

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

Report of: Director of Community Safety, Resilience and Community

Meeting of: Licensing Sub-Committee

Date: 27/02/2024

Ward(s): Bunhill



**Subject:**

## PREMISES LICENCE NEW APPLICATION

**Re: Drip, 27 Clerkenwell Road, London EC1M  
5RN**

### 1. Synopsis

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

1.2. The new application is to allow:

- The On and Off Sales of Alcohol, from 09:00 until 02:00 Sunday to Wednesday and from 09:00 until 04:00 Thursday to Saturday.
- Live Music, amplified and unamplified, from 09:00 until 02:00 Sunday to Wednesday and from 09:00 until 04:00 Thursday to Saturday.
- Recorded Music, amplified music provided by DJ's, from 09:00 until 02:00 Sunday to Wednesday and from 09:00 until 04:00 Thursday to Saturday.
- Late Night Refreshment, hot food throughout the hours of operation, from 23:00 until 02:00 Sunday to Wednesday and from 23:00 until 04:00 Thursday to Saturday.
- Opening hours, 09:00 until 02:30 Sunday to Wednesday and from 09:00 until 04:30 Thursday to Saturday.

1.3. Relevant Representations:

Licensing Authority	Yes – Suggested Recommendations
Metropolitan Police	Yes – Suggested Recommendations and conditions, not accepted at the time of writing the report
Noise	Yes – Suggested Conditions, not accepted at the time of writing the report
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	Yes – Suggested Fire Safety Work Recommendations and a reduction of patron numbers until this work is completed and signed off by the London Fire Brigade.
Planning	Yes
Local residents	Yes: Ten resident representations
Other bodies	No:

## 2. Recommendations

- 2.1. To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.
- 2.2. This premises is located in the Clerkenwell Cumulative Impact Area therefore the Licensing Sub-Committee will need to consider Licensing Policy 3, which states that there is a presumption of refusal unless the Sub-Committee is satisfied that there will be no adverse cumulative impact on the licensing objectives.
- 2.3. The application form addresses the Cumulative Impact Area and Policy by suggesting a number of conditions in the Operating Schedule. The applicants further endorse these conditions by accepting conditions suggested by the Police and Islington Council’s Noise Service.
- 2.4. If the Licensing Sub-Committee grants the application it should be subject to:

- i. Conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 5); and
- ii. Any conditions deemed appropriate by the Licensing Sub-Committee to promote the four licensing objectives.

## 3. Background

- 3.1 The application describes the premises as being a bar, supplying music, alcohol and food.
- 3.2 There is an existing licence in place at this premises, which has been in place since at least 2005 and has been held by many premises licence holders. The applicant for this new application, SEO Joint Ltd, transferred onto the existing licence in October 2023.
- 3.3 Since SEO Joint Ltd took possession of the existing licence, there have been a large number of calls to Islington's Anti-Social Behaviour Team, from residents local to the premises. Appendix 4 sets out the complaints from 1<sup>st</sup> November until the time of writing the report.
- 3.4 The premises have been operating until 04:00 under Temporary Event Notices, given for the following dates;
  - 1<sup>st</sup> and 2<sup>nd</sup> November 2023
  - 2<sup>nd</sup> and 3<sup>rd</sup> December 2023
  - 9<sup>th</sup> and 10<sup>th</sup> December 2023
  - 16<sup>th</sup> and 17<sup>th</sup> December 2023
  - 23<sup>rd</sup> and 24<sup>th</sup> December 2023
  - 30<sup>th</sup> and 31<sup>st</sup> December 2023
  - 1<sup>st</sup> January 2024
  - 20<sup>th</sup> and 21<sup>st</sup> January 2024
  - 28<sup>th</sup> and 29<sup>th</sup> January 2024
  - 17<sup>th</sup> and 18<sup>th</sup> February 2024
- 3.5 The application received ten letters of representation from local residents. Additionally, representation have been received from the Licensing Authority, Islington's Noise and Planning Service, the Licensing Police and the London Fire Brigade. The Police and Noise Team suggested a number of conditions they would like to see placed on any premises licence granted. The Licensing Authority representation, listed a number of considerations Members should have when granting the application. The London Fire Brigade have given the premises a schedule of works, they need to carry out at the premises, and have capped the numbers of patrons at the premises, until such time as the works have been completed and cleared.

## 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 the 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 confirm the following;

- The property is not a statutorily listed building but it is located within the Clerkenwell Green Conservation Area (CA1).
- The ground floor and basement unit has a long established use as a coffee shop which is Class E.
- The proposed use as a bar would require a change of use application, there is no record of a corresponding application for this proposed change of use. Should the bar open without planning permission it would be a breach of planning control.



- The proposed alterations noted in the license application would be considered a breach of planning control, as planning permission has not been sought nor granted.
- Planning objects to this license application, as the proposed change of use would potentially cause additional, noise, nuisance and anti-social behaviour that would be detrimental to neighbouring residential amenity and thus fail the licensing objective for the prevention of public nuisance.
- There are currently no open enforcement cases in relation to this address.

## 5. Conclusion and reasons for recommendations

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

### **Appendices:**

Appendix 1:	Application form;
Appendix 2:	Existing Premises Licence;
Appendix 3:	Representations;
Appendix 4:	Noise Complaints received from 1 <sup>st</sup> November until 19 <sup>th</sup> February;
Appendix 5:	Suggested conditions and map of premises location.

Report author: Licensing Service

Tel: 020 75027 3031

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

\* required information

**Section 1 of 21**

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	██████████	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? <input checked="" type="radio"/> Yes <input type="radio"/> 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	Owen	
* Family name	Igbinovia	
* E-mail	██████████	
Main telephone number		Include country code.
Other telephone number		
<input type="checkbox"/> 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?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Note: completing the Applicant Business section is optional in this form.
Registration number	██████████	
Business name	SEO Joint Ltd	If the applicant's business is registered, use its registered name.
VAT number	-      [ ]	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

**Section 2 of 21**

**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 (£)



## Section 3 of 21

### 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 His Majesty's prerogative

## Section 4 of 21

### 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...

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](#)

Add another applicant

**Section 5 of 21**

**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.

Bar supplying music, alcohol and food.

*Continued from previous page...*

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

### Section 6 of 21

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

### Section 7 of 21

#### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

### Section 8 of 21

#### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

### Section 9 of 21

#### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

### Section 10 of 21

#### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

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...

WEDNESDAY

Start	<input type="text" value="09:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="09:00"/>	End	<input type="text" value="04:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="09:00"/>	End	<input type="text" value="04:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="09:00"/>	End	<input type="text" value="04:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="09:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the performance of live music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Live music, both amplified and un-amplified.

State any seasonal variations for the performance of live music

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

Non-standard timings. Where the premises will be used for the performance of live music 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.



**Section 11 of 21**

**PROVISION OF RECORDED MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

**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.

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

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors  Outdoors  Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

Recorded amplified music provided by DJ's.

Continued from previous page...

State any seasonal variations for playing recorded music

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

Non-standard timings. Where the premises will be used for the playing of recorded music 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.

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes  No

### Section 13 of 21

#### 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

### Section 14 of 21

#### LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes  No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

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...

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

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

The venue wishes to supply hot food throughout the hours of operation.

State any seasonal variations

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

Non-standard timings. Where the premises will be used for the supply of late night refreshments 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.

Continued from previous page...

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

- Yes  No

**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.

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

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.



**Continued from previous page...**

State any seasonal variations

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

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.

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  /  /

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

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

**Continued from previous page...**

- 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'.

**Section 16 of 21**

**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.

There will be no activity of this nature.

**Section 17 of 21**

**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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

*Continued from previous page...*

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.

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.

**Section 18 of 21**

**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)

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

Please see attached schedule of conditions.

b) The prevention of crime and disorder

See a) above.

c) Public safety

See a) above.

***Continued from previous page...***

d) The prevention of public nuisance

See a) above.

e) The protection of children from harm

See a) above.

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**



**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**

Proposed conditions – Drip, 27 Clerkenwell Road EC1M

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police. All public areas including all entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available upon the request of the Police or other authorised officer.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open to the public. This staff member shall be able to show Police or any other authorised officer recent data or footage with the absolute minimum of delay when requested.
3. The premises licence holder will ensure that a personal licence holder will be on duty whenever the venue is open and operating past 9pm on Friday and Saturday nights.
4. 4 SIA door staff will be employed at the premises on a Friday and Saturday from 9pm (including 1 female SIA if possible) and will remain at the premises until 30 minutes after closing time.
5. All door supervisors shall enter their full details in the premises daily register at the commencement of their work, including their name, time on duty, time off duty and a method of contact.
6. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
7. Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under 25 years of age (Challenge 25). Such evidence be in the form of a photo ID such as a driving licence or passport or PASS card.
8. The premises will operate a zero-tolerance policy towards drugs and drug use and will comply with any drugs or weapons policies set by the Police or local authority.

9. The premises will display prominent signage by every entrance and exit explaining/requesting:
  - (a) Customers to leave the premises quietly and respect local residents.
  - (b) CCTV in operation
  - (c) Drugs policy
  - (d) Weapons policy
  
10. On a yearly basis all staff shall be given refresher training on the legislation relating to sales of alcohol to underage persons, drunken persons and how to deal with people incapacitated by drink or drugs. Such training shall include first aid and any welfare training such as WAVE (or as amended). Records of the training to be kept at the venue and made available to police or authorised officer upon request. Any new staff will be trained on appointment.
  
11. Regular toilet checks will take place and be recorded noting the time of the visit and any issues found.
  
12. Any off sales of alcohol shall be in a sealed container. Customers will not be allowed to leave with any open drink's container including those leaving the premises to smoke and return.
  
13. In addition to notices asking customers to leave quietly and respect the neighbourhood the premises will devise and implement a dispersal policy which will be retained on the premises for inspection by Police or other authorised officer.
  
14. The smoking area will be to the front of the premises. From 2100 hrs this area will be controlled by barrier and monitored by SIA and CCTV. The area will be limited to 10 people after 2200hrs and those customers will be searched on re-entry.
  
15. The premises will ensure that any queue is managed, that there are no obstructions of the highway or footpath and that customers are queuing in an orderly manner.
  
16. The premises will have a noise limiting device set so as any noise will not cause a nuisance to the nearest noise sensitive premises.
  
17. Whenever the venue has any form of regulated entertainment all windows and doors shall remain closed.
  
18. The premises will display a dedicated phone number to the front of the premises of the DPS for use by any person wishing to make a complaint during the operational hours of the licence.
  
19. The duty manager will ensure the front of the premises is swept and/or washed with any litter collected and disposed of in accordance with approved waste arrangements.

20. Refuse, including bottles, shall not be taken outside the premises between the hours of 2300 and 0700.





# FOOD

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## STARTERS

CHICKEN WINGS HENNESSY, SWEET CHILLI FLAVOUR	12
THOUSAND LAYER POTATO, SOUR CREAM & BLACK TRUFFLE	15
ASUN SLOWED GOAT MEAT	16

## MAINS

SEA BASS, SPICED CUCUMBERS, COCONUT & MINT GAZPACHO	20
SLOW ROASTED RUMP LAMB, RED WINE REDUCED	24
SEAFOOD SPAGHETTI	22

## SIDES

FRIES 4 | JOLLOF RICE 8 | CASSAVA CHIPS 5 | PLANTAIN 5

## DESSERT

CLASSIC COFFEE TIRAMISU	9
ORANGE & MIX BERRIES PANNA COTTA	8
CHOCOLATE & ALMOND CAKE VANILLA ICE CREAM, CHOCOLATE SAUCE	9

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  [DRIPLONDON.UK](https://www.driplondon.uk)

FOOD ALLERGIES & INTOLERANCE:  
BEFORE ORDERING YOUR FOOD AND DRINKS, PLEASE SPEAK TO A MEMBER OF STAFF IF YOU HAVE ANY ALLERGIES OR WOULD LIKE TO KNOW MORE ABOUT THE INGREDIENTS. WE CANNOT GUARANTEE  
THAT ALL OUR DISHES ARE 100% FREE FROM NUTS OR THEIR DERIVATIVES.





