

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

Report of: Director Community Safety, Resilience and Security

Meeting of: Licensing Sub-Committee

Date: 17/07/2023

Ward(s): Finsbury Park

Subject:

PREMISES LICENCE NEW APPLICATION

Re: BESPOKE SPACES LONDON LTD, 14 WINDERMERE ROAD, LONDON N19 5SG

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 supplies only, Mondays to Sundays, from 11:00 to 23:00**
- **Premises opening hours, Mondays to Sundays, from 00:00 to 00:00**

1.3. Relevant Representations:

Licensing Authority	No
Metropolitan Police	No: conditions agreed
Noise	No: conditions agreed
Health and Safety	No

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Five local residents
Other bodies	Yes: Better Archway Forum and Local Ward Councillor

2. Recommendations

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

3. Background

- 3.1. This property has not previously been licensed.
- 3.2. The new premises licence application was received by the Council's Licensing Service on 16th May 2023.
- 3.3. The Licensing Authority received seven letters of representation in opposition to this application from local residents, the Better Archway Forum and local ward councillor. Conditions were agreed with the Metropolitan Police and the Council's Noise Service.

4. Implications

4.1. Financial Implications

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £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 statutorily listed and is not located within a Conservation Area.
- 4.5.3. The property had an established and lawful office use (now Class E(g)(i) offices to carry out any operational or administrative functions. The proposed sale of alcohol

to member business and bona fide guests only would ancillary or incidental to the primary use of the premises as managed office/co-working space, and therefore planning permission would not be required.

4.5.4. There are no conditions restricting the hours of operation.

4.5.5. The license application plan does not outline the licensable area, and does show a roof terrace. As such it is recommended that there is a condition limiting the hours of accessibility to the roof terrace as part of the license to protect neighbouring residential amenity.

Planning history:

4.5.6. There is historic planning records for this site, however there are no annotated drawings on file to ascertain if the roof terrace was ever permitted as a roof terrace or was simply a flat roof.

Planning enforcement:

4.5.7. There is no open enforcement case relating to this property.

4.5.8. There are no conditions restricting the hours of operation.

5. Conclusion and reasons for recommendations

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

Appendices:

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

Background papers:

- None.

Final report clearance:

Authorised by:

Terrie Lane

Licensing Manager

Date: 29/06/2023

Click or tap to enter a date.

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

GT/Bespoke Spaces/1/23

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Ilan

* Family name

Harari

* E-mail

[REDACTED]

Main telephone number

[REDACTED]

Include country code.

Other telephone number

[REDACTED]

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

Is the applicant:

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

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

Applicant Business

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

Yes No

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

Registration number

[REDACTED]

Business name

Bespoke Spaces London Ltd

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

VAT number

- None

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

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

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

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

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

Is your business registered outside the UK? Yes No

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Business Address

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

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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PREMISES DETAILS

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

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

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NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Private Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality [Documents that demonstrate entitlement to work in the UK](#)

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

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

The premises is located on the upper (second) floor of a commercial building located in a cul de sac near the junction with a busy main road. It operates as a managed office / co working space business. The premises are not open to the general public.

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

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

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

[See guidance on regulated entertainment](#)

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

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

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

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

None

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

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

None

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

Name

First name

Family name

Date of birth / /
dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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ADULT ENTERTAINMENT

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

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

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

Continued from previous page...

TUESDAY

Start End

Start End

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations

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

None

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

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

None

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LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

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

We will operate our business in a responsible manner and actively promote the Licensing Objectives at all times.

CIZ Statement

Bespoke Spaces operates as a managed office / co working space business which while open to member businesses and guests is not open to the general public. It will not operate as a bar or restaurant. The Applicant Company & its Directors are aware that the premises is located in one of LB Islington's Cumulative Impact Zones (CIZ's) so the application is subject to Policy LP3. They are also aware of the problems arising in the vicinity and wider CIZ and of the measures necessary as conditions to address those issues ensuring that there is no increase in negative cumulative impact and that there is full promotion the Licensing Objectives.

The permitted hours applied for licensable activities are within framework hours. The opening hours requested are however reflective of the fact that the business operates as a managed office / co working space and that members may wish to work at different times including night time.

The Applicant has offered a full list of robust conditions which they submit will ensure the Licensing Objectives are fully promoted and which will also prevent any increase in negative cumulative impact.

Re Licensing Policy 3 the Applicant suggests that they qualify as an exception to LP3 under paragraph 56 in the following ways: (a) Their business is not alcohol-led; (b) The requested permitted hours for the sale of alcohol are within the framework hours of LP6 (The business does not fit into any of the categories defined within LP6 but their hours are within all of the defined framework hours); (c) Live & recorded music may be provided during deregulated hours such as at members' and privately booked functions and (d) Their business will not undermine the requirements of LP16 due to its business model, that no off sales are requested and the fact it is not open to the general public.

The Applicant suggests that their business will fully promote the Licensing Objectives and will not lead to any increase in negative cumulative impact and that the Licensing Authority can safely grant it.

b) The prevention of crime and disorder

1) CCTV shall be installed, operated, and maintained, to function at all times that the premises is open for licensable activities. Such CCTV shall comply with the following criteria:

(a) The licensee shall ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct;

(b) A record of these checks, showing the date and name of the person checking, shall be kept and made available to the Police or an Authorised Officer on request;

(c) The Police shall be informed if the system shall not be operating for longer than one day of business for any reason;

(d) One camera shall show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering;

(e) The system shall provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public;

(f) The system shall record in real time and recordings will be date and time stamped;

(g) The system shall be specified so as to operate satisfactorily regardless of lighting conditions;

(h) During opening hours, at least 1 trained member of staff on duty shall be able to operate the system sufficiently to allow Police or Authorised Officers to view footage on request;

(i) Recordings shall be kept for a minimum of 31 days;

(j) Footage shall be provided free of charge to the Police or Authorised Officers upon request (subject to the GDPR) within 24 hours of any request.

