alcohol by way of delivery from telephone/internet orders, no more than four beers of 330ml or a 750ml bottle of wine per meal.
17. There shall be no off sales of alcohol from the premises after 20.00 hours.
18. On days when Arsenal Football Club are playing at home:-
 - a. There shall be a minimum of one personal licence holder on duty at the

premises whilst open for licensable activities.

- b. There shall be a minimum of two three SIA licensed security staff of duty at the premises whilst open for licensable activities; said members of SIA staff shall be clearly identifiable, in every case wearing suitable high visibility clothing and with SIA accreditation clearly and openly displayed.
 - c. A risk assessment shall be undertaken by the management to consider the need for the prohibition of alcohol sales in glass containers at any time during that matchday; said assessment will take account of any advice offered by the police and security company engaged to provide door staff at the premises in relation to that particular game as well as the licensee's own knowledge of the profile of any persons likely to attend the venue during that matchday.
19. The licensee shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures, which shall include the installation of appropriate noise limiting devices, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for regulated entertainment.
16. Upon completion of the above survey, the premises licence shall include the maximum sound levels permitted at the premises to the satisfaction of the Pollution Team. The maximum sound levels quoted on the premises licence shall replace the above condition.
17. The entertainment noise control systems (limiters) shall be monitored, checked and calibrated as necessary, so that the levels approved by the Council, are not exceeded.
18. In the event of any changes to the position of the speakers and distribution of sound the limiter shall be recalibrated and the new calibration certificate shall be sent to the Licensing team for file.
19. 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 control system is to be restricted to the Licensee or a designated manager.
20. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.

21. The sound insulation properties of the premises shall be monitored, maintained and adapted as necessary to ensure that amplified sound played within the premises does not cause nuisance or undue disturbance to occupiers of nearby premises.
22. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
23. 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.
24. The delivery of licensable goods shall be restricted to the hours between 08:00 and 19:00 Monday – Saturday.
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. Exterior lighting shall be directed away from residential properties.
27. There shall be no bottling out after 23:00.
28. There shall be no collections or refuse between the hours of 23:00 – 07:00.
29. No drinking glasses or open bottles to be taken outside/off the Premises for consumption by customers at any time. Off sales of alcohol are to be restricted to home deliveries and take-away by customers in sealed containers for consumption away from the Premises.
30. The DPS shall ensure the curtilage and adjoining highways be cleared of any litter, glasses and bottles caused by patrons of the premises.
31. The acoustic consultant appointed shall devise a method of the control of customer movement to and from the premises so as to reduce the likelihood of disturbance from customers to residential dwellings in close vicinity. (Explanatory Note: We recommend as part of this that the side entrance to Hertslet Road to be taken out of use during later hours at night except for emergency use).

32. Delivery drivers shall not congregate in Hertslet Road or any other side residential streets in the vicinity. The licensee shall devise a plan to control any delivery drivers using the premises.
33. Entrance and exit for customers must be through the Seven Sisters Road entrance and exits after 8.00 p.m. except in emergencies.
34. That children are not permitted on the premises after 20.00 hours unless they are accompanied by an adult.
35. There shall be no self-service of alcohol at the premises.
36. A written Operating Management Statement (OMS) shall be submitted to and approved in writing by the licensing authority and the Police before the premises is opened. The premises shall thereafter operate in accordance with the approved OMS. The OMS may be subject to amendment as best practices develop and any amendments must be agreed in writing by the licensing authority and police in advance.
37. Door Supervisors shall be employed as follows:
 - Sun -Thurs - there shall be a minimum of two SIA licensed door supervisors on duty at the premises while it is open for licensable activities from 2000hrs until 30 minutes past closing time.
 - Fri – Sat - there shall be a minimum number of three SIA door supervisors on duty at the premises while it is open for licensable activities from 2000hrs until 30 minutes past closing time.or such other number on such days and at such times as may be agreed in writing with the Police.
38. When employed, door staff will wear high visibility arm bands or such other easily identifiable uniforms.
39. The doors on Hertslet Road will be closed from 20:00.
40. The premises licence holder shall not make any promotions to attract stag and hen parties.
41. Local residents shall be invited to quarterly meetings with the licence holder to resolve any problems associated with the carrying on of licensable activities at the premises. The minutes of the meetings and any actions to be taken shall be lodged with the licensing authority by the premises licence holder within 7 days of

the meeting.

From: [Forde, Niall](#)
To: [Licensing](#)
Subject: FW: Objection to Nag Head Market alcohol license application
Date: 27 April 2023 10:38:29

From: Shaikh, Asima <Asima.Shaikh@islington.gov.uk>
Sent: 25 April 2023 10:40
To: Forde, Niall <Niall.Forde@islington.gov.uk>
Cc: Heather, Gary <Gary.Heather@islington.gov.uk>; O'Sullivan, Mick <Mick.O'Sullivan@islington.gov.uk>; Weekes, Angelo <Angelo.Weekes@islington.gov.uk>
Subject: Objection to Nag Head Market alcohol license application

Dear Niall

Along with Cllr Gary Heather, I wanted to formally object to the Nag Head Market alcohol license application. I object on the same grounds that he has set out in his detailed and comprehensive objection document.

thank you
best wishes
Asima

Cllr Asima Shaikh
Councillor for Finsbury Park Ward
London Borough of Islington

FAO
Licensing Team
Islington Council
3rd Floor
222 Upper Street
London
N1 1XR

Cllr Gary Heather



17 April 2023

**Premises Licence Application - The Covered Market, Nags Head
Covered Market, First floor, 22 Seven Sisters Road, Islington, London N7
6AG**

Dear Sir/Madam,

Thank you for your letter on above subject dated 29 March 2023.

Please see below my representation **against** the above premises licence application under the Licensing Act 2003.

My representations are arranged as follows. An Introduction and then a section on the Holloway Road and Finsbury Park Cumulative Impact Area in which the market is located. Followed by my representations under the council's four licensing objectives: the prevention of crime and disorder; the prevention of public nuisance; public safety; and the protection of children. And, finally, a conclusion.

Introduction

Local residents, businesses and Ward Councillors have had limited notice and details of this application. The applicant has not engaged with the local community on their new application. This is especially concerning given the fraught history of previous premises licence applications and planning applications for this site submitted by the market and refused. This is also extremely concerning given the application's potential to exacerbate crime, disorder, and nuisance in the surrounding area and to impact negatively on public safety as detailed below.

While the applicant held a meeting back in 2018 to present their alcohol and food offer for the market to local residents, to my knowledge the market has never proactively engaged with the local community on how they would mitigate any of the negative impacts that are likely to arise from their activities in line with the council's four licensing objectives.

It is also important to note that the market has previously been subject to planning enforcement investigation and action by the council to address planning breaches at the market.

It should also be noted that a very similar premises licence application was refused by a council licencing committee on 19 February 2019, following a high level of opposition by local residents to that application. So it was then a matter of extreme concern to local residents when the applicant then chose to, in effect, subvert the normal licencing procedure, and the scrutiny that that procedure is designed to provide for an alcohol licence application in a Cumulative Impact Area, by submitting 5 Temporary Event Notices to serve alcohol, hot food and to provide entertainment on 15 separate days at the market. Local residents were extremely angry as they regarded this approach by the applicant as designed to prevent the requirement for democratic input by the public at an early and therefore crucial stage of the council's licencing engagement process, thereby preventing the public's ability to articulate their legitimate views on this matter in opposition to the applicant's plans.

I would yet again urge that the applicant be encouraged, even at this stage of the process, to fully engage with the council and local residents about the provision of a diverse retail offer at the market that satisfies the needs of local residents both in terms of a balanced shopping and eating experience and also the mitigation of negative impacts in what is a predominantly residential area and a Cumulative Impact Area.

Finally, it is not clear to me if the applicant has demonstrated in the application that they will have a "responsible person" available to manage the premises with the skills and experience required both to safeguard market users on the site and the public around it.

Cumulative Impact Area

The market is situated in one of the council's Cumulative Impact Areas – Holloway Road and Finsbury Park - where there is already lots of crime committed, drug dealing taking place, anti-social behaviour, excessive consumption of alcohol, noise, littering of streets, dumping, cooking fumes from food shops, traffic congestion and parking problems.

A licence allowing the sale of alcohol from 10.00 up to 22.30 in the evening, is in my opinion only likely to exacerbate all these problems for local residents and other people who already frequent the area. Additionally, other associated noisy activities such as bottling-out and waste collection can take place for another half an hour each evening resulting in a closing time of up to 23.00 with the potential to cause nuisance in the adjacent residential area.

One point to note here is why the applicant wants to sell alcohol from 10am in the morning on every day of the week, and off sales of alcohol sales too. This surely rules out the possibility of this application as being considered as a food led.

What we are facing with this application is a major increase in alcohol outlet density in a Cumulative Impact Area that already has one of the highest levels of alcohol outlet density in the country and the second highest in London.

It is largely irrelevant how good or bad the licensee is or what steps they take to mitigate harm. The evidence on alcohol related harm is primarily related to outlet density.

That is why the council's Cumulative Impact Area policy should be used to reduce alcohol outlet density in the borough, and it would be a matter of grave concern if this was not to be applied in relation to this application.

The council knows that: ***“Evidence shows alcohol consumption is a major factor behind violent crime and disorder in the borough with serious consequences to victims, businesses and local communities”***.

Islington Council's published ***Statement of Licencing Policy 2023-27*** makes the position very clear on matters to be considered when a premises licence application is made in a Cumulative Impact Area and creates a rebuttal presumption whereby premises licences will normally be refused following receipt of representations where they are likely to add to the existing cumulative impact in the area.

Therefore this application should be rejected as it poses serious risks in relation to the achievement of the council's Cumulative Impact Area policy, with regards to its four “licensing objectives”, as follows.

The prevention of crime and disorder

There is already lots of crime committed in the area, drug dealing taking place, anti-social behaviour, excessive consumption of alcohol, and noise. I am afraid to say that in my opinion granting this application has the potential to exacerbate this situation.

Access and egress to the market, after normal closing time, should be from the Seven Sisters Road entrance and not via Hertslett Road to assist the prevention of crime and disorder. There is a very lively pub – the Enkel Arms - right opposite the Hertslett Road entrance to the market, with the potential to cause crime and disorder.

Have the police been consulted about this application? I have seen nothing in writing about this, and wonder what the view of the police is regarding the application. I have to say the lack of any information and transparency here is appalling.

The prevention of public nuisance

I am concerned about a licence to serve alcohol on and off the premises up until 22.30 in the evening, especially given the market is in a Cumulative Impact Area.

And there is still a concern about loud music being played in the market up until 23.00.

First, how loud would music be played? I have seen nothing in writing that guarantees it will not be noisy and disturb residents. And what if the applicant sells the business on, and we end up with another business playing loud music in a space that the market previously sought planning permission to accommodate 350 people in.

The application is very likely to exacerbate littering of streets, cooking fumes, traffic congestion and parking problems in the area.

The applicant has planning permission to locate delivery drivers, and waste management facilities, at the back of the site in what is known as the "Backland" service roadway off Hertslett Road. However, I was informed that the applicant does not own the site, and that the owner knew nothing about this plan. I believe that licensing and planning conditions are required here to ensure the prevention of public nuisance. This begs the question of how the applicant intends to honour their commitment to prevent these type of noisy delivery driver activities taking place instead in surrounding residential streets, which would cause disturbance and nuisance for residents. Can this issue be checked out please, and the relevant council officers report back to the Ward Cllrs on the outcome.

Regarding the use of delivery drivers to deliver takeaway food and alcohol, this should be restricted to the use of bicycles to prevent noise and public nuisance. Likewise, hours of deliveries should also be restricted, especially in the evening, to prevent noise and public nuisance.

Will there be adequate toilets provided? Urination and defecation around the market by passers-by and delivery drivers has been an ongoing problem here.

Access and egress to the market, after normal closing time, should be from the Seven Sisters Road entrance and not via Hertslett Road to assist the prevention of public nuisance. However, given that Seven Sisters Road is a Red-Route, with no stopping of vehicles allowed at any time, it will not be an appropriate location to be used as either a pick-up point for taxi passengers or as a delivery drivers' collection point.

The application is likely to increase traffic congestion and parking problems for residents (who pay for residents parking bays) in an already congested area. Additionally, there is already road-rage and speeding taking place regularly in the congested residential streets around the market, this application has the potential to make it worse for local residents and especially the young and older residents trying to sleep at night.