# DRINKS

## CLASSIC COCKTAILS

LONG ISLAND	12	PORNSTAR MARTINI	12
COSMPOLITAN	12	WHISKEY SOUP	12
OLD FASHIONED	12	MARAGARITA	12
MOJITO	12	PINA COLADA	12
NEGRONI	12		

## SIGNATURE COCKTAILS

HENNESSY CHOCOLATE MARTINI	13	CRANBERRY & MINT SPRITZ	13
JD HONEY BUTTERSCOTCHSOUR	13	APPLE PIE MARTINI	13

## CHAMPAGNE

ACE OF SPADE	500
CRISTAL	500
DOM PERIGNON	400

## CHAMPAGNE ROSE

ACE OF SPADE ROSE	700
CRISTAL ROSE	700
DOM PERIGNON ROSE	600

## TEQUILA

CASAMIGO BLANCO	320
CASAMIGO REPOSADO	380
DON JULIO 1942	700
CLASE AZUL	700
VOLCAN X.A	600

## COGNAC

HENNESSY XO	450
-------------	-----

## VODKA

BELVEDERE 75CL	360
BELVEDERE 10	600
BELVEDERE MAGNUM	480

## SOFT DRINKS

RED BULL	5
COCA COLA	5
DIET COKE	5
GINGER ALE	5
GINGER BEER	5
JUICES	5
LEMONADE	5
STILL WATER	5
SODA WATER	5

**PREMISES LICENCE  
LICENSING ACT 2003**

<b>Premises licence number</b>	LN/6059-011123	<b>Date of original grant*</b>	24 November 2005
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*\*An annual fee associated with this licence is to be paid on the anniversary of the original grant date.*

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>			
<b>DRIP LONDON 27 CLERKENWELL ROAD</b>			
<b>Post town</b>	London	<b>Post code</b>	EC1M 5RN
<b>Telephone number</b>	020 7490 5120		

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

<b>Licensable activities authorised by the licence</b>
<b>Ground &amp; First Floor</b>
<ul style="list-style-type: none"> <li>• The provision of regulated entertainment by way of: <ul style="list-style-type: none"> <li>The performance of live music</li> <li>The playing of recorded music</li> <li>The performance of dance</li> </ul> </li> <li>• The provision of entertainment facilities for: <ul style="list-style-type: none"> <li>Making music</li> <li>Dancing</li> </ul> </li> <li>• The provision of late night refreshment</li> <li>• The sale by retail of alcohol</li> </ul>

<b>The times the licence authorises the carrying out of licensable activities</b>																																																																						
<ul style="list-style-type: none"> <li>• The provision of regulated entertainment for the performance of live music: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Monday</td> <td style="width: 15%;">09:00</td> <td style="width: 5%;">to</td> <td style="width: 15%;">02:00</td> <td style="width: 55%;">the following day</td> </tr> <tr> <td>Tuesday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Wednesday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Thursday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Friday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Sunday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> </table> </li> <li>• The provision of regulated entertainment for the playing of recorded music: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Monday</td> <td style="width: 15%;">09:00</td> <td style="width: 5%;">to</td> <td style="width: 15%;">02:00</td> <td style="width: 55%;">the following day</td> </tr> <tr> <td>Tuesday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Wednesday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Thursday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Friday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Saturday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> <tr> <td>Sunday</td> <td>09:00</td> <td>to</td> <td>02:00</td> <td>the following day</td> </tr> </table> </li> </ul>	Monday	09:00	to	02:00	the following day	Tuesday	09:00	to	02:00	the following day	Wednesday	09:00	to	02:00	the following day	Thursday	09:00	to	02:00	the following day	Friday	09:00	to	02:00	the following day	Saturday	09:00	to	02:00	the following day	Sunday	09:00	to	02:00	the following day	Monday	09:00	to	02:00	the following day	Tuesday	09:00	to	02:00	the following day	Wednesday	09:00	to	02:00	the following day	Thursday	09:00	to	02:00	the following day	Friday	09:00	to	02:00	the following day	Saturday	09:00	to	02:00	the following day	Sunday	09:00	to	02:00	the following day
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- The provision of regulated entertainment for the performance of dance:

Monday	09:00	to	02:00	the following day
Tuesday	09:00	to	02:00	the following day
Wednesday	09:00	to	02:00	the following day
Thursday	09:00	to	02:00	the following day
Friday	09:00	to	02:00	the following day
Saturday	09:00	to	02:00	the following day
Sunday	09:00	to	02:00	the following day

- The provision of entertainment facilities for making music:

Monday	09:00	to	02:00	the following day
Tuesday	09:00	to	02:00	the following day
Wednesday	09:00	to	02:00	the following day
Thursday	09:00	to	02:00	the following day
Friday	09:00	to	02:00	the following day
Saturday	09:00	to	02:00	the following day
Sunday	09:00	to	02:00	the following day

- The provision of entertainment facilities for dancing:

Monday	09:00	to	02:00	the following day
Tuesday	09:00	to	02:00	the following day
Wednesday	09:00	to	02:00	the following day
Thursday	09:00	to	02:00	the following day
Friday	09:00	to	02:00	the following day
Saturday	09:00	to	02:00	the following day
Sunday	09:00	to	02:00	the following day

- The provision of late night refreshment:

Monday	23:00	to	02:00	the following day
Tuesday	23:00	to	02:00	the following day
Wednesday	23:00	to	02:00	the following day
Thursday	23:00	to	02:00	the following day
Friday	23:00	to	02:00	the following day
Saturday	23:00	to	02:00	the following day
Sunday	23:00	to	02:00	the following day

- The sale by retail of alcohol:

Monday	08:00	to	02:00	the following day
Tuesday	08:00	to	02:00	the following day
Wednesday	08:00	to	02:00	the following day
Thursday	08:00	to	02:00	the following day
Friday	08:00	to	02:00	the following day
Saturday	08:00	to	02:00	the following day
Sunday	08:00	to	02:00	the following day

**The opening hours of the premises:**

Not Specified

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

On and off supplies (off supplies in sealed container only)



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

SEO Joint Ltd

[REDACTED]

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

[REDACTED]

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Paul Villanueva

[REDACTED]

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol**

[REDACTED]

Licensing Service  
Regulatory Services  
Community Safety, Security and Resilience  
222 Upper Street  
London  
N1 1XR  
[licensing@islington.gov.uk](mailto:licensing@islington.gov.uk)  
020 7527 3031

\_\_\_\_\_  
Licensing Authority

\_\_\_\_\_  
Date of Issue

Licensing

## **Annex 1 - Mandatory conditions**

1. No supply of alcohol may be made under the premises licence:
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. All door supervisors shall be licensed by the Security Industry Authority.
4. The admission of children to the exhibition of a film shall be restricted in accordance with the recommendation of a film classification body as defined in the Video Recordings Act 1984 or Islington Council acting as the licensing authority where it has given notice in section 20(3) of the Licensing Act 2003.

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

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

1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours mean the authorised hours specified on this licence for the sale of retail of alcohol. This restriction does not prohibit:
  - a) During the first twenty minutes after the above hours, the consumption of the alcohol on the premises;
  - b) During the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
  - c) During the first thirty minutes after the above hours, the consumption of the alcohol on the premises by persons taking meals there if alcohol was supplied for consumption as ancillary to the meals;
  - d) Consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any persons residing in the licensed premises;
  - e) The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
  - f) The sale of alcohol to a trader or club for the purposes of the trade or club;
  - g) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
  - h) The taking of alcohol from the premises by a person residing there; or
  - i) The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
  - j) The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
2. The entertainment noise limiting device installed shall be calibrated so that the following maximum internal levels are not exceeded:

For the ground floor (a) 101 dB Leq 1 min. linear & 88 dBA Laeq 1 min. on the dance floor & 99 dB Leq 1 min. Linear & 88 dBA Laeq 1 min. in the front bar area (b). In addition the un-weighted sound pressure level in the octave band 63 Hz shall not exceed 97 dB & at 125 Hz a level of 102 dB shall not be exceeded.

For the first floor (a) 100 dB Leq 1 min. linear & 92 dBA Laeq 1 min. (b). In addition the un-weighted sound pressure level in the octave band 63 Hz shall not exceed 92 dB & at 125 Hz a level of 99 dB shall not be exceeded.

3. The licensee or their appointed deputy shall be the only persons authorised to have access to the entertainment limiter controls; DJs, performers or junior members of staff are not allowed access.
4. Notices shall be displayed within the premises, visible at all exit point from the ground and first floor areas, encouraging patrons to disperse from the vicinity of the premises quickly and quietly.
5. The staff door at the rear of the premises shall not be left open.
6. There shall be a "Challenge 21" policy in operation at the premises whereby any individual who appears to be under the age of 21 years shall be required to produce proof that they are at least 18 years by way of one of the following forms of identification:
  - A PASS accredited proof of age card
  - Photocard driving licence
  - Passport
  - Citizen card supported by the Home Office
  - Official ID card issued by HM Forces or European Union bearing photograph and date of birth of holder
  - Any other form of identification agreed with the Police.
7. All staff shall receive regular training in relation to the "Challenge 21" policy and such training will be documented and made available for inspection upon demand by any officer authorised in accordance with the Licensing Act 2003.
8. CCTV shall be installed at the premises. The CCTV system shall comply with the following criteria:
  - The CCTV system shall be installed, maintained and operated to the reasonable satisfaction of the Police.
  - The system shall display on any recording the correct time and date of the recording.
  - The system shall be recording during all hours the premises is open to the public.
  - VCR tapes or digital recordings shall be held for a minimum of 28 days after the recording is made and will be made available for Police for inspection upon request.
9. No person under 18 years of age shall be allowed on the premises after 22:00 hours.
10. In the event of a noise nuisance in respect of amplified sound at the premises is reported to and subsequently witnessed and appropriately substantiated by an authorised officer of the council, a noise limiting device will be installed at the premises which will control all amplified music and sound. Said device will cut the power supply to the sound system if the pre-set music levels are being exceeded. The device shall be installed and calibrated and music levels set to the Council's satisfaction and the calibration certificate forwarded to the licensing team within 28 days of the Premises Licence Holder being notified in writing of the alleged noise nuisance.

11. In the event that a noise limiting device is installed at the premises in accordance with the preceding condition, an acoustic consultant or sound engineer who is a member of the Institute of Acoustics or Association of Noise Consultants shall calibrate the device annually to ensure the pre-set music levels are not being exceed. The calibration certificate shall be forwarded to the Licensing Team 28 days before the anniversary of the installation of the noise-limiting device.
12. Following the installation of any noise-limiting device which is installed in accordance with the two preceding conditions, if there are any subsequent changes in the distribution and type of loudspeakers or amplification equipment serving the in house sound systems, then the noise control systems shall be re-calibrated by an acoustic consultant or sound engineer who is a member of the Institute of Acoustics or Association of Noise Consultants to ensure the pre-set music levels are not being exceeded. The calibration certificated shall be forwarded to the Licensing Team within 28 days of the change.
13. Windows and doors to the premises will be kept closed, except for entry and exit and for health and safety reasons, at all times when noise generating regulated entertainment is taking place.
14. Prominent, clear and legible notices must be displayed at all public exits requesting the public to respect the needs of local residents and to leave the premises and area quietly.
15. The management and staff will not permit drinks in an unsealed container to be taken outside at any time.
16. Unless otherwise agreed with the Police, SIA registered door supervisors will be utilised at the premises on a Friday and Saturday evening at a rate of one door supervisor per 150 customers from 22:00 until 30 minutes after the last patrons have departed.
17. The maximum number of persons accommodated at any one time in the premises shall not exceed the following:
  - Ground Floor - 100
  - First Floor - 50

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

None

**Annex 4 – Plans**

Reference Number: LN6059-050511



**Rep 1**

[Redacted]  
[Redacted]  
**Sent:** Friday, January 12, 2024 3:22 PM

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

**Cc:** Jones, Carol <Carol.Jones@islington.gov.uk>

**Subject:** Objection to licensing application: 27 Clerkenwell Road

[External]

To the Licensing Support Team,

My wife and I own [Redacted] at [Redacted] which is situated almost directly [Redacted] 27 Clerkenwell Road.

We wish to record our objections please, in strenuous terms, to the application recently made by SEO Joint Ltd in relation to the bar/club named Drip at the above address. The applicant is seeking a licence to remain open and to sell alcohol every single night of the week until the early hours of the morning.