2) In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:

(a) The Police and, where appropriate, the London Ambulance Service, are called immediately;

(b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the Police;

(c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the Police.

3) The Premises Licence Holder shall ensure that the management and staff prevent the admission of, and ensure the prompt departure from the premises of, any and all drunk and or disorderly people or other people displaying signs of

Continued from previous page...

other substance use, without causing any disorder.

4) The sale of alcohol shall only be made to staff or members of Bespoke Spaces or their bona fide guests or to persons attending a work related event including conferences, training & social events and to the hirer or guests attending a pre-booked event. All hirers shall be required to provide a guest list and only persons named on the guest list may be admitted to the event.

5) No promoted musical events shall be booked or held at the premises.

6) The supply of alcohol shall be ancillary to the primary use of the premises as managed office / co working space.

7) No glasses, bottles or drinks shall be permitted to be removed from the premises at any time.

8) An Incident Book shall be kept at the premises for at least 12 months, and made available on request to Police Officers or Authorised Officers which will record the following:

(a) all crimes reported to the premises, or by the premises to Police;

(b) all ejections of members or guests;

(c) any incidents of disorder;

(d) complaints received and the outcome;

(e) any seizure of drugs or offensive weapons;

(f) any failures or faults with the CCTV system, work carried out on the CCTV system including the date, engineers name and contact phone number.

g) Any visits by Police or other Emergency Services. Where Police are called the CAD number shall be obtained and recorded in the Incident Book.

9) All staff shall be trained on induction and given refresher training at a minimum of six monthly intervals for their role, including in the operation of the CCTV system & downloading images & the operation of Challenge 25. Training shall include identifying persons under 25, making a challenge, acceptable proof of age and checking it, making and recording a refusal, avoiding sales to intoxicated persons or those under the influence of illegal drugs, avoiding proxy sales, avoiding conflict, responsible alcohol retailing and safeguarding children, vulnerable people, girls & women and the Dispersal Policy. Written training records shall be kept for each member of staff.

10) Notices shall be prominently displayed by the entry/ exit door and servery / in the work area (as appropriate) advising members and guests:

a) That CCTV & Challenge 25 are in operation;

b) Advising customers of the provisions of The Licensing Act regarding underage and proxy sales;

c) Of the permitted hours for licensable activities;

d) That no drinks, bottles or glasses shall be removed from the premises;

e) That no off sales shall be permitted from the premises;

f) To respect residents and leave the premises & vicinity quietly and quickly, not to loiter outside the premises and not to talk loudly when outside smoking;

g) That no more than four (4) people at a time shall be permitted to smoke outside the entry / exit door of the premises.

11) During events including pre booked events from the end of permitted licensed hours until all guests / attendees have left the premises, the member of staff tasked for the purpose shall take a proactive role and stand on the exit door asking guests / attendees to leave the premises and area quietly and as quickly as possible. The nominated Staff Member shall ensure that customers do not take any bottles, glasses or drinks from the premises when departing and monitor the outside area to ensure people do not loiter outside.

12) The premises licence holder or DPS shall undertake an ongoing daily risk assessment, taking into account any local events taking place or advice received from The Metropolitan Police Service to identify adequate staffing levels & any need for SIA Licensed Door Supervisors to be in attendance.

13) If a "bring your own alcohol" event is being held then the premises shall not sell any alcohol during that event and shall keep their own alcohol locked away.

c) Public safety

The Applicant will prepare a Fire Risk Assessment and Emergency Plan which will be regularly reviewed. All staff will receive appropriate fire safety training.

Continued from previous page...

d) The prevention of public nuisance

- 1) Appropriate notices shall be prominently displayed by the entry/ exit door and servery / in the work area (see Box B Prevention of Crime & Disorder Condition 10 for full details).
- 2) Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby noise sensitive properties.
- 3) Doors and windows to the premises shall be kept closed except for entry or egress whenever musical entertainment is played.
- 4) There shall be no collections of refuse especially glass between the hours of 20:00 & 08:00.
- 5) The Premises Licence Holder shall ensure that members & guests / attendees leave the area in a quiet manner and shall not be allowed to congregate outside the venue.
- 6) Any persons permitted to temporarily leave and then re-enter the premises to smoke shall not be permitted to take bottles, glasses or drinks outside the premises with them at any time.
- 7) The Premises Licence Holder shall ensure that members & guests / attendees leave the area in a quiet manner and not allow people to congregate outside the venue. (See also Box B Prevention of Crime & Disorder Condition 11)
- 8) No members or guests / attendees shall be permitted outside the premises onto the roof at any time.
- 9) No events shall take place on the roof at any time.
- 10) A written dispersal policy shall be prepared and regularly reviewed. The Policy shall be included in staff training and staff shall be tasked to carry out its provisions.

e) The protection of children from harm

- 1) Appropriate notices shall be prominently displayed by the entry/ exit door and servery / in the work area (see Box B Prevention of Crime & Disorder Condition 10 for full details).
- 2) No unaccompanied children or young person under 18 shall be permitted on the premises at any time.
- 3) No child or young person shall be permitted to consume alcohol at any time including at "Bring Your Own Alcohol" events.
- 4) The Premises shall implement a "Challenge 25" policy whereby all members & guests / attendees who appear to be under 25 must produce photographic identification in the form of a passport, photographic driving licence, UK Armed Forces photographic identity card or Proof of Age Scheme (P.A.S.S) approved identification card with the PASS hologram on it before alcohol can be purchased.
- 5) A written refusals record shall be kept as part of the Incident Book detailing all refused sales of alcohol. The refusals record shall include the date and time of the refused sale, brief description of the customer & what they attempted to purchase and the name of the member of staff who refused the sale. The record shall be kept as part of the Incident Book and be available for inspection at the premises by the Police or an Authorised Officer at all times whilst the premises is open.

