

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

Report of: Director Community Safety, Security and Resilience

Meeting of: Licensing Sub-Committee

Date: 17/12/2024

Ward: Holloway

## Subject:

# PREMISES LICENCE NEW APPLICATION

## Re: Blooms Yard, 4-10 North Road, N7 9EY

### 1. Synopsis

- 1.1. This is an application for a new premise licence under the Licensing Act 2003.
- 1.2. The application is for the following:
  - The On and Off sales of alcohol from 08:00 until 23:00 Monday to Sunday.
  - Opening hours from 8:00 until 00:00 Monday to Sunday.
- 1.3. Relevant Representations:

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

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Five letters of representation
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. These premises is not located in any Cumulative Impact Area.
- 2.3. If the Licensing Sub-Committee grants the application it should be subject to:
  - i. Conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 4); and
  - ii. Any conditions deemed appropriate by the Licensing Sub-Committee to promote the four licensing objectives.

## 3. Background

- 3.1. This is an application for a new premises licence for Blooms Yard. The address has not been licenced before.
- 3.2. The application describes the premises as being a unit/kiosk inside a new development of creative studios. This will be the only food and beverage offering inside the building. They plan to offer alcohol to drink on site but also in a gifting capacity, so have wine gift boxes or hampers that can be bought to give as gifts. They would like to be able to offer the option of a champagne breakfast or brunch. As well as being able to sell the gifting from when we open in the morning. This is why we put the early hour.
- 3.3. The Police have reviewed the application and submitted a representation requesting conditions are placed onto any licence granted. As the applicant has subsequently agreed to incorporate the police recommendations, as specified in

Appendix 3, into the operating schedule. The police representation has been withdrawn.

- 3.4. The Council Pollution team also reviewed the application and advised that as there was no regulated entertainment and the venue was located inside an office block, they did not consider that further conditions were required.
- 3.5. Five letters of representation have been received in respect of this application. This representations can be found at Appendix 2.
- 3.6. Upon receipt of the representations, the applicant wrote to the representors to introduce herself and advise them in relation of the nature of the application. The applicant also invited the residents to meet with her to discuss their concerns. At the time of writing the report, I have not heard back from any of the representors.

## **4. Implications**

### **4.1. Financial Implications**

- 4.1.1. The Head of Finance reports that the applicant has paid the application fee of £190. Should the application be refused, the fee is not refundable.

### **4.2. Legal Implications**

- 4.2.1. The legal implications are set out in Paragraph 2.
- 4.2.2. Legal advice will be provided at the meeting of the Licensing Sub-Committee as necessary.

### **4.3. Environmental Implications and contribution to achieving a net zero carbon Islington by 2030**

- 4.3.1. The Licensing Sub-Committee need to consider the impacts that that proposals will have on the environment. An impact is defined as any change to the environment, whether positive or negative, wholly or partially resulting from Council activities. Almost all human activity has some impact on the environment, and it is very unlikely that any activity will not have any implications.

### **4.4. Equalities Impact Assessment**

- 4.4.1. The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take

account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

4.4.2. An Equalities Impact Assessment is not required in relation to this report, because this is a decision relating to a Premises Licence application under the Licensing Act 2003.

#### 4.5. **Planning implications**

4.5.1 The Planning & Development Section confirm that the planning records indicate that planning permission was granted on 5 March 1998 for the amendment to planning permission dated 09/04/97 (ref: 96/1641) for change of use of ground floor and basement to Class A1, A2 or A3 use and of upper floors to seven flats, to include new roof access enclosure and roof terrace (ref: 97/2139). Classes A1, A2 and A3 are now within the new Class E.

Planning further confirm there are no specific conditions relevant to this application and no open planning enforcement investigations in relation to the premises.

## 5. **Conclusion and reasons for recommendations**

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

#### **Appendices:**

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: applicants response to representors;

Appendix 4: suggested conditions and map of premises location.

#### **Background papers:**

- None.

**Final report clearance:**

**Head of Regulatory Services**

Terrie Lane

**Licensing Manager**

Date:

09/12/2024

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  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?

