



Report of: Service Director, Public Protection

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	20th October 2015		Mildmay

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE NEW APPLICATION
RE: THE GREEN HOUSE, 49 GREEN LANES, LONDON, N16 9BU

1. Synopsis

- 1.1 This is an application for a new premise licence under the Licensing Act 2003.
- 1.2 The new application is to allow:
- The sale by retail of alcohol, on supplies only, Sundays to Thursdays from 12:00 until 23:00 and Fridays & Saturdays from 12:00 until 00:00;
 - Showing films, Mondays to Sundays from 18:00 until 22:00 (Well-Being Room Only); and
 - The premises to be open to the public, Sundays to Thursdays from 09:00 until 23:00 and Fridays & Saturdays from 09:00 until 00:00.

2. Relevant Representations

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

Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: 22 Local Residents, 2 of which are in support of the application.
Other bodies	No:

3. Background

3.1 Papers are attached as follows:-

Appendix 1: application form;

Appendix 2: representations;

Appendix 3: suggested conditions and map of premises location.

3.2 A previous application was submitted on the 3rd September 2015 but was withdrawn by the applicant prior to determination.

4. Planning Implications

4.1 None.

5 Recommendations

5.1 To determine the application for a new premises licence under Section 17 of the Licensing Act 2003.

5.2 If the Committee grants the application it should be subject to:

- i. conditions prepared by the Licensing Officer which are consistent with the Operating Schedule (see appendix 3)
- ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 3)

6 Conclusion and reasons for recommendations

6.1 The Council is required to consider this application in the light of all relevant information, and if approval is given, it may attach such conditions as appropriate to promote the licensing objectives.

Background papers:

The Council's Statement of Licensing Policy

Licensing Act 2003

Secretary of States Guidance

Final Report Clearance

Signed by


Service Director – Public Protection

9.10.15
Date

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

Wk/201597531



ISLINGTON

Appendix 1

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We THOMAS MARRIOTT

(Insert name(s) of applicant)

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

Part 1 - Premises Details

Postal address of premises or, if none, ordnance survey map reference or description	
GREENHOUSE 49 GREEN LANE	
Post town	LONDON
Postcode	N16 9BU
Telephone number at premises (if any)	0207 226 5537 / 0790 526 8686
Non-domestic rateable value of premises	£ 38250

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | |
|---|---|
| a) an individual or individuals * | <input checked="" type="checkbox"/> please complete section (A) |
| b) a person other than an individual * | |
| i. as a limited company | <input type="checkbox"/> please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> please complete section (B) |
| c) a recognised club | <input type="checkbox"/> please complete section (B) |
| d) a charity | <input type="checkbox"/> please complete section (B) |

AF1/0000058

2315-00

3/09/15

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

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname MARRIOTT			First names THOMAS GRAHAM		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address		129 REAR OF DEPTFORD HIGH STREET			
Post town	LONDON			Postcode	SE8 4NS
Daytime contact telephone number			07905 268 686		
E-mail address (optional)		tommymarriott@hotmail.com			

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 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

Please give a general description of the premises (please read guidance note 1)

Please give a general description of the premises (please read guidance note 1).
Greenhouse N16 is a large warehouse building with 2 large open plan office spaces, meeting and conference rooms, a well being room for yoga etc. and a covered courtyard area with cafe. We are a co-working space for small businesses and our mission is to create networks within the space and to create wider networks within the community through professional and recreational use of the space, yoga and other well-being activities. We intend to run training courses, seminars, workshops and supper clubs. The cafe, now open to the public, allows the local community to enjoy making use of the space and provides a hub for people to meet and network.

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

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

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

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

[illegible]

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue						
Wed						
Thur			State any seasonal variations for performing plays (please read guidance note 4)			
Fri						
Sat			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sun						

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Film screening will take place in the well-being room with doors and windows closed.			
Mon						
Tue						
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4) None			
Thur						
Fri						
Sat			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5) None.			
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Fri			
Sat			
Sun			

D

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

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)			
Mon						
Tue						
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)			
Sat						
Sun						

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) <i>Background Ambient music only.</i>		
Mon	09:00	21:00			
Tue	09:00	21:00			
Wed	09:00	21:00	State any seasonal variations for the playing of recorded music (please read guidance note 4) <i>None.</i>		
Thur.	09:00	21:00			
Fri	09:00	22:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5) <i>None.</i>		
Sat	09:00	22:00			
Sun	09:00	21:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)			
Mon						
Tue						
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)			
Sat						
Sun						

H

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

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – <u>please tick</u> (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon	12:00	23:00	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 4) None.		
Tue	12:00	23:00			
Wed	12:00	23:00			
Thur	12:00	23:00	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 5) None.		
Fri	12:00	24:00			
Sat	12:00	24:00			
Sun	12:00	23:00			

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

Name	THOMAS MARRIOTT		
Address	129 Rear of Deptford High Street London SE8 4NS		
Postcode	SE8 4NS		
Personal licence number (if known)	LEW 4061		
Issuing licensing authority (if known)	LEWISHAM		

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	9:00	18:00	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p>
Tue	9:00	18:00	
Wed	9:00	18:00	
Thur	9:00	18:00	
Fri	9:00	20:00	
Sat	9:00	20:00	
Sun	9:00	18:00	

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

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

Greenhouse N16 is designed to create networks and communities of start-ups and small businesses. Through this idea of community and sharing of ideas and skills, the four licensing objectives are directly self-promoted. The use of the networking and community building ideology of Greenhouse N16 ensures that the majority of visitors to Greenhouse have a connection to the space and a desire that all rules laid down by the management with regards to licensing will be upheld.

b) The prevention of crime and disorder

The premises license will be clearly displayed within the venue.
There will be a maximum of 200 persons.
Notices will be placed on exits to remind patrons to use the facilities and leave the area giving respect to neighboring buildings. Notices will be placed in toilets notifying patrons of the venue's zero tolerance drugs policy. CCTV will cover all major areas of the premises and kept for 30 days. SIA accredited staff will be used accordingly, plastic glasses used outside and all staff trained in the challenge 21 scheme.

c) Public safety

A log book will be kept on site to record any accidents.
All parts of the premises will be regularly checked to ensure they are in good working order.
Drinking water will be made available free.
There will always be one qualified first aider on site.
A fully equipped first aid box will be kept on site at all times.

d) The prevention of public nuisance

Patrons will be asked not to stand on the street after exiting the venue.
A notice reminding patrons to leave the premises quietly will be in place.
Bins will be provided and placed on the exit and customers reminded to use them.

e) The protection of children from harm

When showing films, the film classification will dictate the patron's age. Children will be welcome depending on the event.
No children will be welcome after 9 pm.