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

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- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

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

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

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000 -14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

315.00

DECLARATION

Continued from previous page...

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

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

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

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

* Full name

* Capacity

* Date / /
dd mm yyyy

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

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

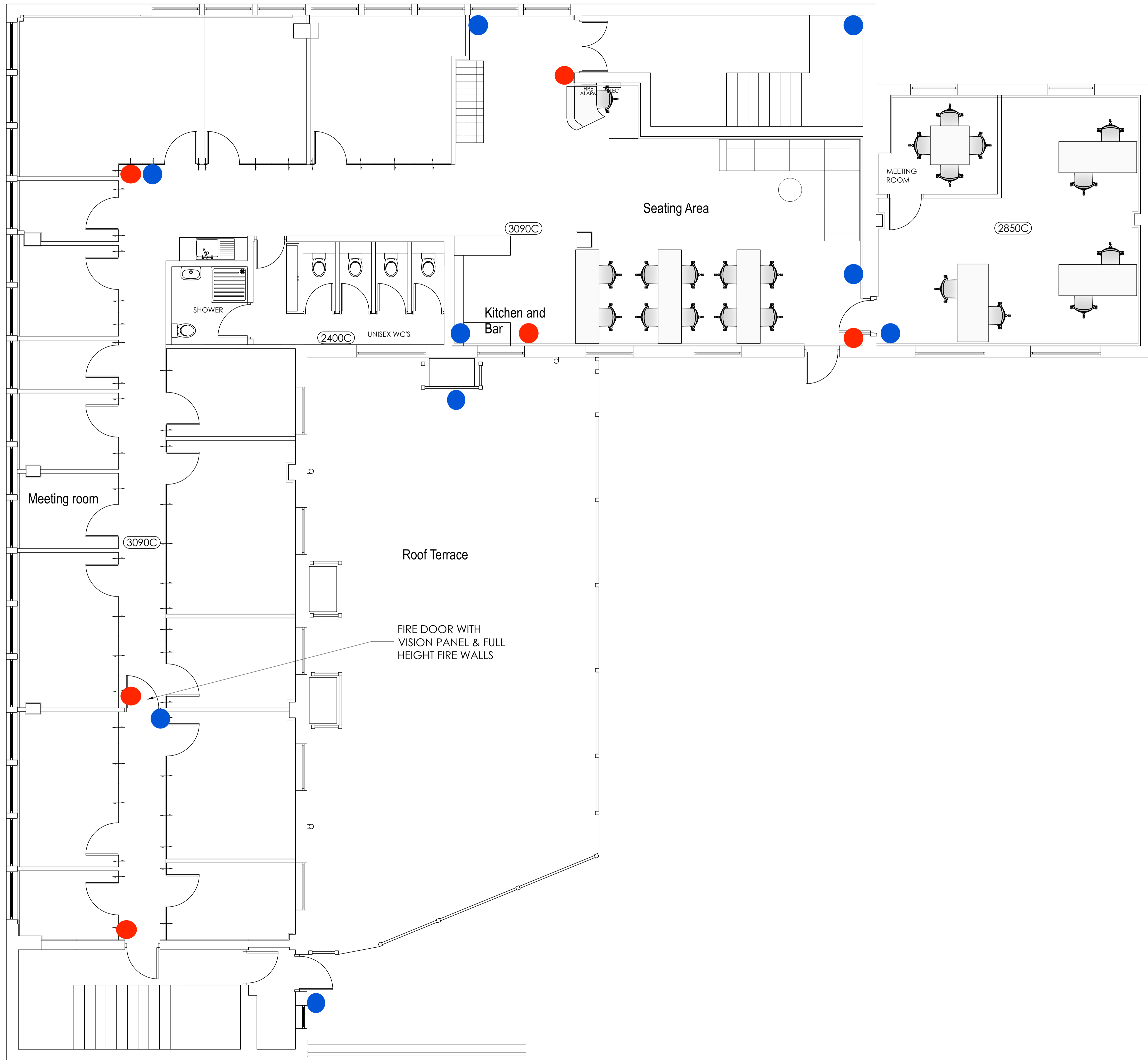
Don't forget to make sure you have all your supporting documentation to hand.