We are deeply opposed to this application because of the very significant impact we believe granting that licence would have on the quality of the life of all of the residents in our building and others nearby. The venue has to date already caused significant noise and disruption to local residents as a result of the unsociable behaviour of certain of its customers when coming and going and, in particular, when standing outside for longer periods in the early hours to smoke.

I believe you will already have been made aware of a significant disturbance caused on the night of 10/11 December, in which revelry and confrontations seem to have spilled into Clerkenwell Road until well after 3am. This venue is already causing an intolerable intrusion into the lives of those residents of Islington who live nearby, and we feel certain that by extending the hours during which this club could remain open to sell alcohol — and one can fairly presume that its objective will be to maximise its sales of alcohol during that period because that is its core business — those issues will only increase, and at even more unsociable times.

May we therefore please ask you to reject this licensing application. If this already inconsiderate venue operator cannot adequately control or influence the behaviour of its customers during its existing licensed hours, it should not be permitted to further degrade the local area by doing so at ever later hours. Please will you protect the interests of the Islington residents who live nearby and who are surely entitled to some peaceful enjoyment of their surroundings.

I have copied Carol Jones in your licensing team who we understand has helped to deal with the complaints that have been submitted to date about Drip and who is consequently well-versed with the issues experienced by local residents.

Kind regards,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

## Rep 2

**From:** [REDACTED]  
**Sent:** Wednesday, January 31, 2024 9:33 AM

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

**Subject:** Objection to extension of licensing hours for Drip Nightclub, 27 Clerkenwell road, EC1M 5RN

[External]

Dear Licensing Support Team,

I am writing to express my strong objection to the proposed extension for even later hours for Drip nightclub. The noise and vibrations generated from the club's soundsystem comes up through our building and affects sleep. There does not seem to be soundproofing as we were also affected by the refurbishment works of the venue which were loud and regularly went outside of hours. We are also woken by doors slamming throughout the night when the club is operating. This causes further noise and vibrations which makes for a very unsettling experience. The venue did have soundproofing and a noise limiting device installed when it was Dust many years ago but this has been removed and never reinstalled when converted back from restaurant to nightclub.

The residents are also concerned by the use of pyrotechnics and other flammable materials underneath our building. This is a conservation area with old buildings including the Museum of St John and it only adds to our anxiety.

A window on the shop front has already been broken.

Previous noise complaints have already and again last night. It is an issue when the club is open. An extension would only further exacerbate the disturbance, causing significant annoyance to residents. We know that this business has lost their licence for a previous business in Greenwich for these very same complaints, loud music, going outside of licenced hours etc and we feel that there is clearly the same pattern emerging in their short time in 27 Clerkenwell Road. They do not stay within the parameters of their licence.

I urge you to prioritize the well-being of the residents and reject this application.

Kind regards,

[REDACTED]

## Rep 3

**From:** [REDACTED]  
**Sent:** Thursday, January 18, 2024 12:48 PM

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

**Cc:** Jones, Carol <Carol.Jones@islington.gov.uk>

**Subject:** Objection to Drip London, 27 Clerkenwell Road EC1M 5RN

[External]

## Objection to Drip, 27 Clerkenwell Road, London EC1M 5RN

I'm the property owner of [REDACTED] (which is currently rented). I'm objecting to the hours requested by Drip, 27 Clerkenwell Road as they are unreasonable because of noise that will be created by comings and goings of customers.

A club retailing alcohol until 2 am and 4am is not appropriate at that location which is residential and in very close proximity to my flat.

The area is surrounded by residents who already and will find noise and disturbance intolerable.

Cars already have been seen on both sides of Clerkenwell road when picking up and dropping down and that can be dangerous as one side is double yellow lined and the other is single.

Please take my views into consideration when reviewing their licence. If you need to contact me for further information or discussion then please do not hesitate.

Kind regards

[REDACTED]

### Rep 4

**From:** [REDACTED]

**Sent:** Tuesday, January 23, 2024 7:15 PM

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

**Cc:** Jones, Carol <Carol.Jones@islington.gov.uk>

**Subject:** Drip , 27 Clerkenwell Road , London EC1M 5RN ( " Drip " ) / Reference WK / 230040256

[External]

Dear Licensing Service,

Drip , 27 Clerkenwell Road , London EC1M 5RN ( " Drip " )

Reference : WK / 230040256

I am an occupier of [REDACTED] within 50 metres of Drip.

My name is [REDACTED].

This email contains my representations against the grant of any license to Drip.

My representations relate to prevention of public nuisance and for public safety.

As regards PUBLIC NUISANCE, I have been woken up and unable to return to sleep due to an uproar outside Drip at 04.02 11 December 2023 and again at 03.59 and 04,00 16 January 2024. There have been more than a few occasions when this has happened to me since December 2023 but I mention

these two occasions as examples because I can attach photographs taken at the above times (see below). One photograph is of Night Safe Islington Patrol Service on the 11 December 2023 occasion where there was a considerable number of people, cars and shouting needing the presence of Islington Patrol Service. The remaining two photographs are of the 16 January occasion where there are numerous cars and there were people shouting and cars hooting. It is unacceptable that I, as a long term resident of the immediate area, am unable to sleep. This is anti-social behaviour and it is wrong to license such anti-social activities.

On all these occasions when I am woken up and unable to return to sleep, I am concerned for PUBLIC SAFETY. The nature of the noise makes me concerned that someone is being attacked or hurt. It is very disturbing.

Overall, it is wrong to license anti-social behaviour and events which lead members of the public to be concerned for public safety. The very presence of Islington Patrol Service on 11 December 2023 makes clear the unpleasant level of such activity.

I would be grateful for acknowledgement of safe receipt.

Best wishes,

[REDACTED]

#### Rep 5

**From:** [REDACTED]  
**Sent:** 05 January 2024 13:30  
**To:** Licensing <[Licensing@islington.gov.uk](mailto:Licensing@islington.gov.uk)>  
**Subject:** SEO Joint Ltd / Drip Nightclub

[External]

Islington Licensing Support Team

Subject: Strong Objection to Drip Nightclub's Application for Extended Opening Hours

Dear Sir/Madam,

I am writing to vehemently object to the application made by Drip Nightclub to extend their opening hours. It has come to my attention that the nightclub is already in breach of their current license due to consistent noise disturbances, and therefore, I believe their license should be withdrawn rather than extended.

As a resident of the Islington community, I have been subjected to the excessive noise generated by Drip Nightclub during their existing operating hours. This disturbance has significantly impacted the quality of life for myself and my fellow residents. The proposed extension to serve alcohol until 4 am and remain open until 4.30 am will only exacerbate the existing noise problems, causing further detriment to our wellbeing, not to mention anti-social behaviour and traffic issues.

Drip Nightclub has consistently failed to adhere to the noise regulations set forth in their current license. The disturbance reaches intolerable levels, infiltrating our homes and making it impossible to enjoy a peaceful night's sleep. This persistent disruption negatively affects our physical and mental health, as well as our ability to carry out our daily activities effectively.



The current license granted to Drip Nightclub was intended to ensure a responsible and considerate operation while minimizing the impact on local residents. Unfortunately, Drip Nightclub has failed to meet these obligations, consistently breaching noise regulations. Granting an extension to their operating hours would only contribute to exacerbating the noise concerns and further infringe upon our rights as residents to live in a peaceful environment.

I implore the Islington Licensing Support Team to carefully consider the detrimental impact that the extension of Drip Nightclub's opening hours will have on the surrounding community. The existing noise disturbances are clear evidence that the nightclub is incapable of operating within the parameters outlined in their license. Granting an extension would only serve to reinforce disregard for the well-being and rights of residents.

I respectfully request that the Islington Licensing Support Team reject the application for extended opening hours for Drip Nightclub. Furthermore, I urge the team to take immediate action to address the noise disturbances and ensure the nightclub's compliance with noise regulations outlined in their current license. Residents deserve the right to a peaceful and tranquil living environment without the constant disruption caused by Drip Nightclub.

Thank you for your attention to this matter. I trust that the Islington Licensing Support Team will act in the best interest of the local community and take the necessary steps to rectify this situation promptly.

Yours sincerely,

[REDACTED]

Rep 6

## Reference number: 3647609

Reference number:	[REDACTED]
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## Form details

Form name:	Premises licence application - representation form
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## Personal details

First name:	[REDACTED]
-------------	------------

<b>Last name:</b>	[REDACTED]
<b>Home address:</b>	[REDACTED]
<b>In what capacity are you making this submission?:</b>	Resident
<b>Telephone number:</b>	[REDACTED]
<b>Email address:</b>	[REDACTED]
<b>Premises name:</b>	Drip london
<b>Full postal address of premises:</b>	27 clerkenwell road ec1m5rn
<b>Licence application reference number (if known):</b>	Wk/230040256

## Licensing objectives

<b>Public nuisance:</b>	This area is full of residential flat with kids, this sort of establishment is very likely to cause disturbance, sound pollution. I very highly object to this proposal
<b>Public safety:</b>	This is a really small road already busy with traffic, a nightclub will have double parking and traffic issues leading to public safety. Nightclubs should have

	access to parking etc.- and not be positioned in residential areas. Please reconsider this proposal
--	---

## Anonymous identity

I wish my identity to be kept anonymous:	Yes
--	-----

## Supporting documents

By submitting this from I agree that this information shall be distributed as detailed in this form and supporting guidance notes on How to comment or complain about licensed premises:	yes
--	-----

### Rep 7

From: [REDACTED]  
Sent: Friday, January 5, 2024 2:00 PM  
To: Licensing <Licensing@islington.gov.uk>  
Subject: Objection- Drip 27 Clerkenwell Road

Dear Sir/Madam,

I am writing to express my strong objection to the application submitted by Drip Nightclub to extend their opening hours. As a concerned resident living in close proximity to the nightclub, I have experienced firsthand the significant noise disturbances caused by the establishment during its current operating hours.

Drip Nightclub's current licensing conditions are already in breach due to the excessive noise levels which I have lodged several complaints about. The disturbance caused by the music, amplified voices, and patrons exiting the premises has had a detrimental impact on the quality of life for myself and many other residents in the neighborhood. The proposed extension of opening hours until a ridiculous time of 4.30am will only exacerbate the already intolerable noise issues we face on an ongoing basis.

The disturbance caused by the nightclub has resulted in disrupted sleep patterns, increased stress levels, and a general sense of unease within our community. Some residents have reported struggling with their mental health as a direct consequence of the noise pollution caused by Drip

Nightclub. It is fundamental that our local council takes into account the well-being and safety of its residents when considering any licensing applications.

Moreover, extending the opening hours of Drip Nightclub can potentially lead to an increase in anti-social behavior, the presence of drunk and disorderly individuals, as well as heightened risks to public safety during the late hours of the night. The safety of residents and visitors to the area should be of utmost priority in deciding whether to grant such an extension. As it is they recently have had a smashed window and there has been broken glass and bottles on the streets. They are also already advertising on their instagram operating past their current licensing times, which is demonstrative of their disregard for the council and disrespect for their neighbours.

I kindly request that the Islington Licensing Support Team carefully consider the impact of Drip Nightclub's activities on our community and take the necessary steps to address the noise disturbances caused by the establishment. In light of their current breaches of the licensing conditions, I strongly believe that their application for extended opening hours should be rejected, and their existing license should be revoked.

Thank you for your attention to this matter. I trust that you will prioritize the well-being and peace of mind of the residents when making your decision. If there are any hearings or opportunities for public input on this matter, I would greatly appreciate being notified so that I can voice my objections in person.