Yes  No

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

**Applicant Details**

\* First name

\* 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:

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 you are applying so you can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

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

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

Registration number

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.

**Registered Address**

Address registered with Companies House.

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...

A company that operates cafe wine bars in and around London.

### Address

Building number or name	<input type="text" value="First Floor"/>
Street	<input type="text" value="Olympus House"/>
District	<input type="text" value="Quedgeley"/>
City or town	<input type="text" value="Gloucester"/>
County or administrative area	<input type="text" value="Gloucestershire"/>
Postcode	<input type="text" value="GL2 4NF"/>
Country	<input type="text" value="United Kingdom"/>

### Contact Details

E-mail	<input type="text" value="REDACTED"/>
Telephone number	<input type="text" value="REDACTED"/>
Other telephone number	<input type="text"/>
* Date of birth	<input type="text" value="REDACTED"/> / <input type="text" value="REDACTED"/> / <input type="text" value="REDACTED"/> dd mm yyyy
* Nationality	<input type="text" value="British"/> <a href="#">Documents that demonstrate entitlement to work in the UK</a>

## Section 5 of 21

### OPERATING SCHEDULE

When do you want the premises licence to start?	<input type="text" value="28"/> / <input type="text" value="11"/> / <input type="text" value="2024"/> dd mm yyyy
---	---

If you wish the licence to be valid only for a limited period, when do you want it to end	<input type="text"/> / <input type="text"/> / <input type="text"/> 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.

This is a unit/kiosk inside a new development of creative studios. We will be the only food and beverage offering inside the building. We offer alcohol to drink on site but also in a gifting capacity - so have wine gift boxes or hampers that can be bought to give as gifts.

*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

### Section 11 of 21

#### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Continued from previous page...

**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

**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

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises     Off the premises     Both

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

State any seasonal variations

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

We would like to be able to offer the option of a champagne breakfast or brunch. As well as being able to sell the gifting from when we open in the morning. This is why we put the early hours. We are definitely not a concept that encourages morning or early drinking but didn't want to not be able to sell the gifting products in all of our trading hours.

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  /  /   
dd      mm      yyyy

*Continued from previous page...*

**Enter the contact's address**

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

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

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

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

Reference number for consent form (if known)

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

**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.

**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.

*Continued from previous page...*

TUESDAY

Start  End

Start  End

WEDNESDAY

Start  End

Start  End

THURSDAY

Start  End

Start  End

FRIDAY

Start  End

Start  End

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

State any seasonal variations

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

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)

**Continued from previous page...**

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

The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points and the street environment, will be covered enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record whilst the premises are open to the public and recordings shall be kept available for a minimum of 31 days with date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public. This staff member shall be able to show the police or the Licensing Authority recordings of the preceding two days immediately when requested.

Promoted events will not be held at the premises. A promoted event is an event involving music and dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the licensee (premises licence holder) and the event is (independent of the licensee) promoted to the general public.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

**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**



## Rep 1

**From:** REDACTED

**Sent:** 26 November 2024 16:19

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

**Subject:** Licensing decision about alcohol consumption on and off the premises of 4-10 North Road, Islington

[External]

Dear Islington Licensing Service,

Re: application by 'Bloomsbury Yard' at 4-10 North Road

I write to oppose the granting of alcohol licences for consumption of alcohol both on and off the premises of 4-10 North Road. As a long-term resident of REDACTED, immediately to the REDACTED of North Road, with a garden REDACTED the boundary wall of the back yard to the newly refurbished premises of 4-10 North Road.

### **Consumption *on* the premises licence**

There will be multiple occupants of 4-10 North Road with very different businesses and clienteles. This will make it difficult for Islington to supervise the selling and consumption of alcohol across long hours, 7 days a week.

The location of the bar on the ground floor of the development makes it almost certain that consumption of alcohol will spill out into the yard at the back of the building for clients to smoke whilst drinking. The development is not called 'Bloom's Yard' for nothing: the yard will clearly be brought into use in multiple ways and the noise and smoke smells from this source will jeopardize our ability as residents with gardens that back onto to Bloom's Yard to enjoy our gardens freely without noise and gas pollution.