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

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

OFFICE USE ONLY

Applicant reference number	<input type="text" value="GT/Bespoke Spaces/1/23"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>



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Notes:

- = CCTV
- = Fire extinguishers

14 windermere road
N19 5SG

G	Proposed layout	AW	28.06.21
F	Proposed layout	AW	09.06.21
E	Proposed layout	AW	08.06.21
D	Proposed layout	AW	03.06.21
C	Proposed layout	AW	27.05.21
B	Proposed layout	AW	20.04.21
A	Proposed layout	AW	08.04.21
Rev.	Description	Initial	Date

MWA
PROJECT MANAGEMENT
DESIGN | BUILD
Kingfisher House, 45 Market Place
Henley-on-Thames, Oxfordshire, RG9 2AA
Tel: 01491 577120 Web: www.mwa.uk.net
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BESPOKE SPACES

Project Description
GENERAL ARRANGEMENT

Drawing Title
SECOND FLOOR

Drawn By A.W	For MWA Project and Facilities Management		
Checked By A.W	Date 07.04.21	Scale 1:50 @ A1	
Date Checked 07.04.21	Drawing No 305-001 (P2F) GA-01G		

From: [REDACTED]
To: [Licensing](#)
Cc: [Comer Schwartz, Kaya](#); [Burgess, Janet](#); [Chapman, Sheila](#); [REDACTED]
Subject: Premises Licence Application: Bespoke Spaces London Ltd, 14 Windermere Road, Islington, London, N19 5SG
Date: 16 May 2023 17:42:28

[External]

I am writing on behalf of the Better Archway Forum in response to this licensing application which we believe to be contrary to the licensing objectives and which should therefore be refused.

As stated before, Better Archway members were very concerned at the proliferation of alcohol licences in the area and very pleased at the introduction of the Alcohol Saturation Zone to help prevent the addition of more such licences. We would not wish to see another licence issued without good reason and would want to know much more about the nature of the activity planned.

Is the idea to convert unrented office space to an informal bar for example? Surely there is no demand for more off licence sales given the number we have already?

Given the proposed hours of operation with licensing hours from 11.00 to 23.00 along with 24-hour opening, we are concerned that the proximity to the tube and all night buses would be liable to contribute to public disorder (one of the reasons that residents are concerned about any 24-hour alcohol licence) and so also contribute to public disorder.

In addition, being away from the public gaze, the premises could be used by minors for the purchase of alcohol away from public view and as such could be contrary to the objective of protecting children from harm. (Archway already has a bad track record when it comes to licensed premises selling alcohol to underage purchasers.)

We believe therefore that permitting provision of alcohol in this off street premises would be contrary to the licensing objectives and therefore hope that the application will be refused.

If the applicant would still like to sell alcohol in Archway there are retail premises available which would be more suitable than the ones under consideration here, but we would still oppose an application for 24-hour operation, regardless of the proposed licensing hours.

Better Archway Forum

[REDACTED]

[REDACTED]

[REDACTED]

From: [Burgess, Janet](#)
To: [REDACTED] [Licensing](#)
Cc: [Comer Schwartz, Kaya](#); [Chapman, Sheila](#); [REDACTED]
Subject: RE: Premises Licence Application: Bespoke Spaces London Ltd, 14 Windermere Road, Islington, London, N19 5SG
Date: 17 May 2023 09:09:53

Thanks to the Better Archway Forum for spotting this. I too would be very concerned that licensed premises are being proposed for this side street. Additionally, like BAF, my belief is that there are sufficient licensed premises already in the area.

Best wishes,

Janet

Councillor Janet Burgess M.B.E.

Labour Councillor for Junction Ward

Islington Council

Town Hall

Upper Street

London N1 2UD

Casework [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](#).

From: [REDACTED] u [REDACTED]
Sent: 16 May 2023 17:42
To: Licensing <Licensing@islington.gov.uk>
Cc: Comer Schwartz, Kaya <Kaya.ComerSchwartz@islington.gov.uk>; Burgess, Janet <Janet.Burgess@islington.gov.uk>; Chapman, Sheila <Sheila.Chapman@islington.gov.uk>; [REDACTED]
Subject: Premises Licence Application: Bespoke Spaces London Ltd, 14 Windermere Road, Islington, London, N19 5SG

[External]

I am writing on behalf of the Better Archway Forum in response to this licensing application which we believe to be contrary to the licensing objectives and which should therefore be refused.

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Is the idea to convert unrented office space to an informal bar for example? Surely there is no demand for more off licence sales given the number we have already?

Given the proposed hours of operation with licensing hours from 11.00 to 23.00 along with 24-hour opening, we are concerned that the proximity to the tube and all night buses would be liable to contribute to public disorder (one of the reasons that residents are concerned about any 24-hour alcohol licence) and so also contribute to public disorder.

In addition, being away from the public gaze, the premises could be used by minors for the purchase of alcohol away from public view and as such could be contrary to the objective of protecting children from harm. (Archway already has a bad track record when it comes to licensed premises selling alcohol to underage purchasers.)

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If the applicant would still like to sell alcohol in Archway there are retail premises available which would be more suitable than the ones under consideration here, but we would still oppose an application for 24-hour operation, regardless of the proposed licensing hours.

Better Archway Forum

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Cc: [REDACTED]
Subject: 14 Windermere Road - Your Ref WK/230014591
Date: 30 May 2023 19:27:57
Attachments: [VIDEO-2023-05-30-19-25-47.2.mp4](#)

[External]

Dear Sir/Madam,

I write to provide comments about the application for a licence in respect of premises at 14 Windermere Road, N19.

I am a resident of [REDACTED] [REDACTED] which is cited almost [REDACTED] 14 Windermere Road. I have lived at the address for approximately [REDACTED]. Over that time I have seen the immediate area change dramatically for the worse: caused almost entirely by the sale of alcohol in the immediate vicinity.

I wish to start by outlining the various places that are currently licensed to sell alcohol in the immediate vicinity.

[1] On the corner of Windermere Road is Aldi. This supermarket is open until 11pm every evening and (to the best of my knowledge) is licensed to sell low cost alcohol until that time. That regularly results in disorderly behaviour on Windermere Road, caused by those who have become intoxicated.