Yours faithfully,

[REDACTED]

## Rep 8

From: [REDACTED]  
Sent: Friday, February 2, 2024 12:00 AM  
To: Licensing <Licensing@islington.gov.uk>  
Subject: Licensing Act 2003 - New Premises licence application Drip London basement to First floor 27 Clerkenwell Road London -

1st Feb 2024

[REDACTED]

To whom it may concern in the Licensing Service

Thank you for making me aware as the owner since 1999 that a new live and recorded music Hip Hop themed night club called Drip London has applied for a major extension to the operating hours and licensed activities for this premises. I am the property owner since 1999 and registered council tax payer for the address stated above at [REDACTED] which has a direct [REDACTED] between the master bedroom of my residential home and the Drip London venue. I wish to make the licensing service to consider my comments below when considering this new licence application . These comments relate to the following licensing objectives :

- the prevention of crime and disorder

- the prevention of public nuisance

I wish to make the licensing service aware of the following

- during the period in the 4th quarter of 2023 when the 27 Clerkenwell address was being refurbished for the venues previous use by the new leaseholder Owen Igbiovina and owner and Licence holder of the Drip London night club there were multiple breaches to the Islington building site working hours and very loud noise from wall drilling which disrupted our evenings in [REDACTED] and other residential properties nearby. Noise complaints were filed and the noise investigation officers were called out a number of times to investigate and stop the out of hours building work
- since the night club started business there have been multiple times where they have not controlled the volume within the levels of their licence conditions and have had noise complaints filed by myself and others which have resulted in more visits by the noise investigation officers . The venue did not install the required sound proofing or noise limiting device required by their current licence to control noise levels.
- the venue via their social media and paper flyers is already advertising operating hours beyond their licence closing time of 0200 and loud music has been witnessed from the venue at least one hour beyond this time
- the licence holder has a long history within the royal borough of Greenwich for entertainment and sale of alcohol licence infringements for his Angle 90 night club which resulted in the withdrawal of his licence and multiple incidents linked to the venue requiring a police investigation .

It would not be in the public and local residents interests to grant this licence change when the current licence conditions are not being adhered to in the first place and should be under review

Best Regards  
[REDACTED]

**Rep 9**

**From:** [REDACTED]  
**Sent:** Friday, February 2, 2024 11:59 PM  
**To:** Licensing <[Licensing@islington.gov.uk](mailto:Licensing@islington.gov.uk)>  
**Subject:** Objection to License Extension for Drip London, Clerkenwell Road, EC1M 5RN

Dear Licensing team

I am writing to express my concerns regarding the proposed license extension for Drip London, which [REDACTED] with our building at [REDACTED].

I would like to point that I understand the challenge of opening a new venue and getting to grips with the acoustics of the space and the sound projection to minimise impact on the neighbours.

It is with this in mind that I must express my significant concern regarding the ongoing noise issues emanating from Drip London at 27, Clerkenwell Road. Four months on, and despite numerous complaints from the residents of this building, the disturbance caused by loud music, particularly deep bass sounds, has persisted. This issue not only disrupts the peace



within all our homes but also raises questions about the adherence to current license conditions.

We therefore believe that a proactive approach to noise control, including the installation and verification of a noise limiter, is essential as a condition of retaining the existing license before any consideration of a license extension.

The disturbance isn't limited the sound within the club; it extends to patrons double parking obstructing circulation on both sides of Clerkenwell road and St. John Street, for instance.

Please note that the essence of our objection lies not in opposition to the club's operation but in the imperative need to see a tangible improvement in noise management and respect for license conditions. The extension of operating hours without addressing these foundational issues does not seem conducive to the well-being of the community.

In summary, while we hold no prejudice against the good intentions of the new owner and are open to constructive solutions, our experiences thus far compel us to request that before any license extension, the license be contingent upon:

1. Strict adherence to existing license conditions, particularly regarding noise control and hours of operation.
2. Installation and effective operation of a noise limiting system to mitigate disturbances.
3. A commitment to building a positive relationship with the community (including street safety and considerate parking), as well as transparent communication and responsiveness to concerns.

Thank you for considering our perspective in this matter. We remain hopeful for a resolution that respects the interests of all parties involved.

Sincerely,

A solid black rectangular redaction box covering the signature area.

**Jones, Carol**

---

**From:** [REDACTED]  
**Sent:** 13 January 2024 15:37  
**To:** Licensing  
**Subject:** Drip, 27 Clerkenwell Road, EC1M 5RN

[External]

Dear Licensing Support Team,

I write regarding the application by Drip London, 27 Clerkenwell Road EC1M 5RN sent in by SEO Joint Ltd. ("Drip")

I set out below my concerns and thus representations to this application.

1. While I understand that you wish to support businesses, I am concerned that this application has the potential to result in an increase in disorder and public nuisance. I live with my family [REDACTED] Drip, within 50 metre radius. The address is [REDACTED]. Our 2 bedrooms which are double glazed and closed [REDACTED] Drip on the Clerkenwell Road. [REDACTED] [REDACTED]).

I have endured nights of being disturbed and not able to sleep from the noise created on the street when people are milling outside the club and leaving. As an example I wrote to the Council about a very disturbed night over 10/11th December 2023.

Application no 3630408 and followed up with application 3638542 (music and people partying).

Here is what I wrote:

Very noisy  
revelling on  
Sunday evening 10  
th December  
spilling onto  
Clerkenwell Road.  
Continued until  
3.30 am Monday  
11th. I looked  
out at 3.30 am to  
see groups of noisy  
people along  
pavement from the  
junction of St  
John's street and  
clerkenwell Road.  
Cars parked all  
along road in this  
section and spilling  
into St John's  
Square. I was about  
to call police as  
feared that there



would be an incident. Lots of noise raised voices etc. I saw that Night Safe from Islington were present so relieved . I do not know where the party noise started but I expect it came from Drip London 27 Clerkenwell Road next to Sethna House. Does this premises have a licence? There has been similar noise in early hours of morning on other occasions but until this one I could not even guess where it came from. There seemed to be an injury which the Night Safe was dealing with on the morning of Monday 11 December. This was then at about 3.45am. An anxious man had been rushing around taking photos of a particular vehicle.

**3. Location or address of where ASB is coming from:**

Drip London 27 Clerkenwell Road ( I expect ) noise of shouting, arguments, revelling, on the street along section of clerkenwell road between junction of st Jon's street and St John's Square EC1

**4. Date and time of incident:**

Between midnight and 3 30 am morning of Monday 11th December 2023.

As you will see I did not call the police as I saw Operation Night Safe - Islington Patrol Service were there. On this occasion and previous occasions I hear women shouting and in distress and that bothers me and I can't sleep. From heightened verbal exchanges, each time I am concerned that there will be an incident.

2 You say you wish to carefully manage the number of licensed premises supplying alcohol and impose restrictions where necessary. There are several premises selling alcohol at night time in the very near vicinity of Drip. They are Clerkenwell Social on St John's Square. There is The Zetter Town House on the north side of St John's Square. There is Brewdog on the same side of Clerkenwell Road as Drip just beyond the corner of St John's Square.

In addition there is ample further pubs and bars and night time entertainment all along Charterhouse Street including the FABRIC night club. These are all situated near Farringdon Station for good transport links and that is the location where for years late evening/night time entertainment takes place.

3 The application also includes a request to be open to the public. Drip is a new club and if I am experiencing sleep deprivation now when it is presumably holding private events then, with a higher volume of people milling around (waiting to enter, having a smoke on the street and on leaving) I expect the noise outside will be more of a nuisance than it is now. In the evening a red carpet is already placed outside with a rope to control the queue so clearly they are wanting large numbers to attend. Large numbers and more alcohol consumption everynight of the week.

4 Workshop Coffee shop occupied the premises for 6 years and left in 2017. Since that date there has not been the continuous presence of a night club. So although it maybe argued that the premises already has a licence I am not aware of it actually being used in the evening and nights.

Taking into account the above points the request for an alcohol licence from Sunday through Wednesday until 0200 hours and on Thursday through Saturday until 0400 is excessive. Drip is in the midst of a residential area where residents need to be able to sleep and not be continuously disturbed by inebriated milling around, raised excited voices, shouting, arguing voices, peeping of horns throughout night until 0200 and 0400.

Here is a quote from Islington's Licensing Policy 2023-2027'

Alcohol consumption is a major factor behind violent crime and disorder with serious consequences to victims, businesses and local communities. We are also painfully aware of the links between poor health and excessive alcohol consumption, and the occasional conflict between the needs of our business community and those of our residents who have a right to live peacefully within their homes and community.'

Please be aware of the above and also the link between poor health and sleep deprivation.

Islington Council has been very successful in making Clerkenwell Road and St John's Street around number 27 and the side streets off Clerkenwell Road a hub of high end design showrooms which are internationally known and visited by many visitors. Having a late night club with disturbances on the street and mess left outside clashes with the successful showroom environment.

I strongly object to this application for all the above reasons.

Thank you for your consideration.

Kind regards,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the contact information area.

## **Licensing Authority Representation**

### **Licensing Act 2003**

Application for a new premises licence in respect of:

#### **Drip, 27 Clerkenwell Road, EC1M 5RN**

Licensable activities and timings applied for are:

New entertainments and late-night food and alcohol (on & off) Sunday-Wednesday 0900 to 0200 and from 0900 to 0400 Thursday to Saturdays.

The applicant currently holds a premises licence at this venue, which was transferred in October 2023. The hours on the current licence are for all licensable activities up to 2am each day.

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

- Public nuisance.  
Public Safety  
Prevention of Crime or Disorder

### **Licensing Policy Considerations**

Licensing Policies 5 and 6 Licensing Hours

Licensing Policy 8 Management Standards

Licensing Policy 22 and 23 Noise Associated with Licensable Activities

### **Issues of Concern**

The applicant has applied for operating hours, which are outside of the core policy hours for a bar or night club. Where representations are received from responsible authorities or other persons, the Licensing Authority may seek to restrict hours of opening where it is appropriate to promote the licensing objectives. Policy hours for a night club are Sunday to Thursdays to 1am and on Fridays and Saturdays to 2am.

When dealing with new and variation applications the Licensing Authority will give more favourable consideration to applications with the opening and closing times listed in the Policy.

The premises is situated within the Clerkenwell Cumulative Impact policy area. Possible exceptions to the Policy could be:

1. 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. The provision of mixed use or flexible premises that
    - i. Support the people visiting the area during the day
    - ii. encourage people to stay in the area after work
    - iii. encourage people staying in local hotels to socialise in the area

- iv. support the wider cultural offer in the area
- b. Premises that are not alcohol led
- c. Premises with hours of operation consistent with framework hours
- d. Premises supplying alcohol for consumption on the premises with robust arrangements to prevent vertical drinking, for example fully seated venues
- e. Premises that can demonstrate high standards of management with respect to preventing public nuisance associated with waste management & littering
- f. Commitment from the premises licence holder to:
  - i. actively supports Pubwatch through regular attendance and engagement
  - ii. implement the Operation Nightsafe Best Practice Scheme

This premises has a history of noise issues when it was previously Dust and then Elysium. The licence holders for Dust carried out extensive noise control works, employing the services of a qualified acoustic consultant, carrying out surveys and tests from residents' homes in St John Street as a property there shares party walls with 27 Clerkenwell Road. Residents from that property have made noise nuisance reports and made representations to this application.

According to Council records, since 1 November 2023, there have been 24 reports of nuisance to the Councils ASB Reporting service. Nuisance was witnessed on two occasions and abated at the time of the visits. On other occasions ASB officers were unable to contact the complainants, calls went to voicemail, unable to access residents' homes, could not visit before premises closed or gave advice over the phone.

The opening night for Drip on 1/11/23 caused complaints and disturbance out in the street as on investigation it transpired that the management had arranged a private party for guests, but due to social media many more people than expected arrived and were left outside, causing disturbance and parking issues. ASB Officers attended, witnessed noise nuisance, and asked manager to lower music levels.

When assessing the applicant or licensee's ability to demonstrate a commitment to high standards of management the Licensing Authority considers whether the applicant or licensee:

- can demonstrate comprehensive knowledge of best practice
- has sought advice from the responsible authorities
- has implemented any advice that been given by the responsible authorities
- can understand verbal and written advice and legal requirements
- can demonstrate knowledge of the licensing objectives, relevant parts of the Licensing Policy and their responsibilities under the Licensing Act 2003
- can run their businesses lawfully and in accordance with good business practices
- can demonstrate a track record of compliance with legal requirements

The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licensed premises, particularly when late hours have been sought.

## **Recommendations**



The Licensing Authority suggests that should the application be granted an acoustic survey must be carried out and levels set to the satisfaction of the Council's Pollution Team before the new licence can be used for licensable activities.

The current premises licence has a safe capacity of 150 persons. This figure was set by Building Control and Fire Safety officers in 2012 and the layout has not changed since that time.

The premises must have in place Arrival and Dispersal Policies for staff to implement to ensure that customers arrive at and leave the venue in a safe and quiet manner.

The current premises licence – LN/6059-011123 must be surrendered if the new application is granted.