At the licencing committee meeting on 19 February 2019, that refused a previous premises licence application for the market, the committee were very critical indeed of the conditions agreed relating to the applicant's management of the site and thought they were totally inadequate in terms of the number of SIA security staff to manage safety and the smoking area. Again, I would appreciate confirmation that this shortcoming has been addressed, and that the Ward Cllrs be provided with the details of what has been agreed.

Regarding the smoking area, will this be adequate, with proper fire resistant waste facilities, and with regular cleaning and monitoring, so that the provision meets fire and safety rules?

I am concerned that there is no restriction on playing amplified music until 23.00 at the market, and the previous application actually only specified that there would be no “designated” dance floor, which is not the same as specifying no dance floor at all. It needs to be made absolutely clear that there will be no loud music and dancing permitted on the premises.

Public safety

The application has the potential to exacerbate crime, disorder, and nuisance in the surrounding area, and therefore to impact negatively on public safety.

The last planning application for the market wanted to accommodate 250 people in the first-floor mezzanine space but this was reduced to 130 by the planning committee. Firstly, is this capacity compliant with fire precautions and evacuation rules? And, secondly, 130 is a lot of people potentially all turning out of the market at up to 22.30 in the evening into a local residential area with the potential for negative noise, traffic, crime and ASB activities in what is a Cumulative Impact Area. The London Fire brigade also served a prohibition notice on the market due to fire safety concerns; I would like to know if the terms of this notice have been complied with by the market and request that the Ward Cllrs updated here.

The protection of children

Children should not be exposed to excessive noise, criminal and anti-social behaviour. Unfortunately, this application has the potential to do just that.

Conclusion

In conclusion this application poses serious risks in relation to maintaining the integrity and effectiveness of council’s Cumulative Impact Area policy with regards to the achievement of its four “licensing objectives” that are required to protect local residents from negative impacts - and therefore the application should be rejected.

Yours sincerely,

Cllr Gary Heather

From: [Clarke, Tricia](#)
To: [Licensing](#)
Subject: Nags Head Covered Market, 22 Seven Sisters Rd, Islington, London N7 6AG
Date: 25 April 2023 19:10:14

Sent by email to licensing@islington.gov.uk on 25 April 2023

From: [REDACTED]

To: Licensing Service, London Borough of Islington, 3rd Floor, 222 Upper St, London N1 1XR

Licensing Act 2003 representation opposing new premises licence application

Nags Head Covered Market, 22 Seven Sisters Rd, Islington, London N7 6AG

25 April 2023

Dear Licensing

Today I learned that Nags Head Covered Market had again applied for a new premises licence to sell alcohol, LBI Licensing received this latest application on 28 March 2023 and drafted a residents letter on 29 March 2023 but did not send the letter to local residents within sight and sound of this premises who have a legal right to be consulted and who have spent five years telling LBI Licensing we oppose a new premises license for Nags Head Covered Market.

LBI Licensing must start public consultation again and consult local residents.

My neighbours and I opposed this new premises licence application in 2018. The Licensing Sub-Committee very wisely rejected it in February 2019. When another application was made just a few months later in 2019 we all opposed it again. We are all very unhappy to see this latest application. I oppose it on the grounds of public nuisance, crime and disorder, protection of children from harm, and public safety, as set out below:

Public Nuisance

A new premises licence would increase night-time noise, public drunkenness, discarded food, litter and vomit outside homes and businesses, vandalism, violence, drug-dealing, drug-taking, drains blocked by cooking oil, use of the area near Morrisons car park as an open toilet, and parking problems. Shift workers, children and other residents would get less sleep.

Nags Head Covered Market, Morrisons car park and nearby buildings amplify sound like a sound-box. The Applicant cannot stop late-night noise from its patrons and delivery motorcyclists and clearly never will stop this noise.

Crime and Disorder

Nag's Head is part of Holloway and Finsbury Park Cumulative Impact Area with many venues licensed to sell alcohol and play music late at night. Night buses from central London pubs and clubs pass through. More alcohol and loud music would lead to more crime and disorder. The Applicant lets delivery motorcyclists drive the wrong way in Hertslet Road day and night, often

without registration numbers.

Protection of Children from Harm

A new premises licence would lead to more schoolchildren gathering in this area after school, fighting, drug-dealing and drug-taking. In this area there are already so many drug-dealers and shops selling alcohol and food high in fat and sugar that local children and adolescents are harming their general health by consuming drugs, alcohol and too many calories.

Public Safety

Drug-dealing in and around several properties nearby led to stabbings, a drive-by shooting and a dead body was discovered in a bin outside a local house associated with drug-dealing. A new premises licence would damage public safety.

A new premises licence would be on the building, not the Applicant, and make the building worth much more money than it is now. If sold, the building would likely be a nightclub, with more nuisance, crime, harm to children and public danger.

Regards

Tricia

Cllr Tricia Clarke

Labour Councillor Tufnell Park Ward

Chair Environment and Regeneration Scrutiny Committee

Islington Council

Town Hall, Upper St, London N1 2UD

Mob: [REDACTED]

The information you have provided will be used for the purposes of assisting you with casework or an enquiry. All data is held securely and will be processed in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation. In order to satisfy your request, we will share your name and contact details and your request with other services in the council so that a response can be made to you. If the enquiry relates to casework involving an external organisation, such as a housing provider, we will share your data with them for the purposes of processing your enquiry. This will always be limited to what is required for to respond to your query. We will retain your original request and all associated information gathered to process and respond to your request. For further details please visit our privacy notice: [Privacy notice | Islington Council](#).

Sent by email to licensing@islington.gov.uk on 24 April 2023

From: [REDACTED]

To: Licensing Service, London Borough of Islington, 3rd Floor, 222 Upper St, London N1 1XR

Licensing Act 2003 representation opposing new premises licence application

Nags Head Covered Market, 22 Seven Sisters Rd, Islington, London N7 6AG

24 April 2023

Dear Sirs,

Today I learned that Nags Head Covered Market had again applied for a new premises licence to sell alcohol, LBI Licensing received this latest application on 28 March 2023 and drafted a residents letter on 29 March 2023 but did not send the letter to local residents within sight and sound of this premises who have a legal right to be consulted and who have spent five years telling LBI Licensing we oppose a new premises license for Nags Head Covered Market.

LBI Licensing must start public consultation again and consult local residents.

My neighbours and I opposed this new premises licence application in 2018. The Licensing Sub-Committee very wisely rejected it in February 2019. When another application was made just a few months later in 2019 we all opposed it again. We are all very unhappy to see this latest application. I oppose it on the grounds of public nuisance, crime and disorder, protection of children from harm, and public safety, as set out below:

Public Nuisance

A new premises licence would increase night-time noise, public drunkenness, discarded food, litter and vomit outside homes and businesses, vandalism, violence, drug-dealing, drug-taking, drains blocked by cooking oil, use of the area near Morrisons car park as an open toilet, and parking problems. Shift workers, children and other residents would get less sleep.

Nags Head Covered Market, Morrisons car park and nearby buildings amplify sound like a sound-box. The Applicant cannot stop late-night noise from its patrons and delivery motorcyclists and clearly never will stop this noise.

The Applicant has turned Nag's Head into a dump and is determined to keep applying for a new premises licence no matter how often residents oppose it.

Crime and Disorder

Nag's Head is part of Holloway and Finsbury Park Cumulative Impact Area with many venues licensed to sell alcohol and play music late at night. Night

buses from central London pubs and clubs pass through. More alcohol and loud music would lead to more crime and disorder. The Applicant lets delivery motorcyclists drive the wrong way in Hertslet Road day and night, often without registration numbers.

In 2017 a food delivery vehicle reversing into Hertslet Road from the back of the Market knocked down a local resident. The driver tried to flee the scene of the crime. This shows that the Applicant is incapable of running the premises safely or legally. Were the Metropolitan Police consulted on the risk of crime and disorder posed by the Applicant's plans?

Protection of Children from Harm

A new premises licence would lead to more schoolchildren gathering in this area after school, fighting, drug-dealing and drug-taking. In this area there are already so many drug-dealers and shops selling alcohol and food high in fat and sugar that local children and adolescents are harming their general health by consuming drugs, alcohol and too many calories.

Seeing drug-dealing, drug-taking, drunkenness and fighting harms children.

Public Safety

Drug-dealing in and around several properties nearby led to stabbings, a drive-by shooting and a dead body was discovered in a bin outside a local house associated with drug-dealing. A new premises licence would damage public safety.

A new premises licence would be on the building, not the Applicant, and make the building worth much more money than it is now. If sold, the building would likely be a nightclub, with more nuisance, crime, harm to children and public danger.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Licensing](#)
Subject: Premises licence application - covered market, 22 Seven Sisters Rd N7 6AG
Date: 25 April 2023 10:02:17

[External]

Dear Sir/ Madam

We wish to object to the licensing application currently before the Council for the first floor of the above premises.

- 1, No notice of this further application has been circulated to local residents by the Licensing Authority. Surely we should have received such notice.
2. From the beginning, the creation and development of the first floor of 22 Seven Sisters Rd was undertaken on an entirely speculative basis without consultation with either the Local Authority or local residents as to its suitability. The hope throughout has been that objectors and objections would fade away on the basis of inertia. A clearly unsuitable application should not be allowed on this basis.
3. Hence the importance of the objections raised by Councillor Heather in his detailed letter under the permitted headings of “Cumulative impact”, “The prevention of Crime and disorder”, Public Safety”, and “the protection of Children”. We urge you to consider these objections fully.
4. We understand that the applicants were granted permission to open on restricted hours but they have failed to do so . Although we believe the whole premise are unsuitable, surely this limited permission should be trialled before any further extension is considered.
5. Please reject the application. Thank you.

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: NAGS HEAD COVERED MARKET, 22 SEVEN SISTERS ROAD, ISLINGTON, LONDON, N7 6AG - OBJECTION to license application
Date: 24 April 2023 20:09:46
Attachments: [Nags Head covered market licence application GH 17-4-23.doc](#)

[External]

Dear Sir, please see my objection to the license application for the

THE COVERED MARKET, NAGS HEAD COVERED MARKET, 22 SEVEN SISTERS ROAD, ISLINGTON, LONDON, N7 6AG.

YOURS SINCERELY

[REDACTED]

From: [REDACTED]
To: [Licensing](#); [REDACTED] [Burrell, Ryan](#); [Osullivan, Michael](#)
Cc: [REDACTED] [O'Donoghue, Natasha](#); [Shaikh, Asima](#)
Subject: Oppose - Premises Licence Application: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG.
Date: 24 April 2023 21:54:39

[External]

To the licensing department of Islington,

I have just been informed by my neighbour that Islington council are proceeding again to review the Nags Head market late alcohol licence tomorrow despite countless objections from this local neighbourhood & community.

Why have residents not been informed of this resubmission date!!!

As a resident of no [REDACTED] I absolutely oppose this late license for the following reasons:

1) LATE NOISE & NOISY TRAFFIC WILL INCREASE & BECOME EVEN MORE UNBEARABLE. I have a young child who already struggles to get to sleep with the noise levels that already exists on this street - from Morrisons car park traffic, the deliveries from massive lorries to the stores on Holloway Road (Lidl, Iceland etc), traffic from the Enkel Arms, traffic from Arsenal games, not to mention the local noisy homeless, drug addicts of which are increasing and who hang out in Morrisons carpark and round the back of the market. As a residential street we actually couldn't sustain anymore increase to the noise as it is.

2) THERE WILL BE A 100% INCREASE IN RUBBISH ADDING TO THE ALREADY UNHYGIENIC, UNCLEAN, UNCARED FOR EYE SORE OF A MARKET SETUP AND SURROUNDING AREA.

- There are no Bins outside the market. Not one. Rubbish gets thrown outside everyday all day. There is no system or structure in place to manage it getting any worse!!!

According to the street cleaner, Islington have cutback street cleaning services especially over the weekend because of council cuts. Have you actually been down here to see how revolting it gets????? There is no way you would increase the traffic from a food hall and drinking spot and this not get worse. The council simply does not have the services to take care of additional, possibly unruly traffic and the impact it would have.

3) SANITATION IS A MASSIVE PROBLEM.

The market currently has no customer toilets!!!!!! The late licence market drinking spot planned for 1 ??? this will undoubtedly increase the use of this street as a constant piss hole. Go to the walls of the Morrisons car park and around the Morrisons building and smell the stench of piss that already exists. This needs to be cleaned up, not added too!!!