### **Consumption *off* the premises licence**

The proposal to sell champagne hampers from breakfast-time onwards is a clear ruse by the applicants to make the Licensing Authority think 'how civilized and gentile' this opportunity sounds. If a licence is granted what is on sale will soon extend to include alcohol of all sorts, including spirits.

### **Crime**

Over the last decade there have been stabbings and shootings in North Road and a young man lost his life to knife crime in the road. Drug users and dealers abound in this area and street safety will only be further compromised by yet another alcohol outlet.

### **Children**

With two pre-school children's nurseries situated within 50 yards of 4-10 North Road, additional consumption of alcohol on North Road is unwanted and unneeded ; it will degrade the street environment

### **Further context**

There is no shortage of premises already licensed to sell alcohol for consumption on the premises, such as nearby pubs and The Pleasance Theatre which is directly opposite 4-10 North Road. Alcohol is already available for consumption off the premises, including 2 grocery and general stores within 50 yards of 4-10 North Road and a large Cooperative Store some 150 yards away; there are also many other nearby alcohol outlets on the Caledonian Road, including grocery and general stores, a Tesco, Sainsbury and NISA stores within 300 yards of 4-10 North Road.

For all these reasons, additional alcohol licensing for 4-10 North Road should not be granted.

Yours faithfully,

REDACTED

### **Rep 2**

**From:** REDACTED

**Sent:** 18 November 2024 14:12

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

**Cc:** REDACTED **Subject:** Concern Regarding Alcohol Licence Application for Bloomsyard - Islington, ground floor, 4-10 north, London

[External]

Dear Licensing Officer,

We are writing to express our concerns about the recent application for a licence allowing the sale of alcohol on extended hours at Bloomsyard - Islington, ground floor, 4-10 North, London. As nearby residents, we feel this proposal could have significant implications for our neighbourhood.

Our property is separated from this premises by a single wall, and as a family with young children, we are worried about the potential for increased antisocial behaviour. Alcohol sales from 8:00 am to 11:00 pm, seven days a week, might exacerbate existing issues in the area. Currently, there are occasional instances of drug use nearby, and the quiet gardens and alleyways adjacent to both the premises and our home could become gathering spots for those looking to consume alcohol out of sight.

We are also concerned about the potential increase in noise and litter. At present, we occasionally find bottles and other packaging discarded in our garden and on the street. With extended alcohol sales, this could worsen, impacting the cleanliness and safety of our family-friendly neighbourhood.

Our area is home to many families, and children and teenagers regularly walk through the vicinity. We are keen to preserve a safe and welcoming environment for them.

Thank you for considering our concerns.

Best regards,

REDACTED

REDACTED

### Rep 3

**From:** REDACTED

**Sent:** 15 November 2024 16:21

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

**Subject:** Bloomsyard - Islington, ground floor, 4-10 north, London

**Importance:** High

[External]

Dear Licensing officer,

The application for a new licence regarding the sale of alcohol on extended hours on Bloomsyard - Islington, ground floor, 4-10 north, London has come to our attention since our garden is separated from this property by a wall.

As a family with young children, we are afraid alcohol sale from 8:am to 23pm 7 days a week will create more opportunities for anti social behaviour in our neighborhood. Adjacent to the premises and to our home are quiet gardens and alleyways where it is very easy to consume alcohol out of sight, we already have some occasional drug consumption in the neighborhood. We're afraid of the potential extra noise and trash thrown on the street and into our garden – we already get some bottles and packaging thrown into our front garden.

This is a family friendly area with many children and teenagers walking around and we want them to stay safe.

Best,

REDACTED

## Rep 4

**From:** REDACTED

**Sent:** 27 November 2024 17:23

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

**Subject:** OBJECTION re: "Bloomsyard" Islington Ground floor 4-10 North Road, N7 9EY

[External]

### **TO WHOM IT MAY CONCERN AT THE ISLINGTON LICENSING SERVICE**

**27th November 2024**

re: so called "Bloomsyard" Islington Ground floor 4-10 North Road, N7 9EY

Dear Sir or Madam,

I have had very little time to think about this because I was not informed about it by your department. I have written separately to inform you of that fact.