The Licensing Authority recommends the Licensing Sub Committee take all representations and submissions by the applicants into account and consider the possible impact on residents living nearby, bearing in mind any measures proposed by the applicants to minimise disturbance.

Terrie Lane

Licensing Manager

Regulatory Services

0207 527 3031

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

29/01/2024

**From:** [Santis, Fanos](#)  
**To:** [Guy Hicks](#)  
**Cc:** [Burrell, Ryan](#); [Licensing](#); [CNMailbox-.IslingtonPoliceLicensingTeam@met.police.uk](#); [Ford, Andrew](#); [Lane, Terrie](#); [Jones, Carol](#)  
**Subject:** Premises Licence Application: Drip London, BASEMENT to FIRST, 27 Clerkenwell Road, London, EC1M 5RN.  
**Date:** 16 January 2024 15:34:36  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

---

Dear Guy,

I am in receipt of the above application.

I act on behalf of the Environmental Pollution, Policy and Projects Team, who are one of the responsible authorities that deal with the licensing objective for the prevention of public nuisance and are consulted on all premises license applications in the borough.

I have reviewed the application and how your client intends to prevent nuisance and, based on the submitted conditions, the pollution team objects to the application based on the fact that there are insufficient conditions proposed to deal with that licensing objective.

However, the objection will be withdrawn if the following conditions are accepted by your client:

1. **Waste collections and the delivery of licensable goods to the venue shall be restricted to the hours between 09:00 and 20:00 Monday-Saturday. No waste collections or deliveries shall be made on a Sunday or Bank Holiday.**
2. **A dedicated licensed taxi/mini cab service shall be available with the premises for customers.**
3. **In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence. Upon direction by the council's licensing team or pollution team, this may include the recalibration of any noise limiting devices, the installation and calibration of noise limiting devices if none are present or are defective if present, or the review and editing of any noise management and dispersal policy.**
4. **Where a noise limiting device is installed, sound levels shall be set so as not to cause a nuisance to the nearest noise sensitive premises and levels agreed with the Council's Pollution Team. A calibration certificate shall be provided by your acoustic consultant to show maximum levels in dB(L) Leq(1min) and dB(A) Leq(1min), as well as in the 125 and 63 Hz frequency bands (dB,Leq(1min)) , measured within the venue.**
5. **If there are any changes in the distribution and type of loudspeakers or amplification equipment serving the sound system, then the noise control system shall be re-calibrated to ensure the music levels given above are not exceeded. The calibration certificate shall be forwarded to the Licensing team.**
6. **The licensee shall ensure that the limiters are tamper-proof, are located in a secure, lockable cupboard or similar location and access restricted to the licensee or a designated manager and are maintained and calibrated as instructed by the Acoustic Consultant or if the council requests an up-to-date calibration certificate if substantiated noise complaints are received, and the calibration certificates shall be submitted to the Council within 28 days of the request.**
7. **Condition 13 submitted as part of the application shall be changed to:**
  - a. **The licensee shall develop a Noise Management and Dispersal Policy to control noise**

**coming from the venue, including people noise, and to control noise from customers either congregating outside or leaving the area. The Noise Management and Dispersal Policy shall be agreed with the Council's Licensing Authority and be reviewed and revised periodically or after incidences to ensure that public nuisance is prevented from recurring.**

**8. Alcohol shall not be sold or supplied via delivery from the premises.**

Please let me know as soon as possible whether or not your client agrees to the above suggested conditions. If there are conditions that your client does not agree with, please offer suitable alternative conditions and reasons why those particular conditions are unacceptable. Where we cannot agree on conditions, the matter will be referred to the council's licensing committee for a hearing.

Kind regards,

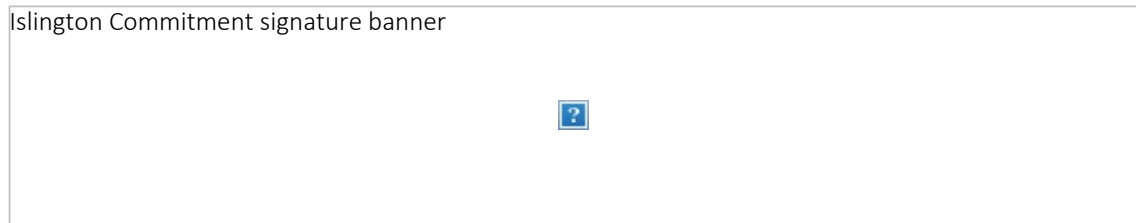
Fanos Santis  
Senior Environmental Health Officer,  
Environmental Pollution, Policy and Projects Team,  
Climate Change and Transport Division,  
Environment and Climate Change Department,  
Islington Council, 2nd Floor, Waste Recycling Centre,  
1 Cottage Rd, London N7 8TP  
Tel: 020 7527 3963, email:fanos.santis@islington.gov.uk, [www.islington.gov.uk](http://www.islington.gov.uk)

**NB: I am now part time and work only Tuesdays, Wednesdays and Thursdays.**

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**Re:** Drip.  
**Our Ref:** 203213/250124/02  
**Date:** 25th Jan 2024



Premises Licence Application.

Drip  
27 Clerkenwell Rd,  
Islington,  
EC1M 5RN.

Contact Agent: ravenconsultants@yahoo.com

---

Dear Mr Hicks,

I understand you are instructed and acting for the above venue.

Many thanks for your premises licence application and for your time on the telephone discussing this proposed operation.

As you know, police hold responsibility for ensuring that any application adheres to the local authorities licensing objectives, and that proposals do not invite any heightened risk or likelihood of crime, disorder or anti-social behaviour.

Please accept this Police Representation.

The venue in question is a long standing Nightclub, having run in various guises for many years including as 'Dust' and 'Elysium', before sitting closed for several years, and now operating under new management.

There have been issues logged at the venue in its new guise, including on its opening night when we understand an unexpectedly high number of persons attended and the security operation in place failed to retain full control.

I am further aware that numerous complaints about the venue have been received by the Local Authority. However, my enquiries with them suggest that all relate to noise rather than any disorder or anti-social behaviour. Whilst repeat complaints do invite concern, with experience telling us that

such issues can escalate towards areas of Police responsibility, I am aware that you have been in constructive dialogue with the Local Authority EHO Mr Fanos Santis regarding these aspects.

---

I know you are aware of the Local Authorities Statement of Licensing Policy (recently republished for 2023-2027), which includes various policies seeking to minimise further saturation of licensed premises, and mitigate the heightened risk inherent in late opening alcohol-led venues.

The venue in question sits within Clerkenwell CIZ, an area identified by the local authority as being heavily saturated with licenced venues, and subject to the licensing policy for that area.

Police fully support this policy and are of the view (mirroring that laid out in the Policy), that any venue should only be operating beyond Policy Framework hours when running to the highest standards of management and subject to a suitably robust schedule of conditions.

Licensing Policy 6 lays out Framework hours, and states that 'favourable consideration' will be given to Nightclub venues with a closing time of 2:00am. This application seeks a closing time of 4:30am.

I am aware that the venue has operated using several Temporary Event Notices (ie allowing for extended opening through til 4am) but observations and direct enquiries with management confirm that such nights have attracted very low numbers, and the venue has not been operating up to the extent of the TENs. Police must therefore conclude that thus-far the operation is untested in terms of running at capacity to the hours sought.

---

Given all of the above, and mindful of in particular the extended operating hours applied for, please consider the following 3 points seeking to address the risk inherent in late-night operation and the various safety concerns associated, and ensure a robust, comprehensive, fit-for-purpose licence.

---

1. Any new licence shall only be granted upon surrender of the previous (existing) licence.

---

2. Any new licence shall allow for alcohol on-sales only.

I note that this application, as is traditional for such venues, seeks both on and off-sales.

The Statement of Licensing Policy outlines specific, data-led concerns around off sales across Islington Borough, both regarding the over-saturation of such licences and the ongoing (and



interconnected), issues of street drinking, vagrancy, vulnerability, and associated crime and disorder.

I can see no requirement for such with this operation and would seek to minimise the risk around any future change of use by removing it.

- 
3. Please consider the following proposed conditions, for inclusion on the Annex 2 schedule, to mitigate the various risks and concerns held. Many are already entered in the condition list kindly enclosed with your application, others are additions or re-wordings.

*1. 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 time 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 coverage of 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 the premises are open for licensable activity, 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.*

*h) Any and all CCTV cameras in and on the premises shall be mounted either well beyond the reach of patrons, or protected (ie by perspex dome or similar) such that patrons cannot interfere with, obstruct, or re-orientate the camera.*

*2. Clear and permanent signage shall be prominently displayed at the entrance to the premises highlighting:*

- a) CCTV in operation.*
- b) Challenge 25 Proof of Age Scheme in operation.*
- c) Any Persons seen to be parking vehicles unlawfully/irresponsibly will be declined entry.*
- d) Residential Area: Please be respectful of our neighbours and leave quietly.*
- e) Co-operation with any premises search policy in operation is an absolute condition of entry.*
- f) [Current business contact telephone number for venue management].*

*3. An incident log shall be maintained at the premises, and made available to the Police or any authorised officer upon request. All entries will include time/date/name of person making entry. Said log will record the following;*

- a) all crimes reported to the venue*
- b) all ejections of patrons*
- c) any complaints received concerning crime and disorder*
- d) any incidents of disorder either in or directly outside the venue*
- e) all seizures of drugs or offensive weapons*
- f) any faults in the CCTV system*
- g) any visit by a relevant authority or emergency service.*
- h) any refusal of alcohol sales*

*4. In the event that any assault or serious crime 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 without delay;*
- b) All safe and practicable steps 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.*

5. There shall be at least 1 personal licence holder on duty on the premises at all times when open for licensable activities beyond 9pm.

6. Regular toilet checks shall take place and be logged, recording the staff member, date and time of the check, and noting any issues found. Said log shall be made available to the Police or Local Authority upon reasonable request.

7. SIA registered door supervisors will be on duty at the venue subject to the following:

a) On any date when operating beyond 9pm a minimum of 2x SIA shall be employed from doors opening until the venue is shut and all patrons can reasonably be considered to have been dispersed.

b) On any date when operating beyond midnight a minimum of 4x SIA shall be employed from doors opening until the venue is shut and all patrons can reasonably be considered to have been dispersed.

c) The management shall use reasonable endeavours to ensure that on any given date at least 1x SIA shall be female.

d) All SIA shall be suitably and smartly attired, with accreditation clearly displayed in lanyard or arm-band in accordance with current SIA directions.

e) All SIA shall be equipped with functioning body-cam and 2-way radio to enable live communication between themselves and the manager on duty.

f) An SIA register shall be maintained on the premises and made available to Police and Local Authority officers upon reasonable request. Said register shall record all SIA door supervisors employed at the premises. This shall include date, name, badge number, agency if applicable, time shift start (signed in), time shift finish (signed out).

8. A comprehensive and fully equipped first aid box will be available at the premises at all times. All SIA, and any other FAW/FREC trained members of staff, shall be aware of its location.

9. There shall be no children under 18 on the premises at any time or for any reason.

*10. The premises shall operate the Challenge 25 proof of age scheme. The only forms of acceptable identification shall be:*

- a) Valid and in-date photographic driving licence;*
- b) Valid and in-date passport;*
- c) Current Military/UK Services Photo ID;*
- d) Valid and in-date PASS Hologram ID Card.*

*11. The licensee shall train and instruct the management and staff to prevent the admission of, and ensure the immediate and orderly departure of:*

- a) any and all persons who appear to be drunk and/or disorderly*
- b) any and all persons displaying signs of other substance abuse.*

*12. The Premises shall implement, train, and operate Standard Operating Procedures, written and maintained cognisant of advice from the Police and Local Authority and available for inspection upon request, to cover the following aspects of operation:*

- a) SIA deployments / door policy / IDScan / queue management / entry/re-entry & search*
- b) Drugs & weapons seizure, storage & collection*
- c) Patron safety / medical provision / welfare & vulnerability*
- d) Critical incident/emergency/evacuation procedures*

*13. Non-intoxicating beverages shall be available to patrons at all times where alcohol is sold, and potable tap water shall be provided free of charge upon request.*

*14. All drinking vessels used shall be polycarbonate. All drinks in glass bottles shall be decanted into polycarbonate containers or polycarbonate carafes prior to being served, subject to the following:*

- a) Champagne/Prosecco, and bottles of spirits with a minimum size of 70cl may be supplied by waiter/waitress service to tables.*



- b) Staff shall monitor said bottles and ensure they are cleared promptly from the tables.
- c) Customers shall not be permitted to leave their table carrying any such glass bottles nor to drink directly from the bottle.
- d) Subject to the written agreement of the Islington Police Licensing Team, a copy of which will be kept at the premises and made available for inspection by Police or Local Authority officers, the use of Polycarbonates may be waived for certain events. Should such an exception be requested, the venue shall make a formal request no less than 7 days prior to the given event.