[2] Opposite Windermere Road is a SWIFT store. See my comments above.

[3] Immediately next to Aldi is a local shop which is open 24 hours a day and sells alcohol.

[4] To the right of Windermere Road is a local Irish pub.

[5] To the left, a little further down from Windermere Road is the Archway Tavern (another local pub).

The short point is that there is already a saturation of places selling alcohol in the immediate vicinity.

Turning to 14 Windermere Road itself, I wish to make the following representations.

[1] Windermere Road is predominately a residential street. It is inhabited by both families with young children, and elderly people who live alone.

[2] Since 14 Windermere Road began to be used as an office space, there have been a significant number of issues which have been caused by the use of the venue for parties and gathering: at which people have been drinking alcohol. The bank holiday which has just passed [27 - 29 May 23] was no exception. On two occasions - the Saturday evening and the Sunday evening - my partner (cc'd into this email) has contacted the owner/landlord of 14 Windermere Road to complain about:

(i) the noise that has been coming from the building. This has consisted of loud dance music being played at an excessive level which could be heard inside our house when the windows were closed the television was on.

(ii) street population. When people have left the venue, they have lingered in the street, being

loud, drinking and carrying on the party. They have been playing music from their cars - which has caused us to have to call the landlords and the ASB line. The most recent example of this was on Sunday evening - please see attached video by way of evidence.

(iii) public nuisance. The use of 14 Windermere Road to hold parties and gatherings is also causing a nuisance on the road due to the number of cars which park on double yellow lines and block the street when visiting the venue. Again, please see attached video by way of example.

It is inappropriate to licence this building to serve alcohol. It is meant to be a workplace but is being used as a party venue to the detriment of a residential street.

It is already very disappointing that the local authority licensed Aldi to serve alcohol; and also continually turn a blind eye to the very real problems that are being caused to the Road by the presence of such stores: including vans unloading loudly at 5am and parking on red routes blocking bus stops and cycle lanes to unload.

I look forward to this application being refused. I urge you to listen to the attached video with sound.



From: [REDACTED]
To: [Licensing](#)
Subject: 14 Windermere Road - Your Ref WK/230014591
Date: 09 June 2023 23:25:42
Attachments: [Video.mov](#)

[External]

Dear Council

Further to your letter regarding the application for the alcohol licence:

I FULLY OBJECT.

These offices are already granting “parties”. We have had issues with this since last year. An alcohol licence will only compound the issue.

History:

There was previously a gathering last year that went on until the early hours. We contacted the people who run the offices, they apologised.

We have had people playing really loud music when in the offices. The people who run the offices apologised for this.

Another occasion part goers exited the offices loudly and left glass bottles of alcohol on the street. The people who run the offices apologised.

Last bank holiday weekend there was a party on the Saturday, the road was full of parked cars so we couldn't park ours. We called the council and a parking enforcement officer attended. The party goers were standing on our street drinking alcohol, eating and playing loud music. As I spoke to the council parking enforcement offices, one of the party members attempted to bribe the officer with cash to leave. He asked them how much.....he was willing to consider a bribe. This further reduced my already pitifully low opinion of the council given my experiences here over the past 2 years which are directly related to your lack of care for residents: granting Aldi an alcohol licence, allowing slum landlords to run pitifully poor HMOs on our street, not noticing when these landlords erect signage for their own financial gain onto the side of their building without seeking consent first, not seeking to limit Aldi's delivery hours to reasonable ones by simply informing us there are no time restrictions on when they can deliver. You're the council-sort it out!

On the Sunday of the bank holiday there was another party, the road was full of parked cars so we could not park ours. Music was played loudly from inside the offices. Please see attached footage through [REDACTED]. Do you see a theme here? Then after the party finished, we wondered what all the noise was whilst we watched TV in our home with double glazed windows shut. When we looked out, we saw tens of people and extremely loud music being played. Do you understand that as a female if on my own, I don't want to go out onto my own street with crowds of people deciding to use our road as a place to continue a party. Do you appreciate there are elderly people on our street who also feel intimidated to go outside when these parties occur.

Recently I spoke to another resident who said his little girl gets scared walking down the road to get to her house with all the people hanging around. Why do you

feel it is ok to make a child feel like this?

THIS IS ALL WITHOUT AN ALCOHOL LICENCE SO WHAT WILL IT BE LIKE IF ONE IS GRANTED.

We find it really interesting how you have only bothered to letter drop a single notification per building. You know each building contains two flats because you are paid the council tax per household. I can't believe this would be the case but it appears you do the minimum of work needed. It is likely that you could receive objections after the closing date due to your oversight in this regards.

Stop making the lives of the people living on our street miserable. Do not grant this application.

Regards

[REDACTED]

[REDACTED]

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: Bespoke Spaces London Ltd, 14 Windermere Road, Islington, London, N19 5SG

Your Name: [REDACTED]

Interest: RESIDENT

(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 THIS IS A RESIDENTIAL STREET. I AM CONCERNED THERE WILL BE PARTIES AND NOISE COMING FROM THE BUILDING. WE CAN OFTEN SEE PEOPLE COMING QUITE LATE WITH NOISE FROM PEOPLE FROM THERE WHEN THERE IS A PARTY. PEOPLE ALSO LOITER ON THE STREET. THERE IS ALSO LOUD MUSIC. THERE SHOULD BE NO BAR IN AN OFFICE! THEY ALSO LEAVE LITTER ON STREET

Crime and Disorder ALCOHOL LICENCE WILL BRING DISORDERLY ENCOURAGEMENT AND CRIME. THERE IS NO GUARANTEE OF SAFETY ON THE STREET. PEOPLE ALSO CONGREGATE ON THE STREET ONCE THEY LEAVE THE BUILDING VERY LATE, THEY ALSO PARK THEIR CARS SO NO SPACES FOR RESIDENTS AND LEAVING ENGINES ON.