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Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☒
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☒
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

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

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	4/9/2015
Capacity	Shareholder/DPS

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

PART A

Consent of individual to being specified as premises supervisor

I THOMAS MARRIOTT
[full name of prospective premises supervisor]

Of 129 REAR OF DEPTFORD HIGH STREET
LEWISDEN
SE8 4NS

[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

PREMISES LICENSE
[type of application]

by THOMAS MARRIOTT
[name of applicant]

Relating to a premises licence

[number of existing licence, if any]

for 49 GREEN LANES
N16 9BU

[name and address of premises to which the application relates]



ISLINGTON

and any premises licence to be granted or varied in respect of this application made by

THOMAS MARRIOTT
[name of applicant]

concerning the supply of alcohol at

49 GREEN LINES N16 9BU
[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

LEW 4061
[insert personal licence number if any]

Personal licence issuing authority

LEWISHAM
[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



Name (Please Print)

THOMAS MARRIOTT

Date

3/9/2015



ISLINGTON

Environment and Regeneration

Public Protection Division

Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority - Public Protection, Pollution Team

Your Name	Daniel O'Sullivan
Job Title	Acoustics Officer
Postal and email address	3 rd Floor, 222 Upper Street Islington, London N1 1XR daniel.o'sullivan@islington.gov.uk
Contact telephone number	0207 527 3340
Name of the premises you are making a representation about	The Greenhouse
Address of the premises you are making a representation about	49 Green Lanes N16

Please detail the evidence supporting your representation. Or the reason for your representation.

Please use separate sheets if necessary

To prevent public nuisance

The premises has applied for the screening of films from 18:00 to 22:00 every day and supply of alcohol from 12:00 to 23:00 Sunday to Thursday and 12:00 to 24:00 Friday and Saturday. There have been noise complaints received by the ASB Noise Service on 22nd March, 14th February, 13th February and 6th February 2015. In terms of the promotion of the prevention of public nuisance, the applicant has stated that patrons will be asked not to stand on the street after exiting, a notice reminding patrons to leave the premises quietly will be in place and doors and windows closed during film screening. No other details were provided on controlling public nuisance from customers.

The rear café bar area (marked "car parking" on the accompanying plan) is covered with a lightweight corrugated plastic roof. This offers little resistance to sound transmission and would preclude any higher noise activities (such as live music or DJs) being undertaken in this area. Any amplified music will have to be at a very low level only and will have to be carefully monitored by the management. The film screening is proposed to be carried out within the internal building structure (marked "store" on the plan) and windows and doors closed during screening.

The Pollution Team therefore objects to the application subject to suggested conditions listed below being accepted. My objection will be withdrawn provided that the conditions stated below are added to the licence and complied with.

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

1. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
2. Following written notification from the licensing authority that a substantiated noise complaint has been received, the premises shall not be used for any regulated entertainment until the Council's Pollution Team is satisfied that measures have been taken to prevent further noise nuisance to residents, and the licensee has been notified in writing that the measures are accepted by the Council's Pollution Team.
3. Waste collections, bottling out and deliveries to the Greenhouse shall only be carried out between 07:00 hours and 21:00 Mondays to Saturdays, and between 10:00 to 18:00 on Sundays and Bank Holidays.
4. Notices will be prominently displayed at exits requesting customers to respect local residents and to leave the area quietly.
5. No drinks shall be taken outside for consumption by customers.
6. There shall be a maximum of 6 customers permitted to smoke outside the premises at any one time.

Signed: 

Date: 23rd September 2015

Please send this form along with any additional sheets to the applicant. A copy should be sent to: Islington Council, Licensing Team, 3rd Floor, Upper Street London N1 1XR or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

Fitzsimons, Aiden

From:
Sent: 26 September 2015 11:57
To: Licensing
Subject: LICENSING ACT 2003 –PREMISES LICENCE APPLICATION OBJECTION

Dear Sir

THE GREENHOUSE, 49 GREEN LANES, ISLINGTON, LONDON, N16 9BU

We would like to object to the above Premises Licence Application. The subjects is extremely close to a number of the residential dwellings on Leconfield Road. The licence has the potential to cause a huge amount of disruption to the residents.

Key points as follows:

THIS SPACE IS NOT SUITABLE FOR AN ALCOHOL LICENSE (and potential for amplified music and gatherings up to 200 people)!

PUBLIC NUISANCE SECTION OF REPRESENTATIONS FORM

This is based on experience of events held in Dec 2014 to Feb 2015 which resulted is numerous complaints and action by Islington Council Noise Nuisance Team.

- This area is not a building – it is a covered yard previously used as a loading bay. In terms of noise, it is no better than an open air venue and arguably worse as the glass roof amplifies noise.
- The covered yard backs directly onto a heavily residential area with lots of families with children under the age of 10. The gardens are small therefore the proximity to living spaces and bedrooms is as little at 4 metres.
9 young children sleep within 9 metres of the building. 18 children sleep within 15 metres.



- The covered yard area is completely unfit for any public gatherings as there is no acoustic resistance
 - o Glass roof
 - o Retaining wall to the rear is wood fence
 - o Interior surfaces are all of hard construction with no acoustic absorption
- At the time of the last application (Mar 2015) Islington Council's Noise Nuisance Team's report makes the following recommendations:
 - o The area under the glazed roof shall not be used for licensable activities at any time
 - o There shall be no noise generating entertainments under the glazed roof at any time
 - o Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties
 - o The glazed yard area shall be closed and cleared of all customers and staff by 1900 every night.

CRIME & DISORDER SECTION OF REPRESENTATIONS FORM

- Fence seems to be an inadequate physical barrier were any patrons to become drunk or rowdy

PROTECTION OF CHILDREN FROM HARM SECTION OF REPRESENTATIONS FORM

- Potential fire hazard the set up of all café equipment (always) and sound equipment (periodically) at the boundary creates. The boundary is only a wooden fence. If there was a fire, this could easily take light. The gardens are small and just metres from the houses.
- At past events there has been smoking on the parapet wall of the building. It would only take one instance of a cigarette butt flicked in the wrong direction to create a fire.
- The case for protecting children from harm to their natural sleeping rhythms and from, in this case, their enjoyment of life between noon and near midnight seems unassailable.

Kind regards

Fitzsimons, Aiden

(3)

From:
Sent: 15 September 2015 07:22
To: Licensing
Subject: Green house cafe green lanes

To whom it may concern,

I would like to object to the application in relation to a premises licence application for the 49 Green House Café. The noise so close to residentially houses is too loud and intrusive. It would be to the severe detriment of residents of leconfield rd.