*15. The Premises Licence Holder shall install and maintain an ID scanning system subject to the following:*

- a) The system shall at all times be live and networked, (ie not simply operating as a stand-alone).
- b) Details of every customer entering the venue shall be scanned using the system.
- b) Customer details shall be stored for a minimum period of 31 days.
- c) Copies of customer details shall be made available to officers of the Police or Local Authority upon request.
- d) Subject to the written agreement of the Islington Police Licensing Team, a copy of which will be kept at the premises and made available for inspection by officers of the police or local authority, the use of ID Scan may be waived for certain events. Should such an exception be requested, the venue shall make a formal request, with accompanying risk assessment and rationale, no less than 10 days prior to the given event.

*16. An absolute maximum capacity of 150 persons (across both floors) shall apply, as per current Fire Risk Assessment. Numbers shall be monitored via a suitable system (ie clickers) to ensure no overcrowding. The real time capacity shall be made immediately available to Police or Authorised Officers upon request.*

*17. The venue shall operate a designated smoking area to the front of the premises subject to the following:*

- a) From 9pm until close this area will be demarked and controlled by barrier and monitored by SIA and CCTV.
- b) The area will be limited to a maximum capacity of 10 persons.

c) Any and all patrons employing the smoking area shall be fully searched upon re-entry.

18. All staff members engaged in selling alcohol on the premises shall, upon induction and every 12 months thereafter, receive training pertinent to the Licensing Act.

All such training shall be fully documented, signed by the employee, and kept at the premises for inspection by Police or other authorised officers.

Training shall include at a minimum:

- a) The premises age verification policy
- b) Dealing with refusal of sales
- c) Identifying attempts by intoxicated persons to purchase alcohol
- d) Identifying signs of intoxication

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As always, and as discussed during our phone conversation, I would welcome ongoing dialogue on this application and am very happy to discuss the matter by phone or email.

PC Adam Peace  
Licensing Officer

Islington Police Licensing Team



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Licensing  
Islington Council  
222 Upper Street,  
London  
N1 1XR

The London Fire Commissioner is the  
fire and rescue authority for London

Date 1 February 2024  
Our Ref 03/10745  
Your Ref GH/Drip/12/23

Dear Sir/Madam

### LICENSING ACT 2003

**Premises: Drip, 27 Clerkenwell Road EC1M 5RN**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended) in London.

With reference to the application dated ,29/12/2023 as shown on hand drawn plan, the application has been examined and **the Commissioner will make a representation** to the Licensing Authority.

The Applicant has been informed, by copy of this letter, of this representation.

Please confirm, at your earliest convenience, the date/time/location of the hearing.  
The items that are of concern to this authority are detailed on the attached schedule.

The representation may be withdrawn if all of the matters detailed in the attached schedule are addressed to the satisfaction of the Commissioner. The Commissioner must be advised of the completion of the work at least 5 working days before the committee hearing date, so that an inspection can be arranged.

This letter is without prejudice to the powers of the Licensing Authority and to any requirements or recommendations that may be made by enforcing authorities under other legislation. It is also without prejudice to any requirements or recommendations that may be made by the Commissioner under the Regulatory Reform (Fire Safety) Order 2005 (as amended) or the Petroleum (Consolidation) Regulations 2014. All alterations should comply with the appropriate provisions of the current Building Regulations.

Any queries regarding this letter should be addressed to the person named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Yours faithfully,

*L.Field*

**for Assistant Commissioner (Fire Safety)**

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

C.C.: Guy Hicks, 69 Downham Road, Billericay CM11 1PZ  
(Ravenconsultants@yahoo.com)

Reply to Leonard Field

Direct T ext 89170 (Admin)

**SCHEDULE**

Sheet 1 OF 1

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London.

Schedule referred to in the letter reference 03/10745 under the Licensing Act 2003, issued by the Commissioner on 1 February 2024. January 2024

Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the Commissioner, need to be taken in order to promote the public safety objective.

**NOTE** : Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the workplace, **you** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

Licensing Objective not adequately addressed	Location and detail of matters which are considered to put people at risk in the event of a fire emergency	Steps considered necessary to promote the public safety licensing objective
Public Safety	Ground, first floor, basement  Excessive numbers of persons: up to 200 proposed with only one final exit.	Numbers of persons on the premises to be limited to a maximum of 60 at any one time.
Public Safety	Although no performances are listed on the application, there is a room on the 3 <sup>rd</sup> floor (VIP Lounge) that it is stated is used by performers for changing. The travel distance to the final exit greatly exceeds the limit for one exit and needs to pass a kitchen on a single staircase.	The room should not be used.
Public Safety	The changing area in the basement staff room. The area used exceeds the travel distance for one exit.	This area should not be used except for storage.

**Protecting your personal data and privacy**

The Brigade is committed to using personal data in a responsible and transparent way. To find out more visit [www.london-fire.gov.uk/privacy](http://www.london-fire.gov.uk/privacy).



**From:** [Mcdonald, Joe](#)  
**To:** [Burrell, Ryan](#); [Licensing](#)  
**Subject:** FW: Premises Licence Application: Drip London, BASEMENT to FIRST, 27 Clerkenwell Road, London, EC1M 5RN.  
**Date:** 31 January 2024 11:26:18  
**Attachments:** [islington-1462314-Proposed\\_conditions.docx](#)  
[islington-1462314-signed\\_dps\\_consent.pdf](#)  
[islington-1462314-floorplan\\_red\\_outline.pdf](#)  
[islington-1462314-Islington\\_Council\\_Application\\_for\\_a\\_premises\\_licence\\_SELEL3184\\_£315.pdf](#)  
[image001.png](#)

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Hi Ryan,

**DRIP LONDON, BASEMENT TO FIRST, 27 CLERKENWELL ROAD,  
LONDON, EC1M 5RN**

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

The property is not a statutorily listed building but it is located within the Clerkenwell Green Conservation Area (CA1).

The ground floor and basement unit has a long established use as a coffee shop which is Class E. The proposed use as a bar would require a change of use application, there is no record of a corresponding application for this proposed change of use. Should the bar open without planning permission it would be a breach of planning control.

**Key Planning History:**

- P2017/4659/FUL - Erection of three storey extension to existing three storey (plus basement) host building at fourth, fifth and sixth floor levels and excavation at basement level to extend the existing floorplate to the rear of the building, and lowering of floor to form a full height basement. Erection of a setback plant room at roof level above the new sixth floor. Proposed extensions resulting in an uplift of 632m<sup>2</sup> floorspace. Change of use at basement to provide Class A3 café floor space and provision of bike store, refuse and recycle store. Change of use from Class A3 café floorspace to Class B1 office floorspace at first floor level; change of use from mixed Class B1 office floorspace and ancillary Class A3 floor space at second and third floors to provide Class B1 office floor space across both floors. Provision of Class B1 office floorspace at new fourth, fifth and sixth floors. Alterations to ground floor shopfront including installation of new double doors to provide access to the first-sixth floors; reinstatement of the missing corbel and the missing sash window to the front elevation at third floor level; three storey contemporary extensions at fourth - sixth floors to be formed of glazing and corten steel to comprise Class B1 floorspace with reinstatement of existing saw-tooth roof form at sixth floor - Approved with conditions and legal agreement on 04/10/2018

There are no live enforcement cases.

On this basis, the proposed alterations noted in the license application would be considered a breach of planning control, as planning permission has not been sought nor granted. Planning objects to this license application, as the proposed change of use would potentially cause additional, noise, nuisance and anti-social behaviour that would be detrimental to neighbouring residential amenity and thus

fail the licensing objective for the prevention of public nuisance.

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  
Joe

Joseph McDonald  
Senior Planning Enforcement Officer  
Tel: 020 7527 5614



**\*Please be aware that a new Charging Schedule document is due to be published on Islington Council's website on 20 November 2023. Pre-application fees and Planning Performance Agreements fees will all be increasing under this new Charging Schedule. Further details will be on Council's website in due course - [Formal Pre-application Advice service | Islington Council](#)**

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

**Sent:** 05 January 2024 18:47

**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>; S&QA <S&QA@islington.gov.uk>; Mcdonald, Joe <Joseph.Mcdonald@islington.gov.uk>; CIPH licensing <CIPHlicensing@islington.gov.uk>; alcohol@homeoffice.gov.uk; Envh, Commercial <Commercial.Envh@islington.gov.uk>

**Cc:** Lane, Terrie <Teresa.Lane@islington.gov.uk>; Montanez-Dodson, Monty <Christopher.Montanez-Dodson@islington.gov.uk>; Ford, Andrew <Andrew.Ford@islington.gov.uk>; Santis, Fanos <Fanos.Santis@islington.gov.uk>; Jones, Carol <Carol.Jones@islington.gov.uk>

**Subject:** Premises Licence Application: Drip London, BASEMENT to FIRST, 27 Clerkenwell Road, London, EC1M 5RN.

Dear Sir/Madam,

We have received the following attached application for a **Premises Licence (New)**:

Proposed licence holder: Seo Joint Ltd, Drip London, BASEMENT to FIRST, 27 Clerkenwell Road, London, EC1M 5RN.

Premises name: Drip London,

Address: BASEMENT to FIRST, 27 Clerkenwell Road, London, EC1M 5RN.

Application received: 05/01/2024

**Last date for representations: 02/02/2024**

Reference: WK/230040256

Licensable activities and timings applied for:

**Sale of Alcohol On & Off The Premises, Recorded Music, Live Music:**

Sunday – Wednesday – 09:00 – 02:00

Thursday – Saturday – 09:00 – 04:00

**Late Night Refreshments:**

Sunday – Wednesday – 23:00 – 02:00

Thursday – Saturday – 23:00 – 04:00

**Opening Hours:**

Sunday – Wednesday – 09:00 – 02:30

Thursday – Saturday – 09:00 – 04:30

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

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Ref	Date	Details	Outcome Desc
WK/230044884	18/02/2024	Exceeding nuisance on street level between midnight and 3 am, shouting, cars stopping in front of the club, turning up music levels from cars and honking, microphone echo from inside the club reversing on street level disrupting sleep	CM12 - Investigated. NoActionRequired
WK/230044885	18/02/2024	Drip London on Clerkenwell Road has, for the past two nights, had incredibly loud music. I am currently being kept awake at 2.15am by someone shouting on microphone, within the club, and by the people stood outside smoking / chatting with the bouncers. T	CM12 - Investigated. NoActionRequired
WK/230044871	17/02/2024	There is yet again loud noise coming through the walls from the night club Drip.	CM10 - ASB, Witnessed, Refer
WK/230044828	17/02/2024	Hi,I reported noise earlier and had a call back. I said music had stopped but it hasn't. It was either turned down or moved rooms in club. It is now past their licence time	CM12 - Investigated. NoActionRequired
WK/230044825	17/02/2024	Nightclub music coming into building. Causing vibrations	CM12 - Investigated. NoActionRequired
WK/230044815	17/02/2024	There is a nightclub (Drip London club and lounge) on the street next to my flat, and drivers have been using the empty space in front my flat on the street as a parking lot (which needs to be investigated if this is within the law) - and subsequently th	CM12 - Investigated. NoActionRequired
WK/230044811	16/02/2024	Yet again there is excessive noise	CM13 - Referred to Other Service
WK/230044658	16/02/2024	Drip club very loud yet again! Can hear from the 3rd floor	CM12 - Investigated. NoActionRequired
WK/230044656	15/02/2024	Drip Club27 Clerkenwell RoadLondonEC1M 5RN	CM12 - Investigated. NoActionRequired
WK/230044548	15/02/2024	Drip Club27 Clerkenwell RoadLondonEC1M 5RN	CM12 - Investigated. NoActionRequired
WK/230044216	11/02/2024	There is loud music coming from the night club. This happens regularly.	CM12 - Investigated. NoActionRequired
WK/230044215	11/02/2024	Loud bass music resonating up the building	CM12 - Investigated. NoActionRequired
WK/230044214	11/02/2024	Large groups gathering outside Drip nightclub creating alot of noise. Please folow-up	
WK/230044213	11/02/2024	Loud music heard in my bedroom from Drip nightclub venue	CM03 - Other Contravation Witnessed
WK/230044123	10/02/2024	Music still heard in my bedroom from Drip London night club at 0325. When their licence is to 0200	CM13 - Referred to Other Service
WK/230044121	10/02/2024	Music heard in my property from Drip venue at 0215am after their licensing hours	CM13 - Referred to Other Service
WK/230043226	01/02/2024	Noise and vibration (again) from Drip club	CM12 - Investigated. NoActionRequired
WK/230042937	31/01/2024	Drip London playing extremely loud base music. Me and my neighbours are so tired of sleepless	CM12 - Investigated. NoActionRequired
WK/230042929	30/01/2024	Loud music and noise fromDrip Club27 Clerkenwell RoadLondonEC1M 5RN	CM12 - Investigated. NoActionRequired
WK/230042669	29/01/2024	Loud music causing bass vibrations yet again	CM03 - Other Contravation Witnessed