4) EYE SORE INCREASE. The market is a mess to look at already. The outside market name is made of light bulbs which are Crazy, glaringly bright and a massive eye sore, especially as half the bulbs are gone and they don't bother to replace them. The paint job is unsightly and unkept with a hodge podge of different weird colours and paint jobs!!!

The market simply does not have any standards of looks or standards of upkeep & care. Why then should this be allowed to be expanded on??

Many points would have to be addressed and improved and implemented before you could possibly approve this licence going ahead.

If the license were to be approved based on all the residents very real experiences from living with the market as it is, this would be a complete form of total negligence and misuse of authority.

I would question whether this setup would be approved for Upper Street??? Considering all these points made, I imagine not.

Please feel free to contact me for any evidence to support my points. I would be more than happy to show you

around, also late at night, so you can see for yourself what I am referring to.

I sincerely hope all points are seriously considered before this goes any further.

Yours Sincerely,

A large black rectangular redaction box covering the signature area. A small white square is visible on the left side of the redaction, possibly indicating a cursor or a specific character.A black rectangular redaction box covering a line of text.

Sent from my iPhone

From: [REDACTED]
To: [Licensing](#)
Cc: [Forde, Niall](#); [Gibbons, Janice](#); [Heather, Gary](#); [Shaikh, Asima](#); "Mick O'Sullivan"; [REDACTED]; [REDACTED]; SNITN-FinsburyPark@met.police.uk; andrew.carter@met.police.uk; [Convery, Paul](#)
Subject: RE: Nags Head Market/Upper Place /Alcohol Premises Licensing application-Representation OBJECTION OPPOSE
Date: 25 April 2023 15:21:44
Attachments: [Nags Head Decision of Licensing Committee for Premises alcohol Licence.pdf](#)
[Nags Head Market Minutes of Planning Committee hearing Feb 9th 2021.pdf](#)
[Nags Head Audio Transcript Full Planning Committee Meeting \(by Zoom on\) February 9th 2021.pdf](#)

[External]

From :

Mobile:

Dear Islington Licensing team,

Licensing Act 2003-Application for an alcohol Premises Licence-
Applicant: Empire Visions Limited
The Upper Place Food Market-First Floor
The Nag's Head Covered Market, 20 and 22 Seven Sisters Road, and Hertslett Road
Holloway N7

Representation Opposing the Application

I have today recorded in a separate e-mail that I was not notified of this Application by the Council/Licensing team. I got to know about it at 6pm last night from Councillor Heather from an e-mail he circulated to local residents. Today is the last day for making a representation.

I have lived in [REDACTED] for the last [REDACTED] years. The front door to my house is [REDACTED] from the Nag's Head Covered Market entrance on Hertslett Road. I am a [REDACTED] r and have continuously held a legal practising certificate for the last [REDACTED]

I was shocked to read of this Premises Licence application for the FIRST FLOOR ONLY of the Nags Head Covered Market (Now called The Upper Place Food Market) requesting **an all day** alcohol licence to serve "on and off" alcohol sales between 10am-10.30pm (Monday to Friday) and 10am-10.30pm (Saturday and Sunday). There have been previous similar recent applications that have failed.

My main concern in opposing this Application is to protect my two children aged [REDACTED] and [REDACTED] from more drunken loud noise/shouting outside my home and bedrooms (late into the night/early mornings) and drunks and drug dealers and drug takers being present around my home in the night and often during the daytime. We just want to be able to sleep in our beds at night without more disturbance and want to be able to walk to school without vomit, alcohol bottles, food waste, drunks and druggies in our presence, almost on a constant/daily basis.

A brief recent history of the Nags Head Market

[Note: the attachments form part of this Objection/Representation]:

- 1. The first floor of the Market-the mezzanine level-was built unlawfully by the same current Market owners and operators between 2016-2018. From a planning perspective there is a long history of building and development at the Market that has been unlawful, knowingly carried out without planning permission. The same owners and operator of the Market have been involved with and countenanced and encouraged this unlawful activity. It is understood that the same owners and operator (Kawal International etc) remain in place today and have again enlisted the services of pub operator, Empire Visions Limited, who made a similar alcohol premises licence application in 2018... which application failed.**
- 2. Following a failed alcohol premises licence application in 2018/2019-see attached decision of Licensing Sub-Committee dated February 19th, 2019, the Market owners and operators have spent the last 4-5 years with the Islington planning team trying to sort out the planning status of the Market following their extensive unlawful development works at the Market. This was/is also to try satisfy Licensing Policy ONE of Islington Council Licensing Policy 2023-27.**

Karen Sullivan-Director of Planning and Nathaniel Baker of the Islington Planning team should be asked to address the Licensing Sub Committee to confirm the current planning status for the Site. It is understood that much remains outstanding in relation to Planning permission conditions for the Site being satisfied/complied with. No satisfactory management or operations schedule for the Site currently exists, to my knowledge. The Market and the first floor/Upper place are still not in a fit state to operate. No fire safety. No building control approval for unlawful development works. The first floor of the Market remains a potential death trap. Only a highly negligent Council would permit any operations from the first floor bearing in mind the fraught history of the Site. The Market is also generally poorly run and maintained and this has been the case for many, many years.

- 3. The Market representatives promised much to Islington Planning Councillors sitting on a Full Planning Committee on February 9th, 2021, when attempting to ameliorate their extensive prior unlawful development work . Minutes (verbatim transcript of the Planning Committee hearing) of that Planning meeting are also attached dated February 9th, 2021. Nothing has been delivered by the Market in relations to statements/representations made at Full Planning Committee. The Market Operator and this proposed alcohol Licensee have no credibility with this application based on all of the very extensive unlawful development activity that took place at the Market between 2016-2020.**
- 4. The idea that the same Operator/Owner/Enterprise Visions Ltd should now be given an alcohol premises licence is (would be) utterly absurd/incomprehensible.**
- 5. By numerous incremental planning applications and extensive unlawful development work, the Market has managed to establish a potentially massive new alcohol drinking space at Nags Head Market-first floor-with outside**

smokers terrace . For example, a planning application which started out as a new external staircase for the rear of Market has now been turned into a massive outside smokers terrace at the rear of the Market. The Market Operator and Owner have been devious and dishonest in their dealings with Islington Council. The Islington Planning Authority have also been utterly dysfunctional and incompetent in allowing this to happen. In essence, over a very long period of time, the Market (owners-hidden behind an offshore company) and the Market operator have been creating a massive new alcohol drinking space for this area of Nags Head.

Background

I find it objectionable and abhorrent (like most of my neighbours) that we are being dragged through another Premises Licence application for the Market to enable it to sell alcohol. This is the third alcohol premises licence application for the same site in the space of 5 years.

Extensive consideration of this matter was given previously. A decision on this was made by Licensing Sub Committee on February 19th, 2019. The previous Premises Licence Application was unanimously rejected by Licensing Sub Committee.

Background to the Site/Market

The very recent history to the Market is that the current Market Operator (and the Market investors/Mr Satpal Sethi) decided several years ago that the old traditional mixed use ground floor covered Market was not making him/them sufficient money. The Market Operator had realised from the other Market he operates in Tooting Broadway that the best way to make the most money from a Market designated area such as the Nags Head Covered Market would be to sell hot food and alcohol.

From about 2015, the main Market Operator has by stealth, by developing the Market unlawfully through significant (and sometimes secretive) construction/other work/additions, and then through piecemeal incremental planning applications (some also retrospective to cover over previous unlawful development work- see P2017/4532/COL) attempted to convert the Market into a new much larger zone selling hot food (take away/on the premises).

The ruse has been happening slowly but with determination over a number of years now.

The Market Operator has carried out the following activities:

1. Changed the Use of the Market to one which now predominantly sells hot food take away, rather than retail.
2. Added a row of large shipping containers at the ground floor rear of the Market to sell hot food take away-the Islington Council planning team did nothing about this either.
3. Carried out significant construction work over a number of years to add a new very large mezzanine/first floor level to the Market (within the previous roof void)-again most of this work was development work which required, but was carried out, without planning permission.

4. The Market also changed its hours of operation without planning permission.

The Market Operator and his investors/owners of the Market were hoping that they could use a simple, ignorant and naïve new proposed Lessee/pub operator (whom they found in the form of the individuals from the Empire Vision/Italian Job Pub) to get a substantial part of the Market premises licensed to sell alcohol with the previous Premises Licence application and again now.

It is very obvious what the Licence Applicant has in mind as a new business opportunity for the Nags Head Covered Market. It would be to convert the very large space on the Upper floor of the Market (and eventually the ground floor of the Market-see previous alcohol Premises Licence Application from 2018, which also covered the Ground Floor of the Market) area into a Camden town/market style drinking hot spot for this area in Nags Head/Holloway.

Prevention of Crime and Disorder/Prevention of Public Nuisance/Public Safety/Protection of Children from Harm

It is worth us stepping back to understand and remind ourselves why this area has been designated a Cumulative Impact area by Islington Council in accordance with **Licensing Policy 3**

Cumulative Impact Zone

Nag's Head is a Cumulative Impact Area with many venues already selling food, licensed to sell alcohol and play music late at night. Night buses from central London pubs and clubs pass through. More later night food sales from the Market would lead to more crime and disorder. The immediate area around the Market is already very, very busy. The area is a major public transport intersection point where Seven Sisters Road meets Holloway Road. A bus hits the bus stop opposite the Market almost every 3 minutes 24/7. This is a major transiting point.

Coupled with the large number of people and public transport and traffic transiting this area, it already has (directly opposite the Market) a large McDonalds which opens 24/7, a large Kentucky Fried Chicken Open until mid night), several other fast food outlets very close to the Market, two casino/slot machine operating shops ("cashino") which stay open late, 5 betting shops that stay open until 10pm, a very lively and busy pub being the Enkel arms directly opposite the Market (with large numbers of smokers who congregate outside on Hertslett Road at all hours and especially in the Summer months/evenings, a large 12 table snooker hall (Cousins) next door to the Market which stays open until 4am in the morning (with a smoking terrace), a supermarket shop (Singhsbury Superstore-29 Seven Sisters road) (on the corner of Seven Sisters Road and the corner of Eburne Road (also opposite the Market) already licensed to sell alcohol until 11pm), another nearby pub in Eburne Road (The Swimmers), another nearby licensed supermarket at 52 Seven Sisters Road (Groland Food & Wine) staying open late. Michael's Fruiterers Food and Wine at nearby 56 Seven Sisters Road, Halfway House pub at 74 Seven Sisters Road, the Eaglet pub at 124 Seven Sisters Road are also all nearby and licensed to sell alcohol. There is also a very large nearby pub called The Big Red at 385 Holloway Road which already offers food and caters mainly for a younger/student/young professional clientele/. Many of the nearby student halls of residence in this area also have food bars located within them.

On top of all of this the Market at the rear is also opposite to the very large Morrisons shopping centre which also stays open until 11pm. Waitrose is also nearby and again sells

food and alcohol until 10pm. What this means for this area is that it is very, very busy and probably one of the busiest areas (for street activity/shopping/dining) in the whole of Islington with lots and lots of food sellers. The area simply does not need another large alcohol vendor in the area as is being proposed by the new Market offering and this Premises Licence Application.

There are already many restaurant, bars and take away establishments in this area which cater for all manner of beers and alcohol generally. We do not need another very, very large establishment or venue of the size proposed selling alcohol from a number of new food vendors.

What this hive of activity means is that the local residents living nearby already have to deal with large numbers of cars parking in nearby streets (Hertslett Road and Mayton Street) and a large number of pedestrians using these shops/restaurants and other late night operations. Uber drivers block our roads. Deliveroo bikers congregate in nearby streets in large numbers. We do not need any more of this in this area. Seven Sisters Road is a red route, so many cars converge/try to stop on the corner of Seven Sisters Road/Hertslett Road and Mayton Street. It is already a traffic nightmare and a mess. Matters will no doubt be made a lot worse by the proposed cycle lanes currently being built by TFL which will prevent ALL car/vehicle stopping outside the Seven Sisters Road entrance of Nags Head Market

This is also presumably why the Council has already had the sense to make it clear to prospective new businesses proposers that this area is a designated Cumulative Impact Zone.