Sent from my iPhone

Licensing Act 2003 representation pro-forma

④

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

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

Premises Name and address

THE GREENHOUSE, 49 GREEN LANES, LONDON. N16 9BU

Your Name:

Interest:

Resident

Your Address:

Email:

Telephone

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

Public Nuisance

My comments objecting to the previous application relating to this premises are below in Blue. All those points still stand – the automatic approval for amplified music in licensed premises is the cornerstone of this objection, although there are also other concerns regarding fire safety etc.

"For example live music played through an amplifier is no longer needed in alcohol licensed premises such as pubs, and work places between 8am and 11pm (if no more than 200 people present)"

I attach email correspondence between myself and the manager of the Greenhouse following the last application. The Greenhouse recently held a consultation lunch which I was not able to attend unfortunately but the apologetic nature of the attached emails is contradicted by the subsequent repeat attempt to gain a license. I do not see any changes in this application which address the objections to the earlier attempt.

In addition to the points below, we are also expecting our third child in the next month, further increasing our concern about noise disruption from the location.

Due to the retrospective nature of this application, as a nearby resident I have been able to experience the would-be effects of this venue changing its use following the multiple events that have already been staged without the correct approvals.

The application for sale of alcohol and the live/recorded music that accompanies the change of use is totally unsuitable for the premises. The location and structure of the building does not have appropriate sound proofing that would allow events to go ahead without drastically affecting those residents nearby.

The final events that were staged on the weekend of 13th-14th February which were called

to a halt only when other residents contacted the Islington ASBO team in particular were astonishingly loud. When the live music started on the evening of the 14th Feb I was watching TV in the downstairs reception room at the front of my property and found I couldn't hear the TV as the music totally drowned it out, it sounded as though the band were playing directly behind my house. When I walked to the rear bedroom on the first floor at the back of the house it sounded so loud I thought they were playing in my garden. When I walked into the garden it sounded as though I had headphones on and was playing music on full volume – it was overwhelming.

There are 5 houses closer than mine to the venue, most of which are home to multiple small children. I can only try and imagine what the noise levels were like inside their properties. My two children (2.5 and 4.5 yrs old) were sleeping upstairs but soon woke up when the music began.

If regular music was being played from within this venue it would have a huge effect on quality of life for our family and other residents of Leconfield Road. It would remove all peace and privacy from use of the garden in summer, and opening windows in hotter weather would be difficult – although as stated earlier my listening experience to whatever music were to be played at that venue would not be determined by open/closed windows so not being able to open the windows is perhaps a moot point. The disruption would be more extreme in summer but clear and present all-year-round.

Perhaps most worrying, when considering the total disregard management have displayed to-date for licensing requirements and impact on surrounding residential properties, I have absolutely no confidence that the hours and other restrictions placed on any potential license granted would be adhered to.

Crime and Disorder

Protection of Children from Harm

As noted in the Public Nuisance section above, in addition to our two children aged 2.5 and 4.5yrs, there are many young children living within close proximity to the premises. The impact on hours of sleep, ability to do schoolwork, etc would be very significant.

Public Safety

I wish my identity to be kept anonymous **No**

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

Subject: RE: Greenhouse

From:

To:

Date: Friday, 27 March 2015, 12:20

Hi Daniel,

Thank you for your kind reply, and for your best wishes.

I'm just sorry our first introduction wasn't under better circumstances.

It's been really eye opening and quite upsetting to think we were a cause of such anguish.

Thank you again

Tara

From:

Sent: 27 March 2015 11:51

To: tara@thegreenhouselondon.com

Subject: Re: Greenhouse

Hi Tara,

Thanks very much for your email, your personal attention in contacting those involved I'm sure is much appreciated.

I'm glad to hear about the withdrawal, and it does come as some relief. I do sympathise with your position though, it sounds like the fundraiser really abused the trust you put in them.

I would add that I think everyone close-by strongly supports the greenhouse as a workspace initiative for new business and is happy to see that kind of space flourish in the community,

I do genuinely wish The Greenhouse the very best going forwards,

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

Signature _____

Date 28-09-2015

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
or send by email to: licensing@islington.gov.uk

Thanks again for your mail,

From:

To:

Sent: Friday, 27 March 2015, 10:43

Subject: Greenhouse

Dear Daniel,

I wanted to contact you personally regarding the Representation Form you submitted in response to The Greenhouse Premises License application.

Firstly on behalf of The Greenhouse I would like to sincerely apologise to you and your family. I know there has been concern about our venue and its use for events. Especially previous events that have been held.

I was actually quite shocked when reading your representation form as we have never been passed all of these concerns/details by the council. We received two noise related complaints from them regarding; 06/02/2015 & 22/03/2015 and until reading your form we were totally unaware of the ASBO order. We have had no dealings with anyone from this department.

We accept we have been naïve and made errors regarding excess sound within certain areas of the building, not proper provision when hosting events and the disruption some of our events have caused. I can assure you we have never knowingly ignored any complaints.

In particular on the 14/02/2015. We had agreed to provide the Greenhouse free of charge to host a private charity dinner party for a group, they assured us it was a sit down meal fundraiser for Lyme disease to be finished by 10pm. Unfortunately we trusted the organisation. We had no idea of the noise levels and have only just become aware since hearing and reading your report. You are correct a representative should have been on site at all times.

I am really upset and horrified to only now discover the details.

The other events we have held weren't breaking licensing laws as sale of alcohol and entertainment were covered by TENs. These cover for the provision of entertainment and alcohol. Private events where alcohol was provided but not sold, no food was provided after 11pm. Again we really didn't realise the extent of the disruption.

I wanted to make you aware that Greenhouse will be withdrawing our application for a premises license. It was never our desire nor intention to cause upset to our neighbours, we only ever wanted to create a space that involved the community and brought something vibrant and creative to the area.

I'm truly sorry our errors caused you and your family such distress.

Our main aim of trying to obtain a license was to screen documentaries/films (not in the yard) and to be able to host various pop-up restaurants and supper clubs. Not to become a loud party venue.

I hope you can accept our apology and that moving forward we can start to build a relationship.

Kind Regards



⑥

Fitzsimons, Aiden

From:
Sent: 14 September 2015 18:21
To: Licensing
Subject: The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

objectives (please see the guidance notes for further advice).

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

Your Name:

Interest:

resident neighbour

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

Your Address:

Email:

Telephone:

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

Public Nuisance

The only acoustic barrier between the rear of the Green House establishment and the homes of a number of families, who have children is a timber fence.

Any noise from people in a group, elevated by alcohol and the associated amplified music will pass directly through the fence and the open air above straight into the bedrooms of some nine children and babies for whose health, well being and growth sleep is essential. The fence has the acoustic properties of paper. The operators of Green House Cafe are perfectly well aware of this yet they have cynically resisted any suggestion that they install adequate sound proofing between the total volume of their premises and all adjoining properties.