WK/230041937	21/01/2024	Drip Club27 Clerkenwell RoadEC1M 5RN	CM12 - Investigated. NoActionRequired
WK/230041928	21/01/2024	Drip London playing extremely loud music.	CM12 - Investigated. NoActionRequired
WK/230041898	21/01/2024	Once again constant music noise all night from Drip Club	CM12 - Investigated. NoActionRequired
WK/230041855	20/01/2024	I can hear the loud Music from Drip Night Club yet again. I have heard it all night but now it is going on past their license time: 3.00. This is outside of their agreed times and is yet again a nuisance. The club should be shut down for this illegal act	CM12 - Investigated. NoActionRequired
WK/230040465	08/01/2024	On the night of Friday 5th/6th January I was disturbed again. Each disturbance is short regular and loud. I did not call the number you gave as I felt that as soon as you would be able to arrive the disturbance woul	
WK/230039811	02/01/2024	Hi Licensing,  Further to my complaint reference 3630408 I have not heard from the Council. I am concerned as my complaint was not referred to (and so I presume the council did not know about it) when it granted licences for Drip London, 27 Clerkenwell	CM14 - Logged and advice given
WK/230038137	12/12/2023	Bass noise from music venue	CM13 - Referred to Other Service
WK/230038047	10/12/2023	This Drip club, which advertises as a restaurant, constantly plays very loud music with no sound barriers keeping me and my neighbours up throughout the week	CM05 - Nuisance wit.abated informally
WK/230038042	10/12/2023	Loud music, bass vibration	CM05 - Nuisance wit.abated informally
WK/230037831	07/12/2023	Music from Drip london club is loud tonight and having trouble getting tosleep . Heavy bass and higher frequencies depending on the track being played	CM12 - Investigated. NoActionRequired
WK/230037829	07/12/2023	Noise fron music from Club yet again	CM12 - Investigated. NoActionRequired
WK/230037827	07/12/2023	Yet again the sound of music coming from this club is keeping us awake. I don't know how many times I have complained about it. It would be good if the council could investigate and do something.	CM12 - Investigated. NoActionRequired
WK/230037758	07/12/2023	Music (bass) from Drip club	CM12 - Investigated. NoActionRequired
WK/230037249	01/12/2023	Continuous loud music heard from Drip London club during weekdays and weekends. No soundproofing placed in yet despite their letter, which also inappropriately offered all tenants of my flat 20% off drinks and food. We most certainly have no interest in	CM12 - Investigated. NoActionRequired



WK/230037173	30/11/2023	This is the fourth time I am complaining about the noise coming through my walls from the establishment called Drip on Clerkenwell Road. It is clear that there is not sufficient sound dampening in place. It is outrageous that nothing is being done about	CM12 - Investigated. NoActionRequired
WK/230036648	25/11/2023	Licensed premises AGAIN making excessive noise. Vibrations from loud sound system despite repeated requests to reduce volume. It is currently past 2AM with loud music ongoing - the premises are only licensed to operate until 2AM.	CM12 - Investigated. NoActionRequired
WK/230036639	25/11/2023	"A resident by name Ferride(Mob 07557997401) of Michael Cliffe,Flat-144 was at the concierge to allegedly report that the resident above(Flat-148) her Flat, has been using some sort of power tool to be drilling and moving things and making soo much noise,	CM14 - Logged and advice given
WK/230036280	22/11/2023	Loud music, bass vibration	CM12 - Investigated. NoActionRequired
WK/230036026	19/11/2023	I am complaining about the newly opened 'Drip London by Angle 90' club. I can hear music from it so clearly that I can make out what song is being played, the bass is extremely loud and distressing and this continues on way past their licensing hours of	CM12 - Investigated. NoActionRequired
WK/230035975	18/11/2023	It is coming from the location. They opened recently and have not put in sufficient sound dampeners. noisy in the flat.	CM13 - Referred to Other Service
WK/230035933	18/11/2023	Last night there was noise coming through the building from a new night club which has opened up on Clerkenwell Road called Drip. This is not the first time the loud noise has prevented me from sleeping.	CM14 - Logged and advice given
WK/230034406	02/11/2023	Very loud music from new club business at 25 Clerkenwell road . They clearly have no spund proofing as required	CM05 - Nuisance wit.abated informally
WK/230034404	01/11/2023	Loud music noise from newly licensed premises at 27 Clerkenwell Road EC1	CM05 - Nuisance wit.abated informally

## Conditions Consistent with the Operating Schedule

## Appendix 5

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police. All public areas including all entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available upon the request of the Police or other authorised officer.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open to the public. This staff member shall be able to show Police or any other authorised officer recent data or footage with the absolute minimum of delay when requested.
3. The premises licence holder will ensure that a personal licence holder will be on duty whenever the venue is open and operating past 9pm on Friday and Saturday nights.
4. Four SIA door staff will be employed at the premises on a Friday and Saturday from 9pm (including 1 female SIA if possible) and will remain at the premises until 30 minutes after closing time.
5. All door supervisors shall enter their full details in the premises daily register at the commencement of their work, including their name, time on duty, time off duty and a method of contact.
6. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
7. Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under 25 years of age (Challenge 25). Such evidence be in the form of a photo ID such as a driving licence or passport or PASS card.
8. The premises will operate a zero-tolerance policy towards drugs and drug use and will comply with any drugs or weapons policies set by the Police or local authority.
9. The premises will display prominent signage by every entrance and exit explaining/requesting:
  - (a) Customers to leave the premises quietly and respect local residents.
  - (b) CCTV in operation
  - (c) Drugs policy
  - (d) Weapons policy
10. On a yearly basis all staff shall be given refresher training on the legislation relating to sales of alcohol to underage persons, drunken persons and how to deal with people incapacitated by drink or drugs. Such training shall include first aid and any welfare training such as WAVE (or as amended). Records of the training to be kept at the venue and made available to police or authorised officer upon request. Any new staff will be trained on appointment.

11. Regular toilet checks will take place and be recorded noting the time of the visit and any issues found.
12. Any off sales of alcohol shall be in a sealed container. Customers will not be allowed to leave with any open drink's container including those leaving the premises to smoke and return.
13. In addition to notices asking customers to leave quietly and respect the neighbourhood the premises will devise and implement a dispersal policy which will be retained on the premises for inspection by Police or other authorised officer.
14. The smoking area will be to the front of the premises. From 2100 hrs this area will be controlled by barrier and monitored by SIA and CCTV. The area will be limited to 10 people after 2200hrs and those customers will be searched on re-entry.
15. The premises will ensure that any queue is managed, that there are no obstructions of the highway or footpath and that customers are queuing in an orderly manner.
16. The premises will have a noise limiting device set so as any noise will not cause a nuisance to the nearest noise sensitive premises.
17. Whenever the venue has any form of regulated entertainment all windows and doors shall remain closed.
18. The premises will display a dedicated phone number to the front of the premises of the DPS for use by any person wishing to make a complaint during the operational hours of the licence.
19. The duty manager will ensure the front of the premises is swept and/or washed with any litter collected and disposed of in accordance with approved waste arrangements.
20. Refuse, including bottles, shall not be taken outside the premises between the hours of 2300 and 0700.

#### **Conditions proposed by Islington's Noise Service – Not agreed at the time of writing the report**

1. Waste collections and the delivery of licensable goods to the venue shall be restricted to the hours between 09:00 and 20:00 Monday-Saturday. No waste collections or deliveries shall be made on a Sunday or Bank Holiday.
2. A dedicated licensed taxi/mini cab service shall be available with the premises for customers.
3. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence. Upon direction by the council's licensing team or pollution team, this may include the recalibration of any noise limiting devices, the installation and calibration of noise limiting devices if none are present or are defective if present, or the review and editing of any noise management and dispersal policy.
4. Where a noise limiting device is installed, sound levels shall be set so as not to cause a nuisance to the nearest noise sensitive premises and levels agreed with the Council's Pollution Team. A calibration certificate shall be provided by your acoustic consultant to show maximum levels in dB(L) Leq(1min) and dB(A) Leq(1min), as well as in the 125 and 63 Hz frequency bands (dB,Leq(1min)) , measured within the venue.
5. If there are any changes in the distribution and type of loudspeakers or amplification equipment serving the sound system, then the noise control system shall be re-calibrated to ensure the music levels given above are not exceeded. The calibration certificate shall be forwarded to the Licensing team.

6. The licensee shall ensure that the limiters are tamper-proof, are located in a secure, lockable cupboard or similar location and access restricted to the licensee or a designated manager and are maintained and calibrated as instructed by the Acoustic Consultant or if the council requests an up-to-date calibration certificate if substantiated noise complaints are received, and the calibration certificates shall be submitted to the Council within 28 days of the request.
7. Condition 13 submitted as part of the application shall be changed to:  
The licensee shall develop a Noise Management and Dispersal Policy to control noise coming from the venue, including people noise, and to control noise from customers either congregating outside or leaving the area. The Noise Management and Dispersal Policy shall be agreed with the Council's Licensing Authority and be reviewed and revised periodically or after incidences to ensure that public nuisance is prevented from recurring.
8. Alcohol shall not be sold or supplied via delivery from the premises.

### **Conditions proposed by the Metropolitan Police – Not agreed at the time of writing the report**

The Police have asked for the following undertakings to be agreed if this licence is granted;

1. *Any new licence shall only be granted upon surrender of the previous (existing) licence.*
2. *Any new licence shall allow for alcohol on-sales only.*

And the following conditions;

1. 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 time 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 coverage of 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 the premises are open for licensable activity, 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.
  - h) Any and all CCTV cameras in and on the premises shall be mounted either well beyond the reach of patrons, or protected (ie by perspex dome or similar) such that patrons cannot interfere with, obstruct, or re-orientate the camera.
2. Clear and permanent signage shall be prominently displayed at the entrance to the premises highlighting:
  - a) CCTV in operation.
  - b) Challenge 25 Proof of Age Scheme in operation.
  - c) Any Persons seen to be parking vehicles unlawfully/irresponsibly will be declined entry.

- d) Residential Area: Please be respectful of our neighbours and leave quietly.
  - e) Co-operation with any premises search policy in operation is an absolute condition of entry.
  - f) Current business contact telephone number for venue management.
3. An incident log shall be maintained at the premises, and made available to the Police or any authorised officer upon request. All entries will include time/date/name of person making entry. Said log will record the following;
- a) all crimes reported to the venue
  - b) all ejections of patrons
  - c) any complaints received concerning crime and disorder
  - d) any incidents of disorder either in or directly outside the venue
  - e) all seizures of drugs or offensive weapons
  - f) any faults in the CCTV system
  - g) any visit by a relevant authority or emergency service.
  - h) any refusal of alcohol sales
4. In the event that any assault or serious crime 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 without delay;
  - b) All safe and practicable steps 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.
5. There shall be at least 1 personal licence holder on duty on the premises at all times when open for licensable activities beyond 9pm.
6. Regular toilet checks shall take place and be logged, recording the staff member, date and time of the check, and noting any issues found. Said log shall be made available to the Police or Local Authority upon reasonable request.
7. SIA registered door supervisors will be on duty at the venue subject to the following:
- a) On any date when operating beyond 9pm a minimum of 2x SIA shall be employed from doors opening until the venue is shut and all patrons can reasonably be considered to have been dispersed.
  - b) On any date when operating beyond midnight a minimum of 4x SIA shall be employed from doors opening until the venue is shut and all patrons can reasonably be considered to have been dispersed.
  - c) The management shall use reasonable endeavours to ensure that on any given date at least 1x SIA shall be female.
  - d) All SIA shall be suitably and smartly attired, with accreditation clearly displayed in lanyard or arm-band in accordance with current SIA directions.
  - e) All SIA shall be equipped with functioning body-cam and 2-way radio to enable live communication between themselves and the manager on duty.
  - f) An SIA register shall be maintained on the premises and made available to Police and Local Authority officers upon reasonable request. Said register shall record all SIA door supervisors employed at the premises. This shall include date, name, badge number, agency if applicable, time shift start (signed in), time shift finish (signed out).