The Community Problem

By facilitating or approving this Premises Licence Application, Licencing Sub Committee will, without any doubt, significantly increase night-time noise, public drunkenness, discarded food, litter and vomit outside homes and businesses, vandalism, violence, drug-dealing, drug-taking, drains blocked by cooking oil, use of the area near Morrisons car park as an open toilet, and parking problems when patrons arrive by car and delivery motorcyclists using Hertslett Road parking on double yellow lines. Shift workers, children and other residents will get less sleep.

Mayton Street and Hertslett Road are residential streets. The Nag's Head Covered Market eateries/take aways are already making far too much noise/disturbance/nuisance in the evenings currently. The noise levels/disruption and public nuisance around the Market become much worse in the Summer months. There is very regular drug dealing activity directly outside the Market on Hertslett Road because the eateries/take-aways in the Market are staying open until late. There is already an established pub, The Enkel, which already causes enough late night hubbub in this immediate area

If the Premises Licence application Application is granted it will fundamentally change the nature of the Nags Head Covered Market and this immediate area around it. The earlier rejected Premises Licence application in 2018 contemplated that there would be 400 people drinking at the Upper Place.

Objection

I therefore object to this Premises Licence Application on the following grounds:

1. The activities currently at the Market are just about bearable for the local residents

of from a noise/general disruption effect. We have reluctantly had to accept the conversion of the Market into a food takeaway/eatery over the last few years.

2. Mayton Street is a residential Street where families/children/elderly people live. We do not want people falling out of the Market/Upper Place at 11pm/mid night every night **DRUNK** making noise/aggravation/public disturbance/nuisance. Deliveroo drivers rev their mopeds up and down Mayton Street waking up my family and young children.
3. There are more than enough licensed venues in this neighbourhood already for the activities specified in the Application: drinking alcohol. It would simply be totally inappropriate to change the nature of this area further by allowing this application....and effectively changing the nature of what was/is a local community market into some sort of business premises offering with alcohol.
4. There are already often large intimidating groups and individuals that stand outside the Market (Hertslett Road entrance) in the evenings. It has once again become a magnet for a large number of Deliveroo drivers. I am also concerned that these large groups are a public safety concern.

We live side by side the Nag's Head Covered Market and put up with the current noise levels/disruption/disturbance/nuisance and its activities brought about by the conversion of the Market in recent years to eateries/take-aways. It is not appropriate for this position to be changed/formalised/extended further in any manner with this Premises Licence Application.

Other Matters-Cumulative Impact

The Market Operator/Satpal Sethi has made it abundantly clear in press statement after press statement that he must have an alcohol led venue. See Islington Gazette/Islington Tribune.

The Sub Committee would, because of prior Cumulative Impact designation for the area, be well within their rights presumably (in accordance with the *Islington Council Licensing Policy document 2023-2027*) and acting reasonably to accordingly dismiss this very significant alcohol licence application for such an enormous site at first instance and on the basis of the very large number of opposing Representations (and the petition) which it now has before it.

The Applicant has failed in paperwork submitted to the Licensing Authority to establish that there will be no further cumulative impact by the granting of such an Application. In fact, it would be quite impossible in any event for the Licence Applicant to be able to establish that a new licensed premises at the Market (with the business objective of selling alcohol/food) and with a capacity for a large number of people would not have a considerable detrimental and cumulative impact on this area.

Islington Council's published *Statement of Licencing Policy 2023-27* makes the position very clear on matters to be considered when a licence application is made in a Cumulative Impact Area:

CUMULATIVE IMPACT POLICY AREAS

Licensing Policy 3

The Licensing Authority has adopted a special policy relating to cumulative impact in relation to the supply of alcohol in: • Clerkenwell • Bunhill • Kings Cross • Upper Street and Angel • **Holloway Road and Finsbury Park** • Archway.

“ This special policy creates a rebuttable presumption that applications for the grant or variation of premises licences or club premises certificates which are likely to add to the existing cumulative impact will normally be refused following the receipt of representations, unless the applicant can demonstrate in the operation schedule that there will be no negative cumulative impact on one or more of the licensing objectives” [NB: I cannot find anything in the Applicant’s paperwork that acknowledges a need to establish “no negative cumulative impact” on the licensing objectives]

13. Applicants will be expected to comprehensively demonstrate why a new or varied licence will not add to the cumulative impact. They are strongly advised to give consideration to mitigating potential cumulative impact issues when setting out steps they will take to promote the licensing objectives in their operating schedule. [NB: Again, there is no mention of an awareness of the need to mitigate cumulative impact in the Applicant’s proposed List of Conditions that you have sent to me.]

15. After receiving representations in relation to a new or variation application the licensing authority will consider whether it would be justified in departing from this special policy in the light of the individual circumstances of the case. [NB: Can the Sub Committee make this fundamental determination on “special policy” at the outset of the hearing upon the basis of the very large number of written representations (and petition) that it has before it opposing the Application and prior to us all spending another very long evening on this?]

“Possible exceptions to the Holloway and Finsbury Park Cumulative Impact Policy 56. Applications with comprehensive operating schedules that meet all the following criteria may be able to demonstrate that there will be no negative cumulative impact on one or more of the licensing objectives: a) Premises that are not alcohol led” [NB: The Licence Applicant has made it clear in several press statement in the Islington Tribune and the Islington Gazette that the premises must have alcohol] b) Premises with hours of operation consistent with framework hours [Application is now within framework] c) Premises providing live music and other cultural activities [NB: not contemplated] d) Premises implementing match and event day controls in Licensing Policy 15 where recommended by the Police or Licensing Authority [NB: plastic cups]

On the basis that the Applicant has clearly failed to comprehensively demonstrate that there will be no negative cumulative impact by this Application (in fact seems unaware of this need!), and the Application is in stark contrast to any of the exceptions listed for consideration of a licence in the Holloway and Finsbury Park Cumulative Impact area, I am really hoping that the Sub Committee will feel well within its rights that it is able to make an early determination on this.

Other Matters-Licensing Policy 1

“Licensing Policy 1- The Licensing Authority expects applicants to ensure that they have planning consent for the intended use and hours of operation, or otherwise have lawful planning status, before making an application for a premises licence.”

The Licence Applicant and the Market Operator have not yet properly resolved outstanding matters with the Planning Authority, so this Premises Licence Application is premature.

Other Matters-TENS and reliance by the Licensing Authority on previously agreed conditions agreed with the Police and Noise by the previous Licence Applicant.

The Licensing Authority and/or the police and/or environmental health have still not yet been able to confirm how proper consideration was given to the TEN applications made in 2020. There is no description in the TEN of either the “nature of the premises” or the “nature of the event”. Why were previously agreed conditions for another earlier premises licence application accepted/included in the Ten application?

Other Legal Matters for consideration

1. License Applicant does not (or will not) have control of the ground floor of the Market. It is therefore unable (by itself) to enter into agreed conditions (or propose a valid and binding operating schedule) which relate to i) the ground floor generally, or ii) the main entrance and exit points for the Market on Seven Sisters Road and Hertslett Road or iii) any other entrance and exit points for the Market. Having control over the entrance and exit points is a key component in the Licence Applicant being able to comply with the licensing objectives.
2. The Market is very poorly operated under its current management. It is clear (from the multiple breaches of planning regs) that the existing Main Market Operator has little regard for the law. This needs to be considered in assessing whether there is really any point in agreeing conditions (a proposed operating schedule) with this Licence Applicant/Market Operator.
3. Sub Committee or the Licensing Authority (or other statutory consultees) should not properly consider this Application until the all and any outstanding unlawfulness of the operations and activities at the Market are remedied.
4. The Licence Applicant has a tiny balance sheet. This should be highly relevant to Sub Committee in determining whether the Licence Applicant will be able to make the necessary investment that is required to make the massive proposed operation compliant with the licensing objectives.
5. On the basis of the above points, it is submitted that the Licence Applicant and/or the Application can no longer be deemed to be credible or worthy of consideration.
6. On the basis of the above points, it is submitted that the Licensing Authority and Sub Committee can place no reliance on this Licence Applicant in fulfilling or adhering to the proposed conditions/proposed operating schedule and/or attaining the licensing objectives.
7. On the basis of the existing unlawful operations taking place at the Market, and the above points, it is submitted that Sub Committee and the Licensing Authority cannot credibly or legally entertain consideration of this application under the

Who is responsible for the Market and main ground floor entrances/exits at the Market? These areas are not included as part of the plan of the Licensable Premises. Ownership/management of the Market?

The legal ownership structure of the ground floor of the Market (and control over the exits) is currently fragmented between a number of different legal entities (see details below). These numerous legal entities would need to be joined to an agreed “operating schedule” for it to have any legal validity.

My understanding of the current legal/ownership/management of the Market:

Freehold/main leaseholder owner of whole Market: **Islington Holdings Limited** (incorporated offshore in Guernsey). Not currently accountable as information is concealed as offshore. Lack of accountability should be a real concern to Sub Committee/Licensing Authority.

Main Market Operator- **Kawal and Nancy International Limited (Director: Mr Satpal Singh Sethi)**-a licensee operator (no registrable legal interest). This is the entity that has been making planning applications for the Market since 2006 and it is assumed that this is the Main Market Operator. A small corporate entity with a tiny balance sheet. Assume that most of units on the ground floor of the Market are sub-licensed from the Main Market Operator. It is not clear which entity is currently receiving the income from the let units at the Market.

Let Units on Ground Floor-presumably are let through sub licence from the Main Market Operator.

Leased units (long leases-Units A, B & C) on the Ground Floor-I assume that these are not controlled by the Main Market Operator. I assume that these lessees will also have rights vis a vis the Freeholder/main leaseholder in their long leases as to access and egress through the main entrances to the Market on Seven Sisters Road and Hertslett Road. These entities will probably also need to be joined to any undertakings given regarding the main entrances to the Market (ie closing Hertslett Road entrance at 8pm). It is not enough for the Licence Applicant alone to give such undertakings as it has no legal authority (by itself) to give such undertakings

It is essential that Sub Committee has an understanding of how the Market is legally and beneficially owned, managed and operated in assessing the licensing objectives...and which entities will need to be involved in giving appropriate undertakings to achieve the licensing objectives.

It is presumably not enough for the Licence Applicant to give verbal assurances (or to agree written conditions in the proposed Operating Schedule) to Council officers, the police or anyone else on dispersal policies/other fundamental police conditions (positioning of CCTV cameras/age checks/security guard positioning etc) if it is not yet known who has control (from a legal perspective) over the main exit/entrance points to the Market and the ground floor generally. As the main entrance/exit points are not part of the licensable premises, Sub Committee and the Licensing Authority will presumably need to know who has control over them please and who can enter into agreed “conditions” with police and other statutory consultees in relation to them.

As an absolute minimum, the Licence Applicant must provide to the Licensing Authority

clear legally verifiable assurances from all other relevant entities operating (and with a legal interest) at the Market that the Licence Applicant has the legal power (on behalf of those other entities) to control the main entrance/exit points to the Market on Seven Sisters Road and Hertslett Road. If reliance is to be placed on the gated roadway at the rear of the Market for entrance/exit, then again all parties with a current legal interest in the roadway must be joined to any relevant undertakings/conditions which are to be provided to meet the licensing objectives.

My suspicion is that the vast majority of the food unit holders/and long leased units (with their own legal interest) on the ground floor of the Market will vehemently object (and the long leaseholders will have legal rights to object) to having the Hertslett Road entrance closed at 8pm. It is through this exit that all the Deliveroo food deliveries flow in the evenings (it is busy until 11pm) to motorbikes waiting on Hertslett Road. There is no parking outside the Seven Sisters Road exit of the Market as it is a red route (no parking at any time).

Empire Visions Limited-Applicant

The directors and shareholders of the Company incorporated and which is making this licence application (Empire Visions Limited) have previously been concerned solely with the running of pubs, bars and breweries in London and Italy and that their principal specialisation and offering is Italian craft beer: i) Giovanni Campari-director: Brewmaster and Co-founder of Presso Birrificio del Ducato (a beer brewing company in Italy) and currently the Chairman of a pub/bar chain in London called the Italian Job Pub, ii) Simone Moroni-director (and detailed as Supervisor of the proposed new operation in the licence application)-currently Managing Director of the Italian Job Pub and iii) Manuel Piccoli-director, co-founder of Italian craft brewery company Presso Birrificio del Ducato and the Italian Job Pub.

It is very obvious from looking at the website for the Italian Job Pub www.theitalianjobpub.co.uk what the Licence Applicant has in mind as a new business opportunity for the Nags Head Covered Market. It would be to convert the Market area into a Camden town/market style drinking hot spot for this area in Holloway. An interesting business proposition but the Licence Applicant has forgotten that this area is very densely populated and highly residential. It does not have the walled off separate zone benefiting the majority of the Camden Town market bars.