You will not be surprised that I am writing to object to such a license, both for the prevention of drunkenness on the premises and on the street, for the prevention of drunken behaviour on the council estate (Surr Street) right beside the Factory and for the prevention of drunkenness affecting the inhabitants of Hartham Road, most specifically us, as the back yard of the North Road building abuts all our gardens, and adjoins the estate housing on Surr Street.

The building 4-10 North Road, for the last 40 years or more has always been a factory, classified as light industry, and it has always been an orderly building, busy with work, but generally quiet, and usually with no trouble to us at all

Now it has apparently been developed into a multiple-occupancy block, and we have already been subjected to TERRIBLE building noise for months and months while the place has been refurbished. We have had terrible noise and dust pollution for an interminable time, and now new lights have been installed at the back of the factory which pollute our gardens with bright lights left on 24 hours a day. The birds are very confused by it, and the lights shine intrusively into our windows at the back, illuminating everything for burglars.

We are very worried about light pollution from every window at the rear of the factory building, and noise pollution from the many units within the building. A license for drinking will make everything worse still. Allowing both licenses will make what was an industrial space effectively a pub.

The application for a license to consume alcohol both on and off the premises is remarkably unspecific, in that it does not specify where in the building the alcohol is to be consumed.

The ground floor, as you can see from the numbering - 4-10 North Road - covers the entirety of the length of the premises at ground level, including the long rear yard, which abuts our gardens. The acoustics at the back of the factory are terrible, as all sounds reverberate up the back of the building between it and the old boundary wall of the Meat Market, and echo about between the factory and our houses and the Surr Street estate which stands at a right angle to the Factory.

I am very concerned that the drinking culture that these license will promote will spill out into the back yard, and make our lives a misery, with noise and smoke all hours of the day, 7 days a week. Monday to Sunday and 8 am to midnight. We are a residential area, and this is really too much!

All the local inhabitants would be very badly affected if the licenses were granted, as they will encourage loutishness, loud music, smoking etc in the loading bays or the back yard.

It seems quite unnecessary for the premises to have an alcohol license at all, as there is a good corner shop almost next door that sells alcohol, and the new inhabitants - if they wish to have a drink - could bring him business. There is also the Pleasance Depot opposite, which has a license, and a Co-op along the road, too. There's a Sainsbury's and a Tesco near the Cally Tube, all easily accessible by the new inhabitants. All these shops serve everyone in the community, but the applicants at 4-10 North Road seem only to want to serve themselves. If they are intending to open a retail off license for the public, it could severely affect the viability of the corner shop next door, and the loss of that shop would be AWFUL for all of us, as the owner sells milk and bread and other groceries and necessities for the whole area.

The idea that an off-license in a newly refurbished multi-occupancy building would only sell champagne hampers feels disingenuous. Once they have the license, then what? It sounds ever so upper class and genteel, and it's that which makes it sound unlikely, like a toe in the door.

I would ask you to reject the application altogether.

If you allow either part of it, I would urge you please to restrict the sale of alcohol to office hours, and NOT 7 days a week.

Please also confine the premises license to a specified part of the ground floor of the large premises, and *specifically exclude the consumption of alcohol in the rear yard, or in the loading bays at each end of the building.* We do not want a pub behind our homes.

We do not want hooray henrys pissing in the alleys, or drunken champagne shouting or loutish people being sick in our streets. We already have enough problems with drug

dealers and stabbings, and indeed a murder in North Road. Please do not add to the problems of our locality

REDACTED

## Rep 5

**From:** REDACTED

**Sent:** 27 November 2024 16:55

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

**Cc:** REDACTED

**Subject:** Alcohol licence application - 4-10 North Road N7 9EY

[External]

27 November 2024, 4:50pm

To Islington Licensing Service

As a long-term resident of REDACTED my husband and I write to oppose the granting of the alcohol licences relating to Bloomsyard 4-10 North Road. Our garden REDACTED the building at 4-10 North Road and we would be adversely affected by the granting of this licence.