Construction of such an acoustic barrier, involving both massive construction to resist low frequency sounds such a drum-based music and high frequency sound absorbent technology is perfectly possible. But has a cost. It is much cheaper to bully neighbours into accepting this serious public nuisance.

Crime and Disorder

On inspection the fence also seems to be an inadequate physical barrier to drunk rowdies.

Protection of Children from Harm

The case for protecting children from harm to their natural sleeping rhythms and from, in this case, their enjoyment of life between noon and near midnight seems unassailable.

Public Safety

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

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

Copies of this representation will be sent to the applicant, or their agent/solicitor, including name and address details (but other personal contact information such as telephone numbers and email addresses will be removed) unless you have specifically requested anonymity. Copies of this representation will be included in a

report that will be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature: _____

Date:

____ 14 September 2015 _____

Please ensure name and address details completed above

Return to: Licensing Service

London Borough of Islington

3rd Floor

222 Upper Street

London N1 1XR

Fitzsimons, Aiden

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From:
Sent: 27 September 2015 09:39
To: Licensing
Subject: Objection to proposed licensing changes THE GREENHOUSE, 49 GREEN LANES, ISLINGTON, LONDON, N16 9BU

Dear Sir/Madam

We would like to strongly object to this proposed change as we believe it will be a public nuisance and will harm our children as well as our neighbours children.

On the occasions when the greenhouse has run any kind of social event it has resulted in completely unreasonable noise, late into the night, and made any chance of sleep very difficult. I

believe that this is largely down to the environmental factors. The building is directly adjacent to residential properties and is little more than a yard with a flimsy car port over it. Hence, any noise is not contained and leaks straight out to the neighbours - tax paying adults and developing children. The premises are completely unsuitable for any kind of night time or alcohol licensed usage. Even if the best possible sound-proofing were used, the sheer location of this building (adjacent to multiple residential properties) makes it a totally unsuitable venue.

Given the current lessee's understanding of the neighbours complaints and their grounds, then I think that these continued applications show a real contempt for those affected as well as a leaning towards the anti-social. I would like to see the council draw a line under these opportunistic applications at this address once and for all.

I would like to point out that even during the day any raised voices or music can be heard from our house, making it difficult to work, so I don't believe that any granting of any alcohol licence at all would be desirable.

We are very happy to expand on this subject if this helps the councils decision making.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

Your Name:

Interest:

_____ resident _____

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

Your Address:

Email:

Telephone:

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

Public Nuisance

I am very concerned about the noise, as I understand that at present there is no soundproofing at all in the structure that will be used. With no attempt to dampen the sound on a structure which has a flimsy roof and lots of glass.

The sound of voices when there are more than 10 or so people becomes very loud and I understand that the aim is to have considerable more people than that on a regular basis, with the possibility of music and alcohol. On a regular basis throughout the week and consistently throughout the year.

Crime and Disorder

Protection of Children from Harm
Public Safety

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

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

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

Signature:

Date: 28.09.2015

Fitzsimons, Aiden

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From:
Sent: 26 September 2015 21:48
To: Licensing
Subject: Green house cafe noise issue - representation
Attachments: NoiseRepMARCH15_CouncilNoiseNuisanceReportWithHighlights.doc

Dear council Authority,

I am writing in representation of the Leconfield road neighbours to oppose to be given license to sell alcohol to the Green House Cafe.

This is a very nice residential street full of families and children.

We would like to keep the street safe and familiar as it for the kids and the families.

Attached the document with highlighted the issues why all the neighbours are opposed to this project

Please take my opinion as opposition to this project

thanks for your time and attention

best regards,



**Islington Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	The Green House Cafe	
Address of the premises you are making a representation about	49 Green Lanes	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	See attached sheet

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.

If Committee are minded to grant this application, Pollution Team recommends the following noise conditions.

- All staff will be trained to recognise and deal with public nuisance arising from activities at the premises.
- The area under the glazed roof shall not be used for licensable activities at any time.
- There shall be no noise generating entertainments in the area under the glazed roof at any time.
- A dispersal policy shall be implemented at the premises in agreement with the Noise Team
- Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
- All doors (apart from access and egress) and windows shall be closed while any noise generating entertainments are ongoing.
- The volume of recorded music in the area under the glazed roof shall be restricted to ambient levels of sound at all times of use.
- Smokers shall be directed to use the outside area at the front of the building.
- Customers shall not be permitted to take drinks off the premises if they wish to step outside to smoke.

	<ul style="list-style-type: none">• After 21:00 a maximum of 6 customers shall be permitted outside to smoke at any one time.• The glazed yard area shall be closed and cleared of all customers and staff by 19:00 every night.• In the event of noise nuisance arising from entertainments being substantiated by authorised officers, the licensee shall cease all entertainments until a noise limiter has been installed and maximum music levels have been agreed with Pollution Team.• Bottling out shall be prohibited between the hours of 23:00 – 08:00.
--	---

Signed: _____ Date: _____

Please return this form along with any additional sheets to: Licensing Support Team,
Public Protection, 222 Upper Street, London N1 1XR or email to
licensing@islington.gov.uk

**This form must be returned within the Statutory Period. For more details
please check with the Licensing Support Team on 020 7527 3031**

Summary

With reference to Licensing Policy 18, paragraphs 91 and 92, the parts of the premises originally proposed for public gatherings are not suitable for use in that they have no acoustic resistance. Noise calls from residential neighbours nearby arising from the use of this part of the building for previous unlicensed events have already been received. Should the premises obtain a premises licence permitting any entertainments or public gatherings in the areas under the glazed roof, further noise calls would be inevitable.

The plan drawing submitted as part of the application did not identify areas for use therefore I visited the premises on 4 March and met with Tara who represented the applicant.

I was shown to a large open area that houses a café and associated seating. The area is covered with a glazed roof; the retaining wall to the rear is partially made up of fence panelling that forms the boundary between the premises and the gardens of residential dwellings immediately behind. Part of the roof is constructed of plastic panelling. The interior surfaces are all of hard construction with no acoustic absorption. The main bar and performance area was proposed for this part of the building at the time of the visit.

I was also shown a small enclosed room inside the main building and it was explained to me that was where they would show any film screenings. It was also explained they wanted to provide dance lessons at the premises the enclosed room inside would be used for that function as well.

The first floor was not proposed for use as part of the application.

I understand a revised plan drawing has now been received illustrating that the yard area is now not proposed for use for licensable activities. This does not take into account the possibility of noise nuisance arising from deregulated entertainments in the yard area, hence the suggested noise conditions.