Mayton Street and Hertslett Road are residential streets. The Nag's Head Covered Market eateries/take aways are already making far too much noise/disturbance/nuisance in the evenings currently. The noise levels/disruption and public nuisance around the Market become much worse in the Summer months. There is very regular drug dealing activity directly outside the Market on Hertslett Road because the eateries/take-aways are staying open until 11pm.

If the application is granted it will fundamentally change the nature of the Nags Head Covered Market and this immediate area around it.

We live side by side the Nag's Head Covered Market and put up with the current noise levels/disruption/disturbance/nuisance and its activities brought about by the conversion of the Market in recent years to eateries/take-aways. It is not appropriate for this position to be changed/formalised/extended further in any manner with this licensing application.

Many thanks

Best wishes



From: [REDACTED]
To: [Licensing](#)
Subject: Opposition to the licensing of new development and alcohol sale at 22 Seven Sisters Road, (covered Market)
Date: 24 April 2023 22:02:57

[External]

Dear Islington Council,

I would like to renew my opposition to the application proposed by Empire Visions Limited for a development at the Covered Market.

We are very concerned that this may go ahead. The levels of noise in our road are already high in the evening due to customers in the pubs nearby and general nightlife, on top of drug dealing which seems very active on our road as well.

We have an [REDACTED] year old and we work from home. We oppose to this application as it will increase noise and will foment small crime. We would also like to know how are all these applications possible when we have opposed for months and months now: is there a way to stop these constant applications for the same kind of premise? Our opinion will not change.

Thank you,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Licensing; Forde, Niall](#)
Cc: [Burrell, Ryan](#)
Subject: OBJECTION TO NAGS HEAD LICENCE APPLICATION
Date: 24 April 2023 20:54:50

[External]

Premises Licence Application - The Covered Market, Nags Head Covered Market, First floor, 22 Seven Sisters Road, Islington, London N7 6AG

Dear Islington Council,

I am writing to express my STRONG OBJECTION to the Premises Licence Application for the Nags Head Market, which is located within a cumulative impact area in Holloway. I live a [REDACTED] from the market at [REDACTED] so would also like to know why local residents were not informed of this application as per normal process and why no public notice was put up outside the property?

As you are aware, a cumulative impact area is defined as an area where the number of licensed premises has reached a saturation point. The Nags Head Market is already situated in an area that is densely populated with licensed premises, and granting another licence would only serve to compound the existing issues.

Furthermore, the proposed hours of operation outlined in the application are excessive and could exacerbate problems such as noise pollution, littering, and anti-social behaviour. Allowing the market to operate late into the evening could have a detrimental impact on the quality of life for local residents, who already experience high levels of disturbance due to the high concentration of licensed premises in the area.

If the market was to be granted a license it would be so disruptive to the local community as a whole, but in particular it will be disturbing for the many families with young children who live in the area. If granted it will have a significant impact on the quality of life for these families who should be able to enjoy their community without the additional noises and disturbances that the license will bring.

In light of these concerns, I strongly urge you to reject the Premises Licence Application for the Nags Head Market. It is essential that we take into account the cumulative impact of licensed premises in the area and work to protect the interests of local residents.

Thank you for your attention to this matter.

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Premises License Application - The Covered Market, Nags Head Covered Market, First floor, 22 Seven Sisters Road, Islington, London N7 6AG
Date: 25 April 2023 17:13:44

[External]

To whom it may concern

I wish to make a representation request **against** the premises licence to serve alcohol on the First Floor at the Nags Head Covered Market.

I live on the [REDACTED] of [REDACTED] and our [REDACTED] can see and hear noise directly from the Nags Head Market. My [REDACTED] and [REDACTED] not only overlook the Nags Head Market but also hear the sounds and traffic from Seven Sisters Rd. Noise and smells are already constant from the front and back of the flats, especially as we have no double glazing and in the summer when doors and windows are open but forced to close often due to noise disturbance.

The Enkle Arms is a very busy and popular Pub but their approved late night sessions are unbearable (I have great respect for the landlady and always pleasant when I phone and ask when they are closing on late night sessions) for our block of flats - the loud music literally invades the flats and then the drinkers come out and smoke on our corner, particularly when using the drug filled balloons. Our main entry door is off the street and frequently filled with drug users and we have photos to prove this.

I strongly object to the licence application and despair at how many times the application will be submitted.

There is already an over abundance of eateries and alcohol available in this high impact area. More alcohol will risk more noise and noisy behaviour which occurs already. The smells of food already come from the Nags Head Market & from Seven Sister Rd. There is a risk of even more traffic in the area which again car engines revving & starting up already cause significant disturbance - our [REDACTED] face on Mayton Street and the corner of Hertslet Rd.

People move from front entrances to pubs etc in order not to be seen & can raise their voices more and/or use drugs and will invariably come into our street or where they cannot be seen by security etc. Can you imagine being subjected to this every night!

Allowing more alcohol to become available is not only absolutely not necessary, it will cause increased stress and disturbance to what is a heavily populated, residential area - including families with small children. If the Nags Head Market is allowed to sell alcohol then I believe residents will be subjected to more noise and disturbance and will be a completely unhealthy environment for young children to grow up in.

As mentioned I can already hear people if they are speaking fairly loudly and are standing outside the Nags Head Market - at such late opening times this will just be contributing to an already noisy area.

We are already surrounded by large stores (Lidl, Morrisons, Iceland, Waitrose) and their lorries and with 2 selling alcohol, which is worse in the summer.

I would like it noted that I have received no letters or information that another application had been made. This is deeply worrying that the local community has not been consulted.

[REDACTED]
M: **[REDACTED]**

From: [REDACTED]
To: [Licensing](#)
Subject: Re: Nags Head late night Licensing representation
Date: 25 April 2023 07:26:22
Importance: High

[External]

Dear Islington Council

I am the owner of [REDACTED] which is one of the houses located [REDACTED] the Nags Head.

We are located on a busy which already is exposed to a higher degree of crime and antisocial behaviour with the higher than usual footfall due to its proximity to the Morrisons car park and pub at the end of the road. It is also in close vicinity to the Arsenal Emirates Stadium which makes it an extremely busy area on match days.

In my opinion to grant a late night license to the Nags Head and make it a standing drinking venue will not only cause considerable noise and disruption to the local residents at night but will also attract more crime and antisocial behaviour. We have had numerous incidents of attempted break in to vehicles parked at night along the street and people entering our front garden to urinate as examples of undesirable behaviour.

We therefore strongly oppose the granting of the late night license at Nags Head and to make it a standing drinking venue because it will have a significant impact on the residents in the vicinity.

Yours Sincerely

[REDACTED]

Sent from my phone

From: [REDACTED]
To: licensing@licensing.gov.uk; [Forde, Niall](#); [Burrell, Ryan](#)
Subject: Nags Head Market Licence Application - Objection
Date: 25 April 2023 18:04:22

[External]

From : [REDACTED]
Address: [REDACTED], [REDACTED]

To: Islington Council Licensing team

**Re: Premises Licence Application OBJECTION- Nags Head Covered Market-
22 Seven Sisters Road, London N7 6AG**

Dear Islington Licensing team,

Please accept this email as my OBJECTION to the licence application.

I have always objected to the license applications and development of this site with the fact that the market is in a cumulative impact area , I believe this application should again be rejected.

I believe it will negatively affect the area, our families, our children and our standard of living.

Protection of children from harm

I live in [REDACTED], [REDACTED] houses from the Nags Head market and I have [REDACTED] young children who attend the local Grafton School.

With the license being until late hours and including the serving of alcohol, we will have additional noise and nuisance from people leaving the premises and dispersing into the area. Also, noise from the uncovered smoking area.

We already have a problem with litter, drunks and drugs being taken/supplied outside our property and outside nags head market. This will no doubt increase.

We already have the Snooker club customers causing noise and litter when they return to their cars in the early hours of the morning. People urinate on our street and I have had stolen goods including handbags dumped in my front garden on a number of occasions.

Please also consider the increase in delivery scooters that will be taking food/drinks from the Nags Head 2nd floor if this goes ahead. The access road is small and highly dangerous. Huge articulated lorries reverse into the small road multiple times a day causing danger and traffic congestion and danger. Delivery drivers ride the wrong way down Hertslett Rd to access Seven Sisters Rd causing danger to the public.

Air Pollution is a huge problem and now recognised as detrimental to all our health. My daughter [REDACTED] pollution. This will increase from traffic in the area that this establishment will bring. It is

inconceivable that all people frequenting the Nags head 2nd floor will travel by public transport. Parking restrictions on Mayton Street end at 6.30pm, so there will be customers driving to the location and parking on our streets.

Cumulative Impact: Increased Noise

Cumulative Impact: Harm to children

Cumulative Impact: Increased Anti-Social behaviour

Cumulative Impact: Increased Crime

Finally, the owners have shown a disregard for correct procedure in building this site without prior planning permission. The site looks like a large shed and dangerous. I fear there will be an accident or Fire at the site and increased with more kitchens, drinking and persons in the establishment.

The above are my concerns.

Ultimately, this site is in a cumulative impact area and therefore no license should be granted.

Regards

[Redacted]

[Redacted]

To: [REDACTED]
Cc: Licensing <Licensing@islington.gov.uk>; Heather, Gary <Gary.Heather@islington.gov.uk>
Subject: Nags Head covered market licence application

[REDACTED]

Please send your rep below on above subject to licensing ccd.

Regards,

Cllr Gary Heather

Sent from [REDACTED]

From: [REDACTED]
Sent: Tuesday, April 25, 2023 7:19:59 AM
To: Heather, Gary <Gary.Heather@islington.gov.uk>
Subject: Fwd:

[External]

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, April 24, 2023 9:33:23 PM
To: planning@islington.gov.uk <planning@islington.gov.uk>
Subject:

To whom it may concern

I [REDACTED] a resident of [REDACTED] oppose any planning permission for any drinks or night time licence regarding the plans above the nags head market. This will encourage more noise for us here and noise traffic and deliveries to add. I am writing this email opposing this plan of action . The crime rate is horrendous the muggings and knife crime my own son has endured in broad daylight will I believe have unsavoury characters loitering around and who then supervises and police are under enormous pressure .we have out up with drugs ,alcohol abuse from.the enkle arms pubs and vomiting in and around our area where we live .. its so bad some.neighbours have had to add their own security systems as abuse outside their homes and also adopting safer living though our own expense . As we are genuinely upset with pressure of these increasing persons looking for their own selfish ways and needs and not considering our neighbourhood and respecting our wishes and very much so concerns again around the influence of characters drawn in and around this nag head planning .

I look forward to hearing back from yous with news that it has been squashed and opposed and declined

Your sincerely [REDACTED] .

Sent from [REDACTED]

This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

From: [Plaster, Kevin](#)
To: [Licensing](#)
Cc: [Burrell, Ryan](#)
Date: 24 April 2023 16:09:14
Attachments: [islington-1349179-002. UPPER PLACE - 2023 NEW PROPOSED CONDITIONS.pdf](#)
[islington-1349179-Plans.pdf](#)
[DPS Consent Form \(1\).pdf](#)
[islington-1349179-001. UPPER PLACE FOOD MARKET - 2023 - New Premises Licence Application \(1\) SELEL2173 new.pdf](#)
[Planning Appeal Decision approved 3 October 2022.pdf](#)

Dear Licensing,

The Planning & Development section have the following comments to make in relation to the above application:

The property is not listed nor located within a conservation area. However, it is within the Nags Head Town Centre (NHTC) and is part of the designated primary shopping frontage (PSF).

Planning permission was granted on appeal on 3 October 2022 (P2021/1714/S73) for proposed use of mezzanine floor for food and drink uses in association with the retention of Ground Floor Market use (Sui Generis), with associated first floor access door and staircase (emergency escape) to south elevation, and creation of covered first floor terrace to the west elevation, together with the retention of first floor central glazing and build up brickwork to south elevation, retention of north flank first floor central glazing and brick wall enclosure and retention of alterations to rear extractor/plant equipment, louvered screen and associated works, at Nag's Head Market, London N7 6AG in accordance with the terms of the application, Ref P2021/1714/S73, dated 11 June 2021, without compliance with Conditions Nos 3, 5 and 9 previously imposed on planning permission Ref P2020/0079/FUL, dated 11 February 2021, but subject to the conditions set out in the attached schedule in the appeal decision.