The application states that alcohol will be sold on the premises, and we presume in due course consumed in the yard behind the building, hence the adoption of the name Bloomsyard. There will be many different businesses in the building in due course and we believe it will become impossible for Islington Council to supervise the selling of alcohol. Our residential area already has to deal with a recent influx of drug user and dealers. Further opportunities for alcohol purchase and consumption should not be supported.

The application states they would like to be able to offer a champagne brunch, this appears to be an attempt to glamorise the consumption of champagne and alcohol in general.

In the direct local vicinity of the proposed Bloomsyard there is already numerous facilities to purchase alcohol. We do not need an additional premises that will sell alcohol for consumption from 8am to 11pm Monday to Sunday. The impact on the neighbourhood of this proposed licence should not be underestimated. Literally across the road The Depot is open throughout the week serving alcohol for consumption, the Co-op Sainsburys Tesco and independent merchants offer the possibility of alcohol purchase.

This street is in the middle of a principally residential area and this fact appears to be forgotten. There are many families living in the area and indeed schools and nursery facilities locally on North Road. We have the right to enjoy our outdoor space in

peace. The impact of drinkers in Bloomsyard in relation to the local residents is not being considered. Many families have made their homes in this area and they do not expect a noisy facility selling alcohol until 11pm every single night.

For all these reasons we firmly believe this application should be rejected.

REDACTED

9<sup>th</sup> December 2024

Dear Local Resident,

I would like the opportunity to be able to introduce myself and my small business to you.

My name is Bharti Radix (Mrs) and I am the owner of BloomsYard. BloomsYard is a café wine bar concept that I created in the quiet time of lockdown #1. I am a female entrepreneur with a young family and the determination to create something wonderful from the passion that I have for food and drink. I worked hard my whole career to date to get to here and BloomsYard is now my passion project.

BloomsYard is a place to escape the hustle and bustle. It is meant to be a community hub for people to come together and enjoy quality food and drink in an inviting and comfortable environment. I have so far achieved this at all other of my sites to date. We try to integrate with the local community and we genuinely want to be a fantastic addition to the area.

Please do visit my website: [www.bloomsyard.com](http://www.bloomsyard.com) if you would like to find out more about me and BloomsYard. If appropriate, I would be very happy to meet with you for a coffee and chat about my plans and hear your concerns. I am quite sure that you'll find the BloomsYard and I are not the picture that you first probably imagined.

Specifically in response to some of the points in your representations:

- 1) BloomsYard has always been the name of my business. It was not created for this site on North Road specifically. My demise of the building is shown as the redline on the plan that was submitted with my application and that is the only area that I wish the licence to be applicable to...but actually upon applying for the licence I was informed by Islington Council that I could not specify the area within the building but I had to use the address of the whole building. The yard in the back that is referred to belongs to the landlord and not to BloomsYard so does not form any part of my application.
- 2) We are a civilised business and want to provide a glass of wine as an option to have a quiet drink whilst catching up with a friend, or perhaps to buy a bottle of wine to give as a gift. There is no hidden agenda here. You may believe that this sounds 'upper class and genteel' – which you find to be 'unlikely and disingenuous' – I would refute your claims that it is anything else than that. Perhaps no one in the area would buy it...but a bottle of champagne in BloomsYard costs £80.
- 3) The front door to the building is only open by security access. This also allows safety for my team and those around us. We do not expect to get packed out with drinkers and actually our opening times will be until 6pm on Mon and Tues, 8pm on Wed and Thu and 4pm on a Fri. Please see (from our website) that this is in line with all of our other sites in London. We are not expecting to be open every day of the week – but our licence has requested longer hours so that we can have the option to have a one-off networking event or such should the opportunity arise. We bring people together to connect with many networking events, sometimes these are coffee mornings, and sometimes these are evening events with wine and canapes. For the evening events, they are usually finished by 10pm.



- 4) Just to re-iterate, any consumption of alcohol would be on my premises which is a small counter within the whole building. We would not allow someone to take an open bottle of beer or wine outside. I have agreed with the conditions with the Police to ensure this is included. I am also not selling any cheap wine or beer so in order for someone to buy from me I do not expect they would be buying in 'bulk' as it were. I expect those customers would use the local off licences for such alcohol purchases. The back yard is not available to BloomsYard or its customers.