E mail correspondence with the Director

From: Alfonso Araujo

Sent: 05 March 2015 12:40

To: Brothers, Anne

Subject: THE GREENHOUSE

Dear Anne,

Im writing to introduce myself, my name is Alfonso, one of the partners at the Greenhouse. I heard some really surprising bad news yesterday from Tara about us putting events at the Greenhouse. I think we have done the application in a very non descriptive way thats why i will ask you kindly to come and meet me to have a more in detail chat explaining what is it that we need support from the council and which are our plans.

Our purpose is not to become a nightclub or a live music venue, our purpose is to host different activities which are more leaning to education and community. We have discussed this a few week ago with the Islington council, Peter Courtie and Wilf Langridge came to The greenhouse to discuss our future plans. They suggested that we apply for a license, in this case gave us the contact of The Council Licensing Officer Niall Forde to help us achieve this.

I'am aware that we had a few complaints from the house at the front, which is under the same landlord, and we understand why and that is something we don't want, annoy the

neighbours! Her case and the reasons of her complaint are totally manageable (this i can explain in detail) . We are not interested in night events, only supper clubs which we can do inside the building, same as acoustic music.

We can host this events inside the building and i'm sure that it wont be a noise issue . My other concern is that we are planning to do a market for the community during the day which will help businesses around the area and satisfy needs of the community. Also, educational events for our members,(like talks, workshops, homeless charities,) in our premises.

All of these events are planned to be hosted, with the council's support, before 11 pm. From Tara's impression, we are not going to be able to have people outside anymore, so what happens when im full and i have 100 members having lunch every work day in the yard?

This is why im very confused about yesterday's visit and i would love you to come and meet us and talk properly about our plans and may be you can advise us better in how to achieve this. We dont want to annoy the community we want help make this place part of it. I just hope that we can have a better approach to our plans and that we can work together for a common goal in the area. Would you be kind to come and visit us again? If so, let me know when and we can arrange it asap.

Yours Sincerely,

Alfonso Araujo

Director

Greenhouse N16 , Eyedea2 Ltd / Spacesitter Ltd

49 Green lanes

N16 9BU

www.thegreenhouselondon.com

REDACTED

www.eyedea2.co.uk

REDACTED

Reply to the Director:

From: Brothers, Anne

Sent: 06 March 2015 11:56

To: 'Alfonso Araujo'

Subject: RE: THE GREENHOUSE

Dear Mr Araujo

Thank you for your e mail.

I suggest that any activities in the yard area should be avoided in the evenings. It really is not suitable for gatherings of people, the glass/plastic roof has no acoustic resistance and part of the rear wall consists of fence panelling. I explained to Tara that any gathering of people there with any element of entertainment accompanied by service of alcohol would be likely to cause noise issues to residents in very close vicinity. The area is very large, all the internal surfaces are hard and sound would reverberate around inside. This would increase sound levels and people would be more likely to (unconsciously) raise their voices in order to be heard if there was more than a handful of people there. I told Tara I saw no issue with low background music and the use of the yard area during normal office hours for refreshments for your members but I had grave reservations about anything more than that, particularly involving evening use.

I asked Tara what was behind the fence panelling and she told me she believed it was another industrial unit. Upon looking out of the first floor window I could see the yard area backs onto residential gardens at the rear.

I have to inform you we are in receipt of multiple calls from residents in connection with some of the low keys events you have already held in the Greenhouse area under the glass/plastic roof and if we were to permit regular activities in that area further calls to the out of hours noise service would be inevitable. In the event of establishment of a noise nuisance we would have to take enforcement action which would be by means of service of an abatement notice under the provisions of the Environmental Protection Act 1990.

I am not talking about the other proposals you discuss in your e mail below, I would imagine an occasional community market in the daytime would be a local asset and would bring you to the attention of more people in the area. Similarly educational events should not give rise to nuisance but I have to discourage any gatherings under the glass roof outside of normal office hours.

I am very sorry to be the bearer of such bad news but I have to warn you about the pitfalls of what you are proposing. As a potential licensee you have to be aware of the licensing objectives, one of which is the prevention of public nuisance.

I recommend you look at Islington's Licensing Policy (copy attached) and consider amending the application.

Anne Brothers

Noise Liaison Officer

Noise Team

Public Protection

Islington Council

3rd Floor 222 Upper Street, London N1 1XR

Tel : 020 7527 3047 Fax: 020 7527 3059

Alternative contact: Noise Support Team: 020 7527 3258

I have not received any response to the e mail sent to the Director.

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

Your Name:

Interest:

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

Your Address:

Email:

Telephone:

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

Public Nuisance

We do not believe there will be any public nuisance issues from granting the licence and we are very happy to support our neighbours' application. We believe it is good for the area + local community.

Crime and Disorder

We do not think the licence will contribute to any additional crime and disorder. In fact, the presence of additional people in the evening is likely to act as a deterrent to crime.

Protection of Children from Harm

This issue is completely irrelevant to the
the licence. There are no concerns on this
matter.

Public Safety

We do not believe there are any
public safety issues from granting the
licence.

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

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

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

Signature: _____

Date: _____

14 / 09 / 2015

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk

From:
Sent: 25 September 2015 21:24
To: Licensing
Subject: The Greenhouse License objection (49 Green Lanes, N16)

Dear sir madam,

My name is _____ and I live at _____
I am writing to object to the licensing of The Greenhouse, 49 Green Lanes, London N16
9BU on the grounds of

THIS SPACE IS NOT SUITABLE FOR AN ALCOHOL LICENSE (and potential for amplified music and gatherings up to 200 people)!

PUBLIC NUISANCE SECTION OF REPRESENTATIONS FORM

This is based on experience of events held in Dec 2014 to Feb 2015 which resulted in numerous complaints and action by Islington Council Noise Nuisance Team.

- This area is not a building – it is a covered yard previously used as a loading bay. In terms of noise, it is no better than an open air venue and arguably worse as the glass roof amplifies noise.
- The covered yard backs directly onto a heavily residential area with lots of families with children under the age of 10. The gardens are small therefore the proximity to living spaces and bedrooms is as little as 4 metres.

9 young children sleep within 9 metres of the building. 18 children sleep within 15 metres.



- The covered yard area is completely unfit for any public gatherings as there is no acoustic resistance
 - o Glass roof
 - o Retaining wall to the rear is wood fence
 - o Interior surfaces are all of hard construction with no acoustic absorption

• At the time of the last application (Mar 2015) Islington Council's Noise Nuisance Team's report makes the following recommendations:

- o The area under the glazed roof shall not be used for licensable activities at any time
- o There shall be no noise generating entertainments under the glazed roof at any time
- o Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties
- o The glazed yard area shall be closed and cleared of all customers and staff by 1900 every night.