Specifically, conditions (5), (7), (8), (9), (12), (13), (14), (17), (18), (19) and (20) are of relevance.

The proposed opening hours in the license application i.e. 08:00 to 22:30 Sunday - Thursday and 08:00 to 23:00 Friday and Saturday are not compatible with those of condition (5) of the planning permission, which states:-

5) The mezzanine floor use hereby permitted shall only operate within the hours of 0900 hours to 2200 hours on Sundays to Thursdays and Bank Holidays and 0900 hours to 2230 hours on Fridays and Saturdays.

License proposed conditions (16) and (17) i.e.

16. Regarding all off sales of alcohol by way of delivery from telephone/internet orders, no more than four beers of 330ml or a 750ml bottle of wine per meal.

17. There shall be no off sales of alcohol from the premises after 20.00 hours.

29. Off sales of alcohol are to be restricted to home deliveries and take-away by customers in sealed containers for consumption away from the Premises.

are not compatible with the approved planning condition (17) i.e. Noise Management and Late Night Operations Plan paragraph 2.6 granted as part of approval of details application P2022/2631/AOD granted 21 January 2023, which states:

2.6. Alcohol supplied for consumption to customers shall strictly only be sold to those customers ordering food and seated at tables

In addition, proposed condition 23 of the license application i.e. 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 is not compatible with planning condition (13), which states:-

(13) The first floor windows of the building shall not open for any purpose other than maintenance

On this basis, an objection is raised.

Please note that these comments are based solely on the information provided on the licensing application form and do not constitute a guarantee that planning permission is not required. If the applicant requires formal confirmation that no planning permission is needed for the activities described in the licence application, they are recommended to submit an application for a certificate of lawfulness under Sections 191-2 of the Town and Country Planning Act 1990 (as amended).

Kind regards

Kevin Plaster
Deputy Manager – Planning Enforcement

Planning & Development Management
Community Wealth Building | London Borough of Islington

(020) 7527 3530 | Town Hall, Upper Street, London, N1 2UD
kevin.plaster@islington.gov.uk
www.islington.gov.uk

From: Burrell, Ryan <Ryan.Burrell@islington.gov.uk>

Sent: 29 March 2023 17:54

To: CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk; FSR-AdminSupport@london-fire.gov.uk; Standards, Trading <Trading.Standards@islington.gov.uk>; Control, Building <Building.Control@islington.gov.uk>; Gibbons, Janice <Janice.Gibbons@islington.gov.uk>; CSPU Team <CSPUTeam@islingtoncouncil.onmicrosoft.com>; S&QA <S&QA@islington.gov.uk>;

From: Burrell, Ryan <Ryan.Burrell@islington.gov.uk>
Sent: Thursday, April 27, 2023 4:03:00 PM
To: [REDACTED]
Subject: RE: SUPPORT OF Nags Head/Upper Place 22 Seven Sisters Road

Dear [REDACTED]

Thank you for your email, for me to accept your representation I will need your full home address.

Ryan Burrell
Licensing Support Officer
Licensing
Community Safety, Resilience and Security
Islington Council
222 Upper Street, N1 1XR
Direct Tel: **020 7527 4330**

Licensing Duty Line: **020 7527 3031** or email licensing@islington.gov.uk

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From: [REDACTED]
Sent: 24 April 2023 20:33
To: Licensing <Licensing@islington.gov.uk>
Subject: SUPPORT OF Nags Head/Upper Place 22 Seven Sisters Road

[External]

To Whom It May Concern:

I am writing in support of the Nags Head Upper place

There is a huge need to revitalise the local area and the upper place will do exactly that
By creating a safe space with food operators it will elevate the local area and reduce crime.
I understand that there will be CCTV and Security present at all times which will help in relation to public safety

The council must grant permission for this venue it will create many new jobs which the area deserves

Kind Regards,

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [REDACTED]

Interest: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance
I DON'T BELIEVE THE ALCOHOL LICENSE FOR THE MARKET WOULD ADD TO PUBLIC NUISANCES IN THE AREA.

Crime and Disorder
SECURITY & EXTRA STAFF ONSITE, AS WELL AS MORE CUSTOMERS ON THE PREMISE SHOULD HELP REDUCE CRIME IN THE AREA IF THE LICENSE IS GRANTED.

Protection of Children from Harm

Public Safety

I BELIEVE THE ALCOHOL LICENSE WOULD HELP INCREASE PUBLIC SAFETY AS MORE GOOD PEOPLE WILL BE ENJOYING THE MARKET IN THE EVENING.

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

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

[Empty box for explaining the reason for anonymity]

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: 12-04-23

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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

Don't think having a license for alcohol upstairs will have a negative affect in local area.

Crime and Disorder

Same as above, 1030pm
 reasonable hours for opening, not ~~early~~ late night and security measures taken into consideration for local Residents

Protection of Children from Harm

Public Safety

As Above.

I wish my identity to be kept anonymous: Yes No

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

[Empty box for explanation of anonymity request]

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

Signature:  _____ Date: 17/4/2023

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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 AN ALCAHOL LICENCE UPSTAIRS WILL NOT MAKE THE AREA WORSE. WELL MANAGED STAFF & SECURITY GUARDS WILL POSSITIVELY CHANGE THE AREA FOR BETTER

Crime and Disorder AS ABOVE IT SHOULD NOT INCREASE CRIME IN THE AREA. I THINK IT WILL REDUCE CRIME IN THE AREA

Protection of Children from Harm

Public Safety AS ABOVE RESPONSIVE

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: 18/4/23

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [Redacted]

Interest: [Redacted]

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

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

| |
|----------------------------------------------------------------------------------------------------------|
| <p>Public Nuisance</p> |
| <p>Crime and Disorder I Think Crime will reduce as more good people in the area in the market</p> |

Protection of Children from Harm

Public Safety security in the market will improve safety in the area in the evening.

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

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

[Empty box for explanation of anonymity request]

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

Signature: _____ Date: 19/4/23

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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

I DON'T THINK THE ALCOHOL LICENSE WILL
MAKE THE AREA WORSE FOR DISTURBANCES

Crime and Disorder

THIS I BELIEVE WILL REDUCE CRIME IN THE
IMMEDIATE AREA AT SECURITY GUARDS & MORE
PEOPLE IN THE AREA AT NIGHT

Protection of Children from Harm

DON'T SEE THE CONNECTION. NO KIDS
WOULD GET ALLOWED

Public Safety

SECURITY GUARDS & GOOD MAINTENANCE
SHOW IMPROVE PUBLIC SAFETY.

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

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

[Empty box for explanation of reason for anonymity]

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: 17-04-2023

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

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [Redacted]

Interest: [Redacted]

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

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

| | |
|---------------------------|----------------------------------------------------------------------------------------|
| Public Nuisance | <i>well manage with security guards. will ensure no public nuisance from the site:</i> |
| Crime and Disorder | |

Protection of Children from Harm

Public Safety It would be good for the market
there will be security guard, so safely
for the public will be good.

I wish my identity to be kept anonymous: Yes No

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

[Empty box for explanation of anonymity request]

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Signature: [Redacted] Date: 14/4/2023

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

Licensing Act 2003 representation pro-forma

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [REDACTED]

Interest: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

Public Nuisance

ANOTHER LICENSE UPSTAIRS WON'T CAUSE ANY NEGATIVE IMPACT ON THE AREA. BEEN HERE 12 YRS, LOTS OF PUBLIC NUISANCE ALREADY, WE NEED THE AREA BUSIER ESPECIALLY IN EVENING.

Crime and Disorder

UPSTAIRS SHOULDN'T AFFECT THE AREA. IT WILL BRING A DIFFERENT CUSTOMER TO THE MARKET. LOTS OF FAMILIES IN AREA WANT TO USE THE MARKET SQUARE FOR DRINKING.

Protection of Children from Harm

A WELL MANAGED OPERATION OF STAIRS WILL ENSURE GOOD CHILD PROTECTION

Public Safety

SECURITY GUARDS, MORE GOOD PEOPLE AROUND AND GOOD STAFF WILL ONLY HELP INCREASE PUBLIC SAFETY IN THE AREA -

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: 18-04-2023

Please ensure name and address details completed above

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [REDACTED]

Interest: [REDACTED]

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

Your Address: [REDACTED]

Email: [REDACTED]
Telephone: [REDACTED]

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

| |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Public Nuisance</p> |
| <p>Crime and Disorder</p> <p>IF ALCOHOL IS ALLOWED UPSTAIRS, THE AREA SHOULD GET BUSIER AND WITH SECURITY GUARDS IT SHOULD BECOME A SAFER AREA</p> |

Protection of Children from Harm

Public Safety

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

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Signature: _____

Date: _____

19/4/22

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

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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

IT WILL NOT CAUSE A PUBLIC NUISANCE AS IT WILL BE MANAGED WELL WITH SECURITY GUARDS + STAFF

Crime and Disorder

THE MORE GOOD PEOPLE IN AND AROUND THE MARKET THE BETTER, ESPECIALLY INTO THE EVENING WHEN IT IS TYPICALLY VERY QUIET, WE WANT THE AREA TO BE BUSIER AT NIGHT AND THE ALONG WALKS WILL HELP GREATLY

Protection of Children from Harm

Public Safety

THE AREA SHOULD BECOME SAFER AT NIGHT
WITH A RESPONSIBLE DRINKING ~~AREA~~ CROWD IN
THE BUILDING IF APPROVED

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

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

[Empty box for explanation of reason for anonymity]

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Signature: _____ Date: 14/4/23

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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 . in my opinion having business up and running would help make the area safer as there will be more people on street

Crime and Disorder . by opening second floor there will be security provided by the management and that will help reduce the crime and it might open up more jobs opportunity for local people

Protection of Children from Harm

Public Safety

AS AT Privouse Point there will be security guards and business owners and staff are willing to help with keeping the business premises safer.

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

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[Empty box for explanation of anonymity request]

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Signature: _____

Date: 18.04.2023

Please ensure name and address details completed above

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Licensing Service

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [Redacted]

Interest: [Redacted]

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

Your Address: [Redacted]

Email: [Redacted]

Telephone: [Redacted]

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

Public Nuisance

I believe a well managed bar upstairs with good security will help reduce public nuisance in evening

Crime and Disorder

Protection of Children from Harm

Public Safety

This area is empty and fell unsafe at night time, This application should help by bring in the right crowd.

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

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

[Empty box for explanation of anonymity request]

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: [REDACTED]

Interest: [REDACTED]

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

Your Address: [REDACTED]

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**Crime and Disorder**

CRIME SHOULD GO DOWN IF UPSTAIRS OPEN fully with alcohol. I hope to be busier and have a new customer to my shop

Protection of Children from Harm

No Children will be harmed if an alcohol license is given to the market. We are all caring people making business here

Public Safety

I understand there will be security guards into the early evening, which will increase public safety in the area.

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

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Signature: _____ Date: 18/4/23

Please ensure name and address details completed above

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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

most alcohol consumer they know
their act will have a consequence.
Also most of them they aware
that they owes duty of care to others.

Crime and Disorder

majority alcohol related crime
and personality disorders happen
in home.

Protection of Children from Harm

The premises license holders have to act responsibly when children in and around their premises. Also protecting children is everyone's responsibility.

Public Safety

AS long as this is done responsibly (most events with alcohol are more fun).

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

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Signature: _____ Date: 19/04/23

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

Licensing Act 2003 representation pro-forma

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Please feel free to attach additional sheets.

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

Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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

I think a alcohol licence for upstairs will encourage better behaviour in the area.

Crime and Disorder

I believe the level of crime in and around the market will dramatically reduce if the licence is granted.
The more people in the market the better

Protection of Children from Harm

Public Safety

I wish my identity to be kept anonymous: Yes No

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

[Empty box for explaining the reason for withholding name and address details]

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: 12-04-2003

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

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Premises Name and address: The Covered Market, Nags Head Covered Market, 22 Seven Sisters Road, Islington, London, N7 6AG

Your Name: _____

Interest: _____

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

Your Address: _____

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 I am an SIA qualified security person and after speaking with the management about the plans I am confident they are fully equipped to handle any public nuisance in or around the premises.

Crime and Disorder We feel that if upstairs were given an alcohol licence. It would reduce crime in the area due to the additional security and customers in around the Market.