I hope that the above clarifies some of your queries. I hope also that it puts your mind at ease about who BloomsYard is and what we are about.

I'll again invite you to meet with me on site and I'd be happy to show you my space over a coffee. Please do get in contact with me directly on: [REDACTED]

Best regards,

Bharti

**Bharti Radix**

**Founder**

**BloomsYard**

## **Appendix 4**

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

1. Promoted events will not be held at the premises. A promoted event is an event involving music and dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the licensee (premises licence holder) and the event is (independent of the licensee) promoted to the general public

### **Conditions proposed by the Metropolitan Police – Agreed**

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;
  - 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
  - The police must be informed if the system will not be operating for longer than one day of business for any reason
  - One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering
  - The system will provide coverage of any exterior part of the premises accessible to the public
  - The system shall record in real time and recordings will be date and time stamped
  - 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, and
  - 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.
2. Clear and prominent signage shall be displayed at the entrance/exit highlighting:
  - (a) CCTV in operation.
  - (b) Challenge 25 Proof of Age Scheme in operation.
  - (c) Residential Area: Please be respectful of our neighbours and leave quietly.
  - (d) Islington is in its entirety a Controlled Drinking Zone. Consuming alcohol in the street is not permitted.

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

- (a) Photographic driving licence;
- (b) Valid passport;
- (c) Military/ UK Services Photo ID;
- (d) PASS Hologram ID

6. 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.

7. 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.

8. There shall be no sales of alcoholic beverages save for:

- (a) On and Off Sales: wine, sparkling wine/champagne, and premium beers/ciders sold in glass bottles.
- (b) On Sales only: Spirits, when supplied as part of a cocktail or fortified hot beverage (ie Irish Coffee, Luxury Hot Chocolate etc).

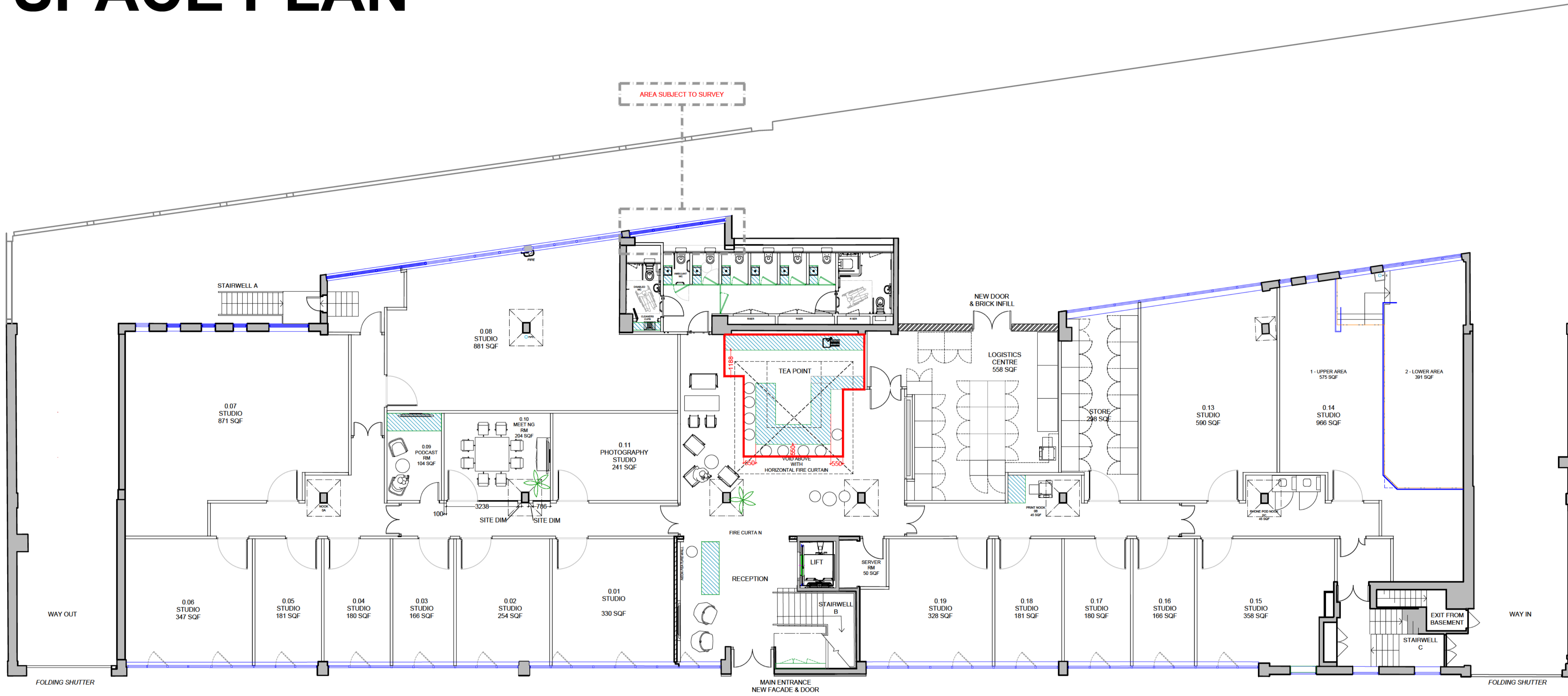
9. All off sales of alcohol shall be in sealed containers, for consumption away from the premises only and shall not be consumed in the immediate vicinity. Staff will be aware of this condition and take active steps to uphold it.