**CRIME & DISORDER SECTION OF
REPRESENTATIONS FORM**

- Fence seems to be an inadequate physical barrier were any patrons to become drunk or rowdy

**PROTECTION OF CHILDREN FROM HARM
SECTION OF REPRESENTATIONS FORM**

- Potential fire hazard the set up of all café equipment (always) and sound equipment (periodically) at the boundary creates. The boundary is only a wooden fence. If there was a fire, this could easily take light. The gardens are small and just metres from the houses.
- At past events there has been smoking on the parapet wall of the building. It would only take one instance of a cigarette butt flicked in the wrong direction to create a fire.
- The case for protecting children from harm to their natural sleeping rhythms and from, in this case, their enjoyment of life between noon and near midnight seems unassailable.

I have previously been subject to living nearby to an entertainment and dining venue. It was 15 years of HELL! This was the reason we moved and came to live in Leconfield Road! The residents of this road have much to lose if you permit the licensing of The Greenhouse. The noise levels, the public nuisance & disorder that will arise from a license given to such a venue would be extremely damaging to the neighbourhood and to our lives. Please do not permit this!

Yours sincerely,

Sent from my iPad

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Licensing Act 2003 representation pro-forma

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

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

Premises Name and address

The Greenhouse, 49 Green Lanes, Islington, London N16 9BU

Your Name

Interest:

Resident

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

Your Address:

Email:

Telephone

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

COMMERCIAL/LICEN...

29 SEP 2015

PUBLIC PROTECTION DIVISION
222 UPPER STREET

Public Nuisance

This is a residential part of Green Lanes with houses either side and opposite the premises. I am concerned about the noise and disturbance from people drinking and smoking outside, especially late at night. There are already picnic tables outside by the pavement and I assume they will be used by their customers. There is also a risk that they will block the pavement.

They place all their refuse in and beside two large containers outside 51 Green Lanes (an unoccupied house) These are often overflowing (check Google streetview) and the problem would be worse if they added bottles and cans.

There are two public houses and various cafes and bars nearby so the area is well served for anyone who wants to drink.

Crime and Disorder**Protection of Children from Harm**

Public Safety

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

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

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

Signature _____

Date 22/11/15

Please ensure name and address details completed above

Return to:

Licensing Service

London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
licensing@islington.gov.uk

or send by email to:

13

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

Premises Name and address: **Greenhouse Café**
49 Green Lanes, London N16 9BU

Your Name:

Interest:

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

Your Address:

Email:

Telephone:

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

Public Nuisance

- The Greenhouse café operates in a covered yard previously used as a loading bay. 'Café' may suggest a building. It is not – it is no more a lean-to or shed. The boundary between the cafe and residential homes on Leconfield Road is no more than a wooden fence. The roof is made of glass and plastic sheeting. This former loading bay is not a robust structure and is wholly unsuitable for use by any volume of people. There is **absolutely no noise resistance. In practical terms this application is equivalent to asking to secure licences for an open air venue or worse given that the glazed roof amplifies all noise.** Considered in this light all activities requested would result in intolerable noise nuisance to the adjoining residential homes on Leconfield Road. There are about 20 children aged 10 and under that live in houses #51 to #67 who would be materially impacted by resultant noise. **See attached site map with measurements to bedrooms & living spaces – 9 children within 9m and 18 children within 15m.**
- The inadequacy of the lean-to type structure that houses the café has already created intolerable noise nuisance to the adjoining residential homes on Leconfield Road. **See log of events held late 2014/early 2015 and impact (pg 9-17 of this doc).**

To consider each activity detailed in the licence application in turn:

The sale of alcohol, which may be consumed on the premises	Sunday to Thursday	12:00 to 23:00
	Friday to Saturday	12:00 until 00:00

- I understand that the alcohol license application relates to the entire premises. However, in practice the only likely place such activity could take place is the covered yard area. As Noise Nuisance Officer Anne Brothers states in her report in March 2015 "Any

gathering of people there with any element of entertainment accompanied by service of alcohol would be likely to cause noise issues to residents in very close vicinity". She goes on to say ***"the parts of the premises originally proposed for public gatherings are not suitable for use in that they have no acoustic resistance"***. She recommends:

- "The area under the glazed roof shall not be used for licensable activities at any time"
- "There shall be no noise generating entertainments in the area under the glazed roof at any time"
- "Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties"
- "The volume of recorded music in the area under the glazed roof shall be restricted to ambient levels of sound at all times of use"
- "The glazed yard area shall be closed and cleared of all customers and staff by 19.00 every night"

In March 2015, Anne Brothers, Noise Nuisance Officer also wrote to Greenhouse suggesting **"activities in the yard area should be avoided in the evenings"** and furthermore that whilst she saw **"no issue with low background music and the use of the yard area during normal office hours for refreshments for your members but I had grave reservations about anything more than that, particularly involving evening use"**

I am astonished that the Greenhouse, having received such explicit feedback, has elected to make a new alcohol application for such extensive hours without undertaking any action what so ever to improve the physical structure of the space in which licensable activities would take place.

Anne Brother's report from March 2015 is attached for ease of reference. I would urge reference to this as part of any decision making.

- I am unconvinced there is a need for a further alcohol licence in this area. The Winacott pub and Leconfield bar are both just metres away from the N16 Greenhouse. Newington Green is well served by several licensed venues already.
- In summary, **this application seeks to secure a license to service alcohol and play recorded and live amplified music including a DJ EVERY DAY AND EVENING OF THE WEEK just metres from sleeping children, kitchens and livingrooms. We have direct experience of the impact this would have on adjoining families at previously held unlicensed events Dec 2014 – Feb 2015 – On every single occasion an event was held the noise nuisance was intolerable. The impact was significant: distressed children unable to sleep, unable to stay in rooms at rear of house, unable to use garden or open windows. See log of events held late 2014/early 2015 (pg 9-17 of this doc).**

Showing of films	Monday to Sunday	18:00 until 22:00
------------------	------------------	-------------------

- I understand that the location proposed for this use is the room in the covered yard area called the 'well being room'. **This is a small room accessed via the covered yard and has windows that open onto the covered yard. There are no toilet facilities within the room. Use of this room for such a purpose presents the following practical challenges:**
 - Every time a customer leaves the room to go to the toilet, get refreshments, take a phone call, or step out for a cigarette, **the doors will be opened allowing**

noise to pour out into the covered yard, to be amplified by the glazed roof and other hard surfaces and then emanate to the adjoining residential properties.