Protection of Children from Harm

Public Safety

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

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

[Empty box for explanation of anonymity request]

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Signature:  Date: 12/04/2023

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

From: [REDACTED]
To: [Licensing](#)
Subject: Nags Head Market, 22 Seven Sisters Road #Islington-1349179
Date: 25 April 2023 17:19:14

[External]

To: The licensing officer, Islington Council

Dear officer,

I write in respect of the above-referenced alcohol licensing application. I am a local resident who lives on the Nags Head neighbourhood, on [REDACTED], and I am very much in favour of this application.

As a resident of the area, I would like to see the Nags Head Market being truly regenerated, with the full opening of the upstairs food court. If this is to be a viable business, I believe it will be necessary for it to be licensed so people can enjoy a glass of wine or beer with their food. I don't think that will contribute to public nuisance, on the contrary I think it will help prevent it and be a nice space for local families to enjoy.

In essence, as the Nags Head Market and adjoining Hertslet Road are currently run down in parts and derelict, we do get drug addicts and other unsavoury characters hanging around the neighbourhood and that encourages crime, disorder, public nuisance and makes us feel unsafe as neighbours living nearby. If the area were regenerated with an attraction for people to come to enjoy a nice meal and the odd drink, the area would be busier and unsavoury types would be less likely to view it as a place to loiter. Busy streets with thriving businesses do not tend to be places where backstreet crime occurs. So I think the full opening of a food court will support the prevention of crime.

We live between 4 main roads (Holloway, Seven Sisters, Hornsey and Tollington Roads) so some degree of noise and pollution is unfortunately what we have already signed up to. Indeed, there's already a pub on Hertslet Road and on adjoining Eburne Road next to Grafton Primary School) and there are many other licensed facilities on other adjoining roads - so I don't see this development significantly contributing to that. Rather, I see it increasing the prosperity and safety of the area, and giving local residents a focal point and a nice place to visit.

So it is in everyone's interests for the application to be granted.

Islington Council's planning committee has already tried on several occasions to stop this new development in its tracks, by imposing stringent and unreasonable conditions that made it impossible to run it as a viable business. These conditions were overturned on appeal, and rightly so, by the government's own Planning Inspectorate. I would urge the relevant committee who deals with this licensing application to take a more community-friendly approach this time. As the Council is well aware from prior consultations and petitions, the local community is broadly in favour of the food court by a large majority. It is time the Council lets us have the facility we have long been waiting for, in fact since summer 2020, when the Council first starting blocking the development.

Kind regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Burrell, Ryan](mailto:Ryan.Burrell@islington.gov.uk)
Subject: Re: Nags Head Market, 22 seven sisters road #islington-1349179
Date: 27 April 2023 15:39:51

[External]

On Thu, 27 Apr 2023 at 15:38, Burrell, Ryan <Ryan.Burrell@islington.gov.uk> wrote:

Dear [REDACTED]

Thank you for your email, for me to accept your representation I will need your full home address.

Ryan Burrell

Licensing Support Officer

Licensing

Community Safety, Resilience and Security

Islington Council

[222 Upper Street, N1 1XR](#)

Direct Tel: **020 7527 4330**

Licensing Duty Line: **020 7527 3031** or email licensing@islington.gov.uk

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Like us on Facebook [@IslingtonBC](#) and [@IslingtonLife](#)

Follow IslingtonLife on Instagram [@IslingtonLife](#)

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From: [REDACTED]
Sent: 05 April 2023 17:52
To: Licensing <Licensing@islington.gov.uk>
Subject: Nags Head Market, [22 seven sisters road #islington-1349179](#)

[External]

To whom it may concern

I write in respect of the above-referenced alcohol licensing application. I am a local resident who lives on the Nags Head area and I am in favour of this application.

As a resident of the area, I would like to see the nags head market being truly regenerated and if it is to be a viable business I believe it will be necessary for it to be licensed so people can enjoy a glass of wine with their food. I don't think that will contribute to public nuisance, on the contrary I think it will prevent it and be a nice space for local families to enjoy. In essence since the nags head market is run down and in parts derelict we do get drug addicts hanging around the neighbourhood and that encourages crime, disorder, public nuisance and makes me feel unsafe. If the area were regenerated with an attraction for people to come to enjoy a nice meal and the odd drink, the area would be busier and drug addicts would be less likely to view it as a place to loiter. Busy streets do not tend to be places where backstreet crime occurs.

We live between 4 main roads so noise and pollution are unfortunately what we have already signed up to (indeed there's already a pub on hertslett road) - I don't see this development significantly contributing to that. Rather, I see it increasing the prosperity of the area and giving local residents a focal point and a nice place to visit.

So it is in everyone's interests for the application to be granted.

Best wishes

[REDACTED]

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From: [REDACTED]
To: [Burrell, Ryan](mailto:Ryan.Burrell@islington.gov.uk)
Subject: Re: Reference "Islington-1349179" / Nags Head/Upper Place", 22 Seven Sisters Road.
Date: 26 April 2023 18:37:02

[External]

Hello Mr Burrell,

Please find below my full home address:

[REDACTED]

Kind Regards,
[REDACTED]

> On 26 Apr 2023, at 4:31 pm, Burrell, Ryan <Ryan.Burrell@islington.gov.uk> wrote:

>

> Dear [REDACTED]

>

> Thank you for your email, for me to accept your representation I will need your full home address.

>

> Ryan Burrell

> Licensing Support Officer

> Licensing

> Community Safety, Resilience and Security

> Islington Council

> 222 Upper Street, N1 1XR

> Direct Tel: 020 7527 4330

>

> Licensing Duty Line: 020 7527 3031 or email licensing@islington.gov.uk

>

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> Follow IslingtonLife on Instagram [@IslingtonLife](https://www.instagram.com/IslingtonLife)

>

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>

> -----Original Message-----

> From: [REDACTED]

> Sent: 23 April 2023 10:43

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

> Subject: Reference "Islington-1349179" / Nags Head/Upper Place", 22 Seven Sisters Road.

>

>

> [External]

>

> Dear Sir/Madam,

>

> I am writing to provide a reference for the new project in the Islington area, known as "Nags Head/Upper Place", located at 22 Seven Sisters Road.

>

> My family and I, who live in the Islington Council, believe that this new project can be a great asset to the

local area as it could provide a safe, secure place for all families to spend time together.

>

> We have been informed that a security service will be in place during the opening hours, and this will allow disorder and protection to be kept under control; something not happening everywhere.

>

> We look forward to witnessing the progress that this project brings and are very excited for the opportunities it can offer to families, businesses and the local economy, as a whole.

>

> Thank you for your time and consideration.

>

>

> Kind Regards,

>

>

> This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.

>

Empire Visions Ltd
5th Floor North Side,
7/10 Chandos Street,
Cavendish Square, London,
W1G9DQ

Open invitation to meet the Empire Visions team
and visit The Upper Place

Dear Neighbour,

Thank you for engaging with our premise license application during the consultation stage. The consultation stages are very important to us, as it allows us to hear from people close to the site who we may not have been able to speak with.

A hearing is scheduled for the 8th of June 2023 to determine this application. If you haven't received details of the hearing, please let us know and we will have them forwarded on to you asap.

We have received a number of objections to our application so would like to cordially invite you to the Upper Place on Friday 2nd June 2023 to meet with the Empire Visions team and see the site first-hand.

My team and I will be onsite from 11:00 until 18:00 to welcome you and are prepared to answer any questions you may have on the application, our management or operational plans for The Upper Place, and also listen to any recommendations you feel may make The Upper Place a more inclusive proposition for the area.

We will approach this meeting with open ears and an open mind, we very much hope you feel comfortable enough to do the same.

If you wish to call ahead, or have issues accessing the site, please feel free to call me on

██████████

Cordially yours

Simone Moroni
Managing Director

Appendix 5

From: [Marcus Lavell](#)
To: [Forde, Niall](#); [O'Donoghue, Natasha](#)
Subject: Nags Head/Upper Place - Reduction in Scope of Application
Date: 30 May 2023 13:11:26
Attachments: [image712184.png](#)
[image764786.png](#)
[image597977.png](#)
[image223114.png](#)
[image632142.png](#)
[image713546.png](#)

[External]

Dear Natasha and Niall

Following the Applicant's consideration of the Representations received, and in particular the Representation of the Planning Authority, the Applicant hereby reduces the scope of the Applicant, and proposes further Draft Conditions, as follows.

Hours of Application to be pulled back as follows:

Opening Hours Sunday to Thursday - 9am to 10pm

Opening Hours Friday and Saturday - 9am to 10.30pm

Licensable Activity Hours remain as they are.

Off Sales

Remove all off sales of alcohol.

Food Deliveries

Further Condition Proposed:

"All drivers, riders or couriers collecting food or beverages for delivery from the first floor of the premises shall only be permitted to stop or park in the rear service yard of the premises."

"All deliveries to cease at 9.30pm Sun to Thursday and 10pm Fridays and Saturdays."

Planning condition 11 to be mirrored in our proposed Licence Conditions:

"SERVICING AND DELIVERY HOURS (COMPLIANCE): The delivery of goods and servicing of the site shall not occur outside of the following hours and not at all on Sundays and Bank Holidays unless otherwise approved in writing by the Local Planning Authority: Monday to Saturday: 08:00 hours to 1900 hours."

Planning condition 14 to be mirrored in our proposed Licence Conditions:

"NON OPENING WINDOWS (COMPLIANCE): The first floor windows of the building shall not open for any purpose other than maintenance."

Note Condition 23 in our proposed Licence Conditions to be amended appropriately:

"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.”

I hope that the above addresses the concerns of those who have made Representations and would be most grateful if you could please pass them on to the Planning Authority, as well as the Other Parties, for their consideration.

Kind regards

Marcus Lavell | Barrister

Recognised by Chambers and Partners and The Legal 500 2023 for Licensing

t: +44 (0)20 3319 3700 | m: +44 (0)7921 361387

48 Chancery Lane, London WC2A 1JF, United Kingdom



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Appendix 6

From: [Plaster, Kevin](#)
To: [Licensing](#)
Cc: [Forde, Niall](#); [O'Donoghue, Natasha](#)
Subject: FW: Nags Head/Upper Place - Reduction in Scope of Application
Date: 30 May 2023 18:07:06
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[islington-1349179-002. UPPER PLACE - 2023 NEW PROPOSED CONDITIONS.pdf](#)
[islington-1349179-Plans.pdf](#)
[DPS Consent Form \(1\).pdf](#)
[islington-1349179-001. UPPER PLACE FOOD MARKET - 2023 - New Premises Licence Application \(1\) SELEL2173 new.pdf](#)
[Planning Appeal Decision approved 3 October 2022.pdf](#)
[image009.png](#)

Dear Licensing,

The Planning & Development section have the following comments to make in relation to the above application. This has been amended by an email dated 30 May 2023 (below) and further comments are based on this additional proposed further draft conditions from Keystone Law.

The property is not listed nor located within a conservation area. However, it is within the Nags Head Town Centre (NHTC) and is part of the designated primary shopping frontage (PSF).

Planning permission was granted on appeal on 3 October 2022 (P2021/1714/S73) for proposed use of mezzanine floor for food and drink uses in association with the retention of Ground Floor Market use (Sui Generis), with associated first floor access door and staircase (emergency escape) to south elevation, and creation of covered first floor terrace to the west elevation, together with the retention of first floor central glazing and build up brickwork to south elevation, retention of north flank first floor central glazing and brick wall enclosure and retention of alterations to rear extractor/plant equipment, louvered screen and associated works, at Nag's Head Market, London N7 6AG in accordance with the terms of the application, Ref P2021/1714/S73, dated 11 June 2021, without compliance with Conditions Nos 3, 5 and 9 previously imposed on planning permission Ref P2020/0079/FUL, dated 11 February 2021, but subject to the conditions set out in the attached schedule in the appeal decision.

Specifically, conditions (5), (7), (8), (9), (12), (13), (14), (17), (18), (19) and (20) are of relevance.

It is noted that the proposed opening hours in the revised license application i.e. 09:00 to 22:00 Sunday -Thursday and 09:00 to 22:30 Friday and Saturday have been amended and are now compatible with those of condition (5) of the planning permission, which states:-

5) The mezzanine floor use hereby permitted shall only operate within the hours of 0900 hours to 2200 hours on Sundays to Thursdays and Bank Holidays and 0900 hours to 2230 hours on Fridays and Saturdays.

However, it does state that the licensable activity hours remain the same i.e. for alcohol sales 10:00 to 22:00 Sunday -Thursday and 10:00 to 22:30 Friday and Saturday.