Protection of Children from Harm LITTER FROM THE STREET
BROKEN GLASS COULD OCCUR.

Public Safety IF THERE IS ALCOHOL SERVED IN PREMISES
PREMISES AND PEOPLE ARE DRUNK. I WORRY ABOUT
LEAVING MY HOME OR COMING BACK. I DO NOT
WANT TO SEE MORE PEOPLE USING IT AS AN EVENING
MEETING PLACE. IT IS ALREADY BAD ENOUGH WITH
ALDI SERVING ALCOHOL. I DO NOT WANT TO SEE PEOPLE
START FIGHTS IN ~~THE~~ MY STREET.

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: [REDACTED] Date: 27/5/2023

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: BESPOKE SPACES LONDON - Ref WK/230014591
Date: 05 June 2023 18:27:12
Attachments: [image0.jpeg](#)
[image1.jpeg](#)
[image2.jpeg](#)
[image3.jpeg](#)
[image4.jpeg](#)
[image5.jpeg](#)
[image6.jpeg](#)

[External]

To whom it may concern,

I'm writing regarding the application for an alcohol license of BESPOKE SPACES LTD, 14 WINDERMERE ROAD, N19 5SG.

I'm writing to object to the application for a license as a resident of [REDACTED]. Please find my details below.

I'm writing with reference to all four objections listed in your letter. As a road that has had various local business being granted alcohol licenses in the past few years, as residents we are suffering from the negatives that come with it. Please find below evidence in line with the objections based on alcohol bought and consumed from nearby businesses (e.g. ALDI, Swift,...) as well as evidence from events already held by BESPOKE SPACES, as recently as Saturday 27th May.

PUBLIC NUISANCE

On leaving an event held at BESPOKE SPACES on Saturday 27th May, guests proceeded to continue singing, talking, dancing and popping balloons, loud enough that they woke up my [REDACTED] several times. Please find attached a photo of these balloons left on the floor the following day.

One person also proceeded to urinate outside our front door.



Even before BESPOKE SPACES began holding night events, they have constantly been examples of its day guests going outside during the day and smoking outside the door, leaving excessive cigarette butts on the floor and constantly leaving drinks and coffee cups on top of the outdoor electric cabinets, than get blown over and fall behind the cabinet and build up over time. Please find attached a recent photo.



PROTECTION OF CHILDREN FROM HARM

As a father of [REDACTED], [REDACTED], I am one of a number of residents on [REDACTED] with children.

We have many examples of our children coming close to being harmed as a result of drinking and drugs on our street.

The event on the 27th led to various glass bottles being left on the street, that have in turn either been smashed by passers by or run over by cars, leaving glass everywhere. With young children who are often falling over, this is incredibly dangerous. Please find attached a photo of two smashed glass bottles on the street, in view of the door of BESPOKE SPACES.



PUBLIC SAFETY

We already have multiple examples of people buying alcohol from local establishments who then go on to sit on the steps of our roads and drink and do class a drugs. This is a problem at an almost daily level.

More specifically, many people seem to choose to use the old pay and display stand, as well as the outdoor electric cabinet, as 'tables' to continue drinking on. Walking home one evening with [REDACTED] I politely asked a group of men to not drink there and cause so much noise, to which I was threatened. I proceeded to walk home but my poor daughter was haunted from the experience for days after. I have no photographic evidence of the people consuming alcohol, as I was concerned for my safety, but we have many examples of the aftermath that is often seen the following day. Two photos attached, one related to the old pay and display stand, and the other to the electric cabinet.



CRIME AND DISORDER

We have witnessed various level of crime on our road as a result of drinking, ranging from physical assault to class A drug selling and use. Photographic evidence available but not attached to this email.

Although not as serious, the event on the 27th May at BESPOKE spaces saw many of the attendees parked illegally on the double yellow lines. This is a constant problem and something a small road like ours simply cannot cope with as a result of the limited resident parking, and it already being a very busy road as a result of the ALDI store. Evidence of this can be seen by the volume of parking tickets already handed out on our road, and a short conversation with any of the local parking attendants who tend to our road. Please also find attached a photo as referred to previously, as evidence.

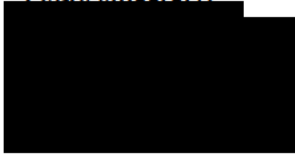


We also see a huge amount of public urination. People leaving after a few drinks and urinating up and down our street. This is such a problem that the street constantly smells. Please find attached evidence of one such incident observed of someone urinating immediately after leaving BESPOKE SPACES.



As outlined above, and on behalf of my wife and children, we strongly contest the need for BESPOKE SPACES, a co-working space with no experience managing alcohol and already proven inability to control users of its space, to be given an alcohol licence.

Yours sincerely,

















From: [REDACTED]
To: [Licensing](#)
Cc: [REDACTED]
Subject: Licensing WK/230014591
Date: 01 June 2023 13:24:12

[External]

14 Windermere Road - Your WK/230014591

Dear Sir/Madam,

I write to provide comments about the application for a licence in respect of premises at 14 Windermere Road, N19 5SG - BESPOKE SPACES LONDON LTD.