- o The small size of the room, with limited ventilation, will quickly become stuffy with the likely consequence that windows and/or doors will be opened resulting in noise pouring out to the covered yard and onwards into adjoining homes.
- The Greenhouse has clearly stated that they would also like to hold supper clubs in the wellbeing room however, this room is completely unsuitable for this purpose for all the same reasons relating to likelihood of doors constantly being opened, or more likely propped open, for purposes of food and beverage service. Furthermore, such use would inevitably increase the noise of preparing and serving food and clean up which already, even with limited day time cafe use now, is heard on the boundary fence.

Crime and Disorder

- Fence seems to be an inadequate physical barrier were any patrons to become drunk or rowdy

Protection of Children from Harm

- Potential fire hazard the set up of all café equipment (always) and sound equipment (periodically) at the boundary creates. The boundary is only a wooden fence. If there was a fire, this could easily take light. The gardens are small and just metres from the houses.
- At past events there has been smoking on the parapet wall of the building. It would only take one instance of a cigarette butt flicked in the wrong direction to create a fire.
- The case for protecting children from harm to their natural sleeping rhythms and from, in this case, their enjoyment of life (including use of their gardens to play) between noon and near midnight every day seems unassailable.

Public Safety

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

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

As we will continue to live adjacent to the N16 Greenhouse Office and Desk hire enterprise, I do not wish there to be any bad feeling between us. We are not unreasonable people and support the core activity for which they currently have planning permission.

Our objections simply relate to extension of unrelated entertainment activities that unquestionably will impact the ability of our children to sleep and all of our ability to quietly enjoy our garden and living spaces.

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

be available to the public and will be published on the internet; however the published on-line version of the report will have name and address details removed.

Signature:

Date: 30th September 2015

Please ensure name and address details completed above

Return to: Licensing Service
 London Borough of Islington
 3rd Floor
 222 Upper Street
 London N1 1XR
or send by email to: licensing@islington.gov.uk

Following log sent to Anne Brothers, Noise Liason Officer on 24th February 2015

Anti Social Behaviour Complaint re use of N16 Greenhouse premises as an events venue

Address: 49 Green Lanes, Islington N16 9BU.

Premises Type: Office and desk space hire but increasingly being used as an event venue involving supply of alcohol, food and loud (live band typically) music.

Type of Anti Social Behaviour: Noise and inconsiderate behaviour.

Further concern: regular use as café and events venue possibly without appropriate event, food and alcohol supply licences.

Facts

- N16 Greenhouse officially opened in Dec 2014. Site was previously used as a light industrial unit (garment manufacture) set over 2 floors and included a covered loading bay. Building has been refitted to create office space and a studio room. The covered loading bay has been remodeled to include a café with drinks machine, cold counter and seating.
- The boundary between the covered yard space and rear gardens of 55, 57, 59 and 61 Leconfield Road is little more than a wooden garden fence and the roof is made of plastic sheeting. There is absolutely no noise resistance which makes it wholly unsuitable for event use involving supply of alcohol and loud music.
- The distance between the covered yard space and the bedroom and living spaces of 55, 57, 59 and 61 Leconfield Road is as little as 4.5m. See attached drawing.
- All the events held to date involved the supply of alcohol and incredibly loud music. See below for details of each event.
- N16 Greenhouse promotional material markets it as providing "desk space, events space, meeting space". Its website clearly promotes itself as a venue. In its home page is refer to the "Greenhouse is more than just an office share....Why not take a look at our Events page, where you can find out more about our diverse mix of communal events, including seasonal pop ups, music meet ups.....".

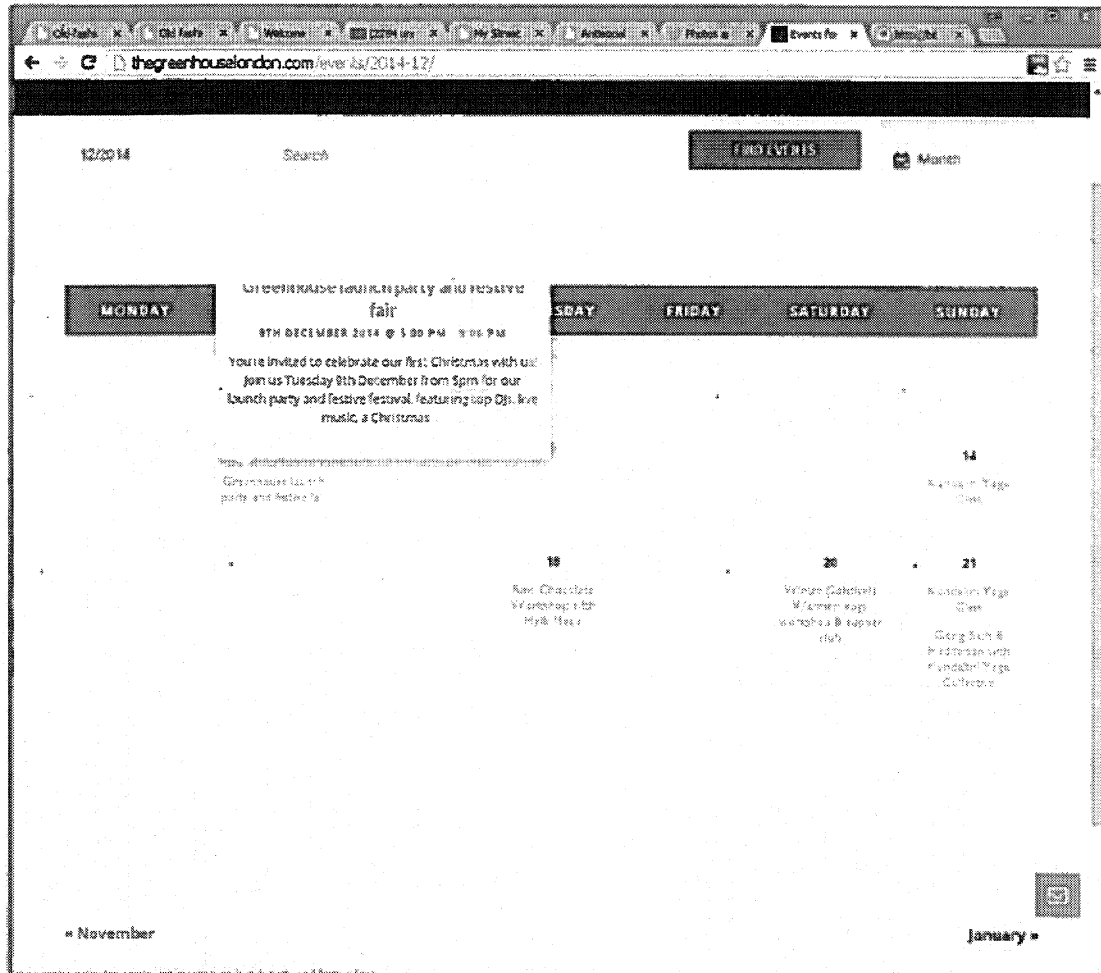
Impact

Loud music and other general noise (clean up etc) very late at night is having a major impact on the quality of life of residents of 55, 57, 59 and 61 Leconfield Road, which includes nine children aged 3 to 9 years. On every occasion an event has been hosted:

- Children have woken up distressed and unable to go to sleep unless moved to front of house.
- It has been impossible to relax or block out unreasonable noise despite all windows and doors being shut. It is like having a live band in your living room.
- Impossible to entertain friends & family in kitchen or living room due to unreasonable noise
- Anxiety as to what it might be like in the summer – impossible to enjoy one's own garden or unable to open windows or doors?