This is in breach of planning condition (17) i.e. Noise Management and Late Night Operations Plan granted as part of approval of details application P2022/2631/AOD granted 21 January 2023, which states in paragraph 3.5

No alcohol will be served during the period 30 minutes before the above respective closing times.

And in breach of paragraph 4.25, which requires a 30-minute wind down period.

It is noted off sales of alcohol have been removed. However, the email dated 20 May 2023 fails to state if this means that License proposed conditions (16), (17) and (29) i.e.

16. Regarding all off sales of alcohol by way of delivery from telephone/internet orders, no more than four beers of 330ml or a 750ml bottle of wine per meal.

17. There shall be no off sales of alcohol from the premises after 20.00 hours.

29. Off sales of alcohol are to be restricted to home deliveries and take-away by customers in sealed containers for consumption away from the Premises.

have been removed. If they have not been removed then these license conditions would still not be compatible with the approved planning condition (17) i.e. Noise Management and Late Night Operations Plan paragraph 2.6 granted as part of approval of details application P2022/2631/AOD granted 21 January 2023, which states:

2.6. Alcohol supplied for consumption to customers shall strictly only be sold to those customers ordering food and seated at tables

It is noted that the proposed license conditions now include the following:

“NON OPENING WINDOWS (COMPLIANCE): The first floor windows of the building shall not open for any purpose other than maintenance.”

This is now compatible with planning condition (13). The removal of “and windows” from proposed licensing (23) is welcomed.

The proposed license condition on delivery of goods and servicing times refers to mirroring planning condition (11). Note:- The relevant planning condition should read planning condition (10).

Given the above, in particular, relating to the proposed licensable activities not finishing 30 minutes before the end of the approved opening hours of the planning permission, an objection remains.

Kind regards

Kevin Plaster
Deputy Manager – Planning Enforcement

Planning & Development Management
Community Wealth Building | London Borough of Islington

(020) 7527 3530 | Town Hall, Upper Street, London, N1 2UD
kevin.plaster@islington.gov.uk
www.islington.gov.uk

Suggested conditions of approval consistent with the operating schedule

1. The sale by retail of alcohol shall be ancillary to the use of the premises as Food Hall and dining area at all times and customers shall only be permitted to purchase alcohol if they can demonstrate they have purchased food at the premises.
2. The premises shall not operate as a nightclub.
3. There shall be no dedicated dancefloor at the premises.
4. There shall be no vertical drinking at the premises.
5. The number of persons accommodated (excluding staff) at the premises (i.e., first floor/mezzanine) shall not exceed 130 persons.
6. A proof of age scheme, such as Challenge (25), shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as: a driving license or passport /holographically marked PASS scheme identification cards.
7. The premises licence holder shall ensure that any patrons smoking outside the premises do so 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.
8. In the event that an assault is committed on the premises (or appears to have been committed) the management will immediately ensure that: -
 - a) The police (and, where appropriate, the London Ambulance Service) are called without delay
 - b) All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police.
 - c) The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - d) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
9. An incident log shall be kept at the premises and made available on request to the police or an authorised officer, which will record the following.
 - a) All crimes reported to the venue.
 - b) Any complaints received.
 - c) Any incidents of disorder
 - d) Any faults in the CCTV system.
 - e) Any visit by a relevant authority or emergency service
 - f) All ejections of patrons.
 - g) All seizures of drugs or offensive weapon.
 - h) Any refusal of the sale of alcohol.

10. If a customer is found to be in possession of what you or your staff, consider to be personal use drugs. The drugs are confiscated and sealed in a police evidence bag, timed, dated, and signed by the staff member seizing. Request details of the person you are seizing the drugs from, and for your security and evidential purposes make a CCTV capture of the seizure. The customer is ejected/banned from the venue. The seized drugs are then placed in the safe. An entry is placed in the 'drug seizure log,' which is also kept in the safe. This entry will detail, the time, date, person seizing and the number of the police evidence bag.
11. If a customer is found to be in possession of what you or your staff believe to be a quantity of drugs for more than just personal possession/suspected of dealing. The customer is detained, and police are called. The drugs are confiscated and sealed in a police evidence bag. For your security and evidential purposes make a CCTV capture of the seizure. Make available any CCTV footage of the incident to police, as per licence conditions.
12. CCTV shall be installed, operated, and maintained, at all times that the premises is open for licensable activities, so as to comply with the following criteria:
 - 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. A record of these checks, showing the date and name of the person checking, shall be kept, and made available to Police or authorised Council officers on request.
 - b) The Police must be informed if the system will not be operating for longer than one day of business for any reason.
 - c) One camera will show a close-up of the entrance to the premises, to capture a clear, full-length image of anyone entering.
 - d) The system will provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public.
 - e) The system shall record in real time and recordings will be date and time stamped.
 - f) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to Police or authorised Council officers on request (subject to the Data Protection Act 1998) within 24 hours of any request.
 - g) At all times, there will be a person on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request and to supply a copy of footage immediately to Police to assist with the immediate investigation of an offence.
13. On days when Arsenal Football Club are playing home matches the start time for the sale of alcohol should be 10am on Monday to Saturday and 12 midday on Sunday, unless otherwise agreed with the Police.
14. Unless otherwise agreed with the police on days when Arsenal Football Club are playing home matches and between the times commencing 4 hours before the advertised start of the game and until 1 hour after the game

finishes alcohol may not be sold in glass containers for consumption either on or off the premises, save for in an area set aside.

For the sake of clarity Arsenal Football Club means the male adult first team.

15. Before the first floor of the premises trades under this Licence, the plans as deposited will be checked by the Islington Licensing Authority and in consultation with the appropriate Statutory Authorities to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to Islington Licensing Authority.
16. Regarding all off sales of alcohol by way of delivery from telephone/internet orders, no more than four beers of 330ml or a 750ml bottle of wine per meal.
17. There shall be no off sales of alcohol from the premises after 20:00 hours.
18. On days when Arsenal Football Club are playing at home: -
 - a) There shall be a minimum of one personal licence holder on duty at the premises whilst open for licensable activities.
 - b) There shall be a minimum of two three SIA licensed security staff of duty at the premises whilst open for licensable activities; said members of SIA staff shall be clearly identifiable, in every case wearing suitable high visibility clothing and with SIA accreditation clearly and openly displayed.
 - c) A risk assessment shall be undertaken by the management to consider the need for the prohibition of alcohol sales in glass containers at any time during that matchday; said assessment will take account of any advice offered by the police and security company engaged to provide door staff at the premises in relation to that particular game as well as the licensee's own knowledge of the profile of any persons likely to attend the venue during that matchday.
19. The licensee shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound insulation and noise control measures, which shall include the installation of appropriate noise limiting devices, to prevent persons in the neighbourhood from being unreasonably disturbed by noise of music from the premises. The scheme shall be submitted for approval by the Council, and the approved scheme fully implemented to the satisfaction of the Council and the licensee notified in writing accordingly, prior to the premises being used for regulated entertainment.
20. Upon completion of the above survey, the premises licence shall include the maximum sound levels permitted at the premises to the satisfaction of the Pollution Team. The maximum sound levels quoted on the premises licence shall replace the above condition.
21. The entertainment noise control systems (limiters) shall be monitored, checked, and calibrated as necessary, so that the levels approved by the Council, are not exceeded.

22. In the event of any changes to the position of the speakers and distribution of sound the limiter shall be recalibrated, and the new calibration certificate shall be sent to the Licensing team for file.
23. 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 control system is to be restricted to the Licensee or a designated manager.
24. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
25. The first floor windows of the building shall not open for any purpose other than maintenance
26. The sound insulation properties of the premises shall be monitored, maintained, and adapted as necessary to ensure that amplified sound played within the premises does not cause nuisance or undue disturbance to occupiers of nearby premises.
27. Prominent, clear, and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
28. Doors 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.
29. The delivery of goods and servicing of the site shall not occur outside of the following hours and not at all on Sundays and Bank Holidays on Monday to Saturday: 08:00 hours to 1900 hours.
30. 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.
31. Exterior lighting shall be directed away from residential properties.
32. There shall be no bottling out after 23:00.
33. There shall be no collections or refuse between the house of 23:00 – 07:00.
34. No drinking glasses or open bottles to be taken outside/off the Premises for consumption by customers at any time. Off sales of alcohol are to be restricted to home deliveries and take-away by customers in sealed containers for consumption away from the Premises.
35. The DPS shall ensure the curtilage and adjoining highways be cleared of any litter, glasses and bottles caused be patrons of the premises.
36. The acoustic consultant appointed shall devise a method of the control of customer movement to and from the premises so as to reduce the likelihood of disturbance from customers to residential dwellings in close vicinity. (Explanatory Note: We recommend as part of this that the side entrance to Hertslet Road to be taken out of use during later hours at night except for emergency use).

37. Delivery drivers shall not congregate in Hertslet Road or any other side residential streets in the vicinity. The licensee shall devise a plan to control any delivery drivers using the premises.
38. Entrance and exit for customers must be through the Seven Sisters Road entrance and exits after 8.00 p.m. except in emergencies.
39. That children are not permitted on the premises after 20.00 hours unless they are accompanied by an adult.
40. There shall be no self-service of alcohol at the premises.
41. A written Operating Management Statement (OMS) shall be submitted to and approved in writing by the licensing authority and the Police before the premises is opened. The premises shall thereafter operate in accordance with the approved OMS. The OMS may be subject to amendment as best practices develop and any amendments must be agreed in writing by the licensing authority and police in advance.
42. Door Supervisors shall be employed as follows:

Sun – Thurs, there shall be a minimum of two SIA licensed door supervisors on duty at the premises while it is open for licensable activities from 20:00 hrs until 30 minutes past closing time.

Fri-Sat, there shall be a minimum number of three SIA door supervisors on duty at the premises while it is open for licensable activities from 20:00 hours until 30 minutes past closing time. Or other such number on such days and at such times as may be agreed in writing with the Police.
42. When employed, door staff will wear high visibility arm bands or such other easily identifiable uniforms.
43. The doors on Hertslet Road will be closed from 20:00.
44. The premises licence holder shall not make any promotions to attract stag and hen parties.
45. Local residents shall be invited to quarterly meetings with the licence holder to resolve any problems associated with the carrying on of licensable activities at the premises. The minutes of the meetings and any actions to be taken shall be lodged with the licensing authority by the premises licence holder within 7 days of the meeting.
46. All drivers, riders or couriers collecting food or beverages for delivery from the first floor of the premises shall only be permitted to stop or park in the rear service yard of the premises.
47. All deliveries to cease at 9.30pm Sun to Thursday and 10pm Fridays and Saturdays.

Conditions agreed with the Metropolitan Police

43. There shall be a personal licenced holder on duty at the premises at all times when the premises are authorised to sell alcohol.

44. A register shall be maintained recording all SIA door supervisors employed at the premises. This shall include their name, badge number, the agency they work for and the time they start and finish work.
45. It will be the responsibility of the management to inform the police when you have drugs to be collected. You will need to contact officers from the local neighbourhood team in order for the drugs to be collected.
46. Regarding all off sales by way of delivery from telephone/internet orders, the following will be adhered to,
 - a) No more than four beers of 330ml or a 750ml bottle of wine per meal.
 - b) Couriers will be trained on relevant aspects of the Licensing Act 2003 including underage sales, sales to a person who is drunk, obtaining alcohol for a child or a person who is drunk and delivering alcohol to someone under that age of eighteen.
 - c) Any person taking an order for the supply of alcohol on behalf of the premises licence holder will inform all customers that proof of age by way of photographic driving licence, passport, or a form of identification with the PASS hologram will be required before alcohol is supplied.



- SHOW LAYERS
- Democracy
 - Islington borough boundary
 - Islington official postal addresses (LLPG points)
 - Islington official addresses: non-postal and postal (LLPG points)
 - Wards and councillors
 - Wards: 2002 to May 2022
 - Parliamentary constituencies
 - Polling districts
 - Polling stations
 - Islington and surrounding borough boundaries
 - Street naming and numbering applications
 - Basic Land and Property Unit (BLPUs)
 - Lower Super Output Areas (LSOAs) 2011
 - LBI organisations +
 - Planning and environment +
 - Licensing and businesses +
 - Transport and parking +
 - Housing +
 - Education and health +
 - Recreation and leisure +
 - Community +
 - Historical (Aerial) maps +
 - Base mapping +