I am a resident of [REDACTED] which is cited almost [REDACTED] 14 Windermere Road. I have lived at the address for approximately [REDACTED].

1. Windermere Road is predominantly a residential street. It is inhabited by both families with young children and elderly people who live alone.
2. Since 14 Windermere Road began to be used as an office space, there have been a significant number of issues which have been caused by the use of the venue for parties and gatherings; at which people have been drinking alcohol, taking drugs and being excessively loud and antisocial and sometimes aggressive towards local residents.

(i) the noise that has been coming from the building. This has consisted of loud dance music being played at excessive level which could be heard inside our house when the windows were closed and the television was on.

(ii) street population, when people have left the venue, they have lingered the street, being loud, drinking and carrying on the party in the street. They have been playing music from their cars, screaming and sometimes fighting and also littering the streets with empty bottles of alcohol and other party paraphernalia

(iii) public nuisance and safety: The use of 14 Windermere Road to hold parties, events and gatherings is also causing a nuisance on the road due to number of cars which park on double yellow lines and block the street when visiting the venue. People drinking and driving and fights fuelled by alcohol and drugs consumption.

It is inappropriate to license this building to serve alcohol and to be open at non office hours, It is meant to be a workplace but it is being used as a party venue, a Night Club to the detriment of a residential street and to those that live here.

I therefore object and look forward to this application being refused.

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Licensing](#)
Subject: Bespoke Spaces London Ltd, 14 Windermere Road, Islington, London, N19 5SG
Date: 12 June 2023 20:19:06

[External]

**LICENCING ACT 2003 – PREMISES LICENCE APPLICATION NEW
BESPOKE SPACES LONDON LTD, 14 WINDERMERE ROAD, ISLINGTON, LONDON N19 5SG**

Our names: [REDACTED]

Interest: [REDACTED]

Our address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Dear Licensing Team at Islington Council,

We are writing to register our objection to the application for a premises licence by Bespoke Spaces London LTD, 14 Windermere Road, Islington, London N19 5SG. The basis for this opposition is that granting the licence for these premises will not promote the licensing objectives, particularly public nuisance and the protection of children from harm.

Bespoke Spaces London LTD applied for a licence for the sale of alcohol, from Monday to Sunday, from 11am to 11pm.

We would ask you to refuse this licence.

1. Public Nuisance

Windermere Road is a no way-out road and therefore it is a tranquil space during the day, with hardly any access from the main road by the non-residents/local business. However, at night, residents on this road already suffer nuisance and antisocial behaviour, e.g., drug dealing and drug addicts.

Bespoke Spaces London LTD is also situated on the proximity of the main Holloway Road near bus and underground stops which could encourage people returning from nights out to purchase alcohol to drink on their walk home.

There are also several rough sleepers in Archway. Providing another late-night source of alcohol could increase problems associated with drunken disturbances and aggressive behaviour.

Littering is also likely to increase, and this is currently a major concern to Windermere Road residents.

2. Protection of Children from Harm

We are a family with an [REDACTED], resident in [REDACTED]. Along with the other family with [REDACTED], we have major concerns that selling alcohol during the day and night in a premise on the same road where we live, would badly affect our children due to the increased public nuisance described above.

Yours sincerely,

[REDACTED]

Appendix 3

Suggested conditions of approval consistent with the operating schedule and agreed with the Metropolitan Police.

1. CCTV shall be installed, operated, and maintained, to function at all times that the premises is open for licensable activities. Such CCTV shall comply with the following criteria:
 - a) The licensee shall ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct.
 - b) A record of these checks, showing the date and name of the person checking, shall be kept, and made available to the Police or an Authorised Officer on request.
 - c) The Police shall be informed if the system shall not be operating for longer than one day of business for any reason.
 - d) One camera shall show a close-up of the entrance to the premises, to capture a clear, full-length image of anyone entering.
 - e) The system shall provide full coverage of the interior of the premises and any exterior part of the premises accessible to the public.
 - f) The system shall record in real time and recordings will be date and time stamped.
 - g) The system shall be specified so as to operate satisfactorily regardless of lighting conditions.
 - h) During opening hours, at least one trained member of staff on duty shall be able to operate the system sufficiently to allow Police or Authorised Officers to view footage on request.
 - i) Recordings shall be kept for a minimum of 31 days.
 - j) Footage shall be provided free of charge to the Police or Authorised Officers upon request (subject to the GDPR) within 24 hours of any request.
2. In the event that crime or serious disorder is, or appears to have been, committed on the premises, the management will immediately ensure that:
 - a) The Police and, where appropriate, the London Ambulance Service, are called immediately.
 - b) As far as is safe and reasonable practicable, all measures will be taken to apprehend any identified suspects pending the arrival of the Police.
 - c) As far as is safe and reasonable practicable, all measures will be taken to preserve any identified crime scene pending the arrival of the Police.
3. The Premises Licence Holder shall ensure that the management and staff prevent the admission of, and ensure the prompt departure from the premises of, any and all drunk and or disorderly people or other people displaying signs of other substance use, without causing any disorder.
4. The premises will not be open to the general public. The sale of alcohol shall only be made to staff or members of Bespoke Spaces or their bona fide guests or to persons attending a work-related event including conferences, training & social events and to

the hirer or guests attending a pre-booked event. All hirers shall be required to provide a guest list and only persons named on the guest list may be admitted to the event.