8. A comprehensive and fully equipped first aid box will be available at the premises at all times. All SIA, and any other FAW/FREC trained members of staff, shall be aware of its location.
9. There shall be no children under 18 on the premises at any time or for any reason.
10. The premises shall operate the Challenge 25 proof of age scheme. The only forms of acceptable identification shall be:
  - a) Valid and in-date photographic driving licence;
  - b) Valid and in-date passport;
  - c) Current Military/UK Services Photo ID;
  - d) Valid and in-date PASS Hologram ID Card.
11. The licensee shall train and instruct the management and staff to prevent the admission of, and ensure the immediate and orderly departure of:
  - a) any and all persons who appear to be drunk and/or disorderly
  - b) any and all persons displaying signs of other substance abuse.
12. The Premises shall implement, train, and operate Standard Operating Procedures, written and maintained cognisant of advice from the Police and Local Authority and available for inspection upon request, to cover the following aspects of operation:
  - a) SIA deployments / door policy / IDScan / queue management / entry/re-entry & search
  - b) Drugs & weapons seizure, storage & collection
  - c) Patron safety / medical provision / welfare & vulnerability
  - d) Critical incident/emergency/evacuation procedures
13. Non-intoxicating beverages shall be available to patrons at all times where alcohol is sold, and potable tap water shall be provided free of charge upon request.
14. All drinking vessels used shall be polycarbonate. All drinks in glass bottles shall be decanted into polycarbonate containers or polycarbonate carafes prior to being served, subject to the following:
  - a) Champagne/Prosecco, and bottles of spirits with a minimum size of 70cl may be supplied by waiter/waitress service to tables.
  - b) Staff shall monitor said bottles and ensure they are cleared promptly from the tables.
  - c) Customers shall not be permitted to leave their table carrying any such glass bottles nor to drink directly from the bottle.
  - d) Subject to the written agreement of the Islington Police Licensing Team, a copy of which will be kept at the premises and made available for inspection by Police or Local Authority officers, the use of Polycarbonates may be waived for certain events. Should such an exception be requested, the venue shall make a formal request no less than 7 days prior to the given event.
15. The Premises Licence Holder shall install and maintain an ID scanning system subject to the following:
  - a) The system shall at all times be live and networked, (ie not simply operating as a stand-alone).
  - b) Details of every customer entering the venue shall be scanned using the system.
  - c) Customer details shall be stored for a minimum period of 31 days.
  - d) Copies of customer details shall be made available to officers of the Police or Local Authority upon request.
  - e) Subject to the written agreement of the Islington Police Licensing Team, a copy of which will be kept at the premises and made available for inspection by officers of the police or local authority, the use of ID Scan may be waived for certain events. Should such an exception be requested, the

venue shall make a formal request, with accompanying risk assessment and rationale, no less than 10 days prior to the given event.

16. An absolute maximum capacity of 150 persons (across both floors) shall apply, as per current Fire Risk Assessment. Numbers shall be monitored via a suitable system (ie clickers) to ensure no overcrowding. The real time capacity shall be made immediately available to Police or Authorised Officers upon request.
17. The venue shall operate a designated smoking area to the front of the premises subject to the following:
  - a) From 9pm until close this area will be demarked and controlled by barrier and monitored by SIA and CCTV.
  - b) The area will be limited to a maximum capacity of 10 persons.
  - c) Any and all patrons employing the smoking area shall be fully searched upon re-entry.
18. All staff members engaged in selling alcohol on the premises shall, upon induction and every 12 months thereafter, receive training pertinent to the Licensing Act. All such training shall be fully documented, signed by the employee, and kept at the premises for inspection by Police or other authorised officers. Training shall include at a minimum:
  - a) The premises age verification policy
  - b) Dealing with refusal of sales
  - c) Identifying attempts by intoxicated persons to purchase alcohol
  - d) Identifying signs of intoxication

SHOW LAYERS

Democracy

Islington borough boundary

Islington official addresses: non-postal and postal (LLPG points)

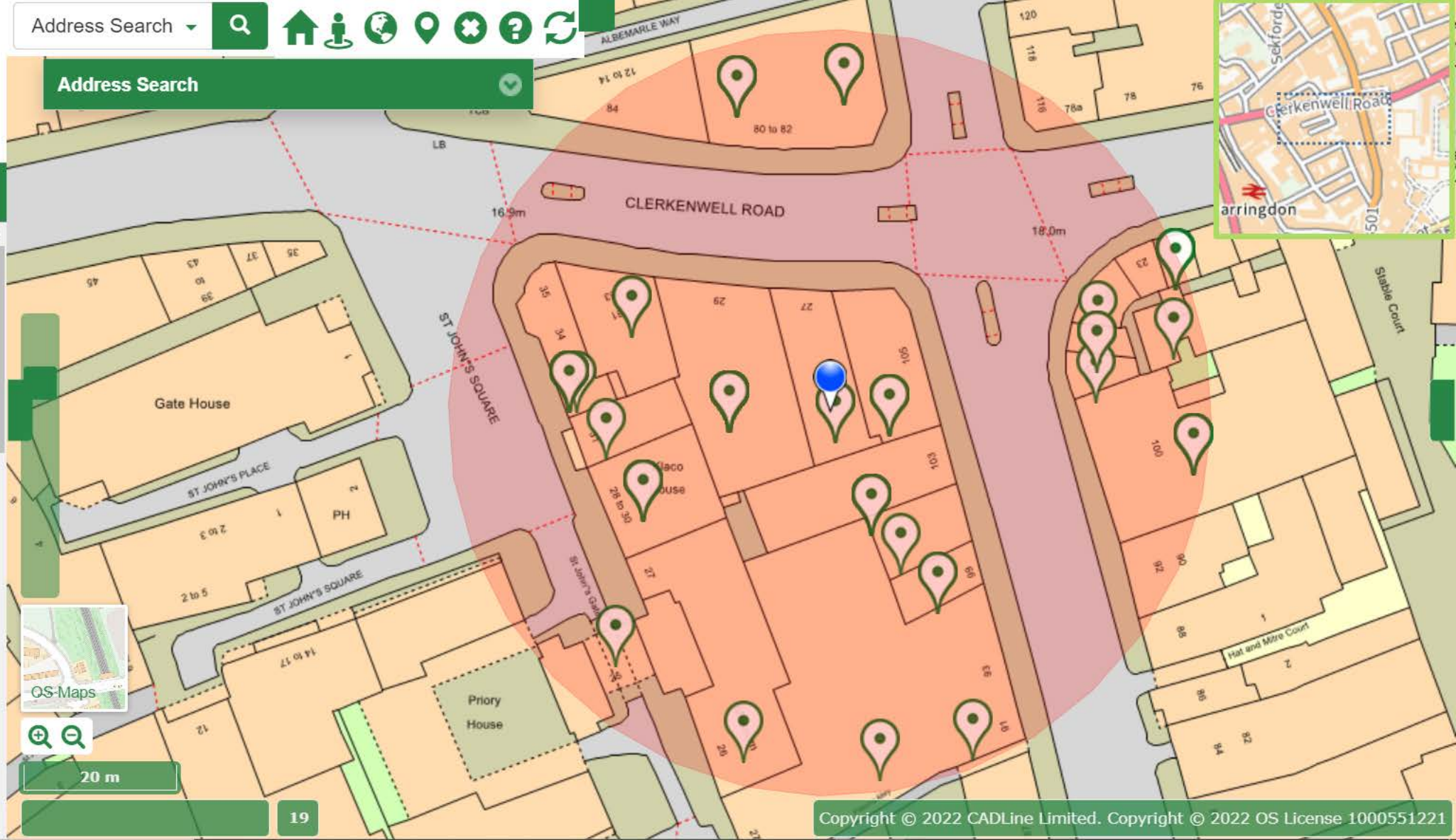
Islington official postal addresses (LLPG points)

Wards and councillors

Wards: 2002 to May 2022

Parliamentary constituencies

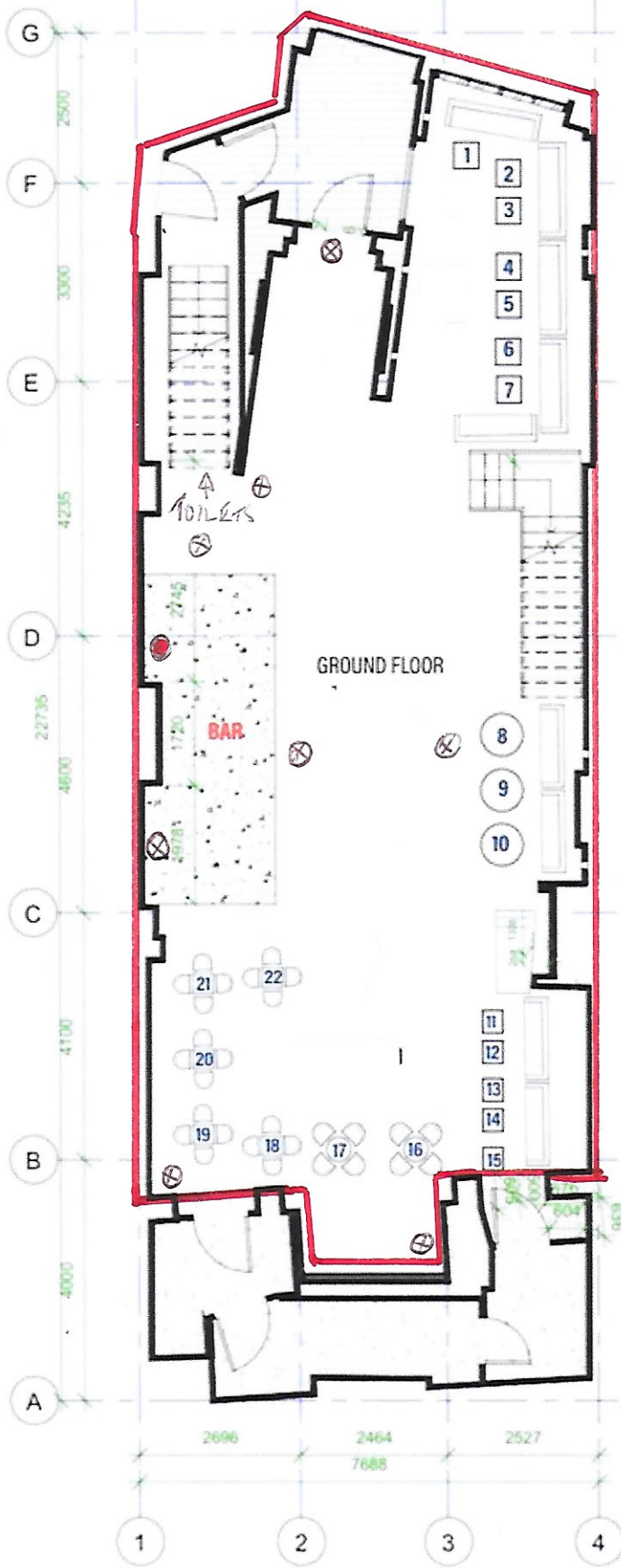
Polling districts



20 m



← CLERKENWELL ROAD →



DRIP- 27 CLERKENWELL ROAD  
 FURNITURE FOR ILLUSTRATION ONLY  
 ⊗ = CCTV  
 ● = FIRE SAFETY