10. All alcohol off-sales shall be in-person, walk-out trade only - there shall be no supply permitted for delivery by any agent, company or 3<sup>rd</sup> party.

11. The premises shall operate as a coffee shop/café, and the sale of alcohol shall at all times be complimentary to that business model.

# SPACE PLAN

© Resonate Interiors Ltd  
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

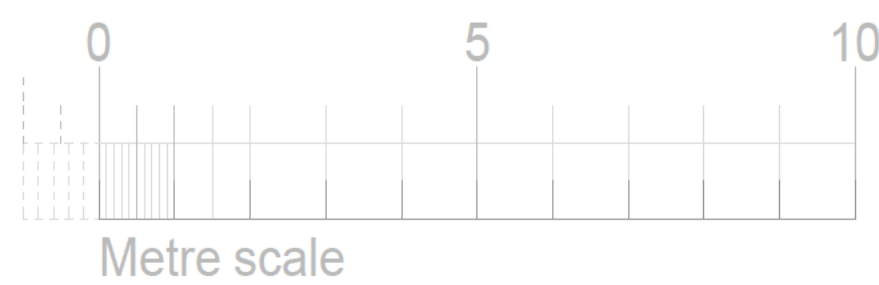


☐ CAFE DEMISE BOUNDARY

- EXTERNAL GLAZING
  - NEW LIFT SHAFT - DETAIL TO FOLLOW
  - NEW EXTERNAL WALL - DETAIL TO FOLLOW
  - NEW JOINERY ITEM INCL. WINDOW CILLS
  - WC FRONTAGE & DOORS
- NOTE: REFER TO JOINERY DRAWINGS FOR DETAILS

NORTH ROAD

00



Rev	Date	Description	By
00	22/08/24	FOR INFORMATION	AI

**Resonate Interiors Ltd**  
 Suite 5 The Sanctuary,  
 23 Oak Hill Grove, Surbiton  
 KT6 6DU  
 T: 020 906 8000  
 E: info@resonateinteriors.com  
 www.resonateinteriors.com

Client  
**TRADESTARS**

Project  
**4-10 NORTH ROAD, ISLINGTON  
 LONDON N7 9EY**

Drawing & Floor level  
**L00 CAFE - DEMISE PLAN  
 GROUND FLOOR**

Drawn  AI  
 Checked  AI  
 Scale @ A1  
 Date Created  
**1:100 22/08/2024**

INFORMATION  
 Drawing no. **3236-RES-00-1A-SP**  
 Rev **00**



- 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
  - Polling stations