5. No promoted musical events shall be booked or held at the premises.
6. The supply of alcohol shall be ancillary to the primary use of the premises as managed office co-working space.
7. No glass bottles or drinks shall be permitted to be removed from the premises at any time.
8. An Incident Book shall be kept at the premises for at least 12 months, and made available on request to Police Officers or Authorised Officers which will record the following:
 - a) all crimes reported to the premises, or by the premises to Police.
 - b) all ejections of members or guests.
 - c) any incidents of disorder.
 - d) complaints received and the outcome.
 - e) any seizure of drugs or offensive weapons.
 - f) any failures or faults with the CCTV system, work carried out on the CCTV system including the date, engineers name and contact phone number.
 - g) Any visits by Police or other Emergency Services. Where Police are called the CAD number shall be obtained and recorded in the Incident Book.
9. A written refusals record shall be kept as part of the Incident Book detailing all refused sales of alcohol. The refusals record shall include the date and time of the refused sale, brief description of the customer & what they attempted to purchase and the name of the member of staff who refused the sale. The record shall be kept as part of the Incident Book and be available for inspection at the premises by the Police or an Authorised Officer at all times whilst the premises is open
10. All staff shall be trained on induction and given refresher training at a minimum of six-monthly intervals for their role, including in the operation of the CCTV system & downloading images & the operation of Challenge 25. Training shall include identifying persons under 25, making a challenge, acceptable proof of age and checking it, making, and recording a refusal, avoiding sales to intoxicated persons or those under the influence of illegal drugs, avoiding proxy sales, avoiding conflict, responsible alcohol retailing and safeguarding children, vulnerable people, girls & women, and the Dispersal Policy. Written training records shall be kept for each member of staff.
11. Notices shall be prominently displayed by the entry/ exit door and servery / in the work area (as appropriate) advising members and guests:
 - a) That CCTV & Challenge 25 are in operation.
 - b) Advising customers of the provisions of The Licensing Act regarding underage and proxy sales.
 - c) Of the permitted hours for licensable activities.
 - d) That no drinks, bottles, or glasses shall be removed from the premises.
 - e) That no off sales shall be permitted from the premises.

- f) To respect residents and leave the premises & vicinity quietly and quickly, not to loiter outside the premises and not to talk loudly when outside smoking.
 - g) That no more than four (4) people at a time shall be permitted to smoke outside the entry / exit door of the premises.
12. During events including pre booked events from the end of permitted licensed hours until all guests / attendees have left the premises, the member of staff tasked for the purpose shall take a proactive role and stand on the exit door asking guests / attendees to leave the premises and area quietly and as quickly as possible. The nominated Staff Member shall ensure that customers do not take any bottles, glasses or drinks from the premises when departing and monitor the outside area to ensure people do not loiter outside.
 13. The premises licence holder or DPS shall undertake an ongoing daily risk assessment, taking into account any local events taking place or advice received from the Metropolitan Police Service to identify adequate staffing levels & any need for SIA Licensed Door Supervisors to be in attendance
 14. Outside of the hours authorised for the sale of alcohol, all alcohol within the trading area is to be secured behind locked grilles, screens, cabinets, or doors so as to prevent access to the alcohol by either customers or staff. If the premises is hosting a "bring your own alcohol" event is being held then the premises shall not sell any alcohol during that event and the same shall apply.
 15. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby noise sensitive properties.
 16. Doors and windows to the premises shall be kept closed except for entry or egress whenever musical entertainment is played.
 17. There shall be no collections of refuse especially glass between the hours of 20:00 & 08.00.
 18. The Premises Licence Holder shall ensure that members & guests / attendees leave the area in a quiet manner and shall not be allowed to congregate outside the venue.
 19. Any persons permitted to temporarily leave and then re-enter the premises to smoke shall not be permitted to take bottles, glasses, or drinks outside the premises with them at any time.
 20. No members or guests / attendees shall be permitted outside the premises onto the roof at any time.
 21. No events shall take place on the roof at any time.
 22. A written dispersal policy shall be prepared and regularly reviewed. The Policy shall be included in staff training and staff shall be tasked to carry out its provisions
 23. No unaccompanied children or young person under 18 shall be permitted on the Premises at any time.
 24. No child or young person shall be permitted to consume alcohol at any time including at Bring Your Own [BYO] Alcohol" events.
 25. The Premises shall implement a "Challenge 25" policy whereby all members & guests / attendees who appear to be under 25 must produce photographic identification in the form of a passport, photographic driving licence, UK Armed Forces photographic

identity card or Proof of Age Scheme (P.A.S.S) approved identification card with the PASS hologram on it before alcohol can be purchased.

26. The maximum capacity permitted on the premises at any one-time (including staff) shall be set and maintained at a level dictated by said Fire Safety Risk Assessment which shall be completed as per government guidelines on an annual basis in line with the Regulatory Reform (Fire Safety) Order 2005. That document, showing the given capacity, shall be held on the premises in paper form and made available for inspection by the authorities upon reasonable request. The premises licence holder will prepare a Fire Evacuation and Emergency Plan which will be regularly reviewed. All staff will receive appropriate fire safety training.
27. The premises to operate a zero-tolerance policy to illegal drugs. Staff shall perform regular checks of the toilets and premises to prevent illicit drug use.

Conditions agreed with the Council's Noise Service

1. In the event of a complaint of light pollution, substantiated by an authorised council officer, suitable and adequate covers shall be provided to any windows and /or external lighting that is the cause of light pollution or a nuisance to local residents and which are under the control of the licensee and are connected to areas covered by the premises licence.
2. In the event of a noise nuisance or other nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures to prevent any recurrence of that nuisance.