Log of Anti Social Behaviour to date (Noise & Inconsiderate Behaviour)

Event 1 - Launch Party 9th December 2015 5pm to 10pm



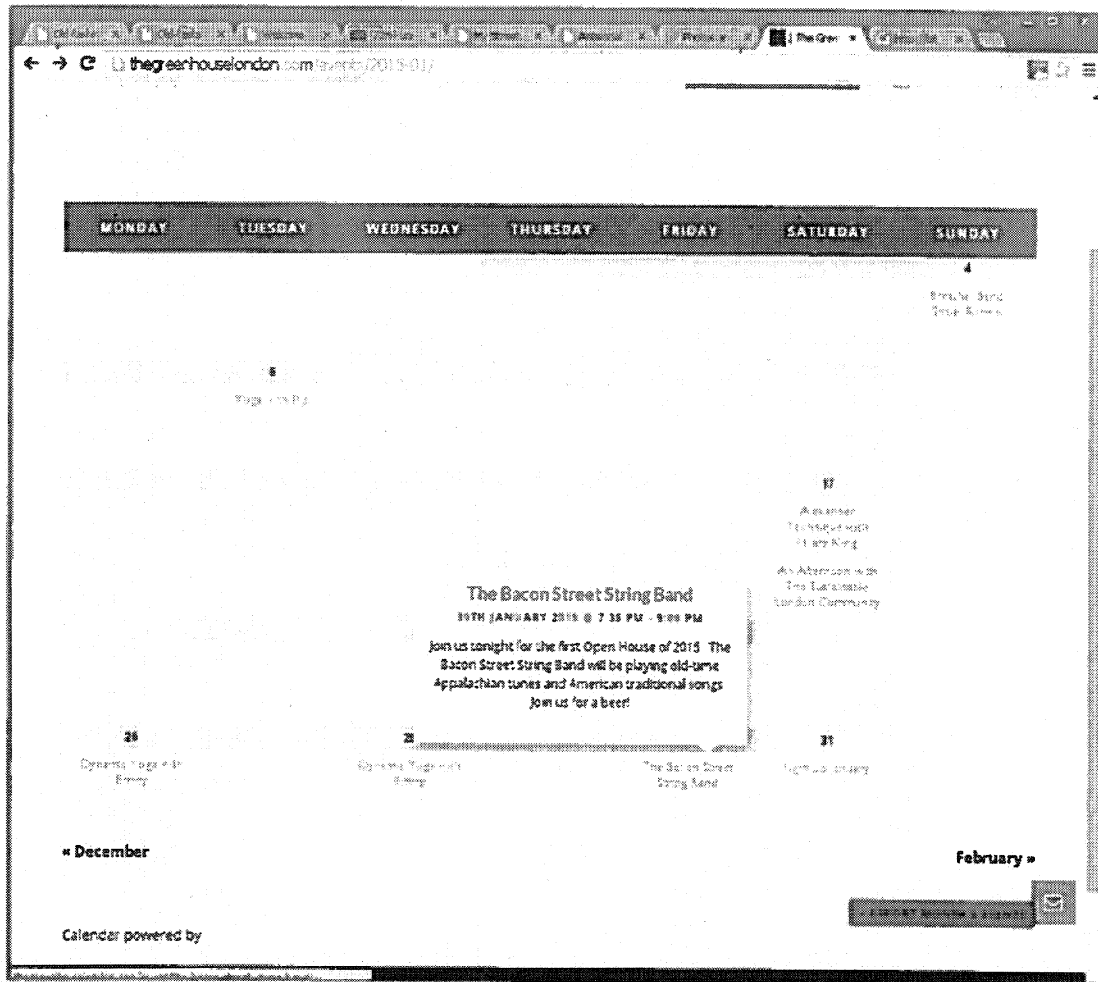
- The online invitation still viewable on Greenhouse's twitter and website refers to
- <http://thegreenhouselondon.com/event/greenhouse-launch-party-and-festive-fair/>
- - Cocktails and canapés
- - DJs, live music and a very special guest star
- It was like having a band in every room at the rear of the house. The noise (both music and laughing/cheering) got progressively louder as event went on.
- Music did not stop until 10pm. General noise did not stop till later
- I was sick with flu and reduced to tears
- When back from work my husband went round to venue about 730pm. Explained his concern to manager and was assured that it was a one off and that the intention was not to use the space as a regular venue.
- Children (3yrs, 5yrs, 7yrs and 9yrs) could not go to sleep till finished at 10pm and were exhausted for school next day

Event 2 - Saturday 13th December 2014

- Children's birthday party from 1pm to 7pm
- Approx 40 attendees - children and adults
- Very loud music played throughout and included supply of alcohol. Could clearly hear the music and party noise through closed doors and windows all day.
- I went around at 730pm concerned by impact noise would have on my children's ability to sleep to learn what was going on. Hirers of event explained the type and size of the party. They said that no member of N16 management was present during the event.

Event 3 - 30th January 2015

- Music from 730pm and alcohol supplied
- I could not put my young children (3 years and 5 years) to bed until the music stopped gone 9pm and they were exhausted the next day.



Event 4 - 6th February 2015 8.30pm

- 8pm incredibly loud live band started up. No online calendar info.
- I went round straight away to see what was going on but did not introduce myself – I was assumed to be an interested potential customer and encouraged to attend!
- Chalk board outside read 'open house' or 'open event'
- One of the staff encouraged me to come in. She and the band members were all drinking cans of beer.
- The band consisted of 2 or 3 guitars, an amplifier, a drum kit and one other instrument.
- I could hear the music walking down the front of Leconfield Road.
- My children could not sleep until it stopped some hours later.

Event 5 and 6 - 13th February 2015 and 14th February 2015

The screenshot shows the website thegreenhouselondon.com/events/2015-02/. The page features a calendar for February 2015 with a search bar and a 'FIND EVENTS' button. The calendar is organized by day of the week, with events listed for each day. A prominent event for the 14th of February is highlighted.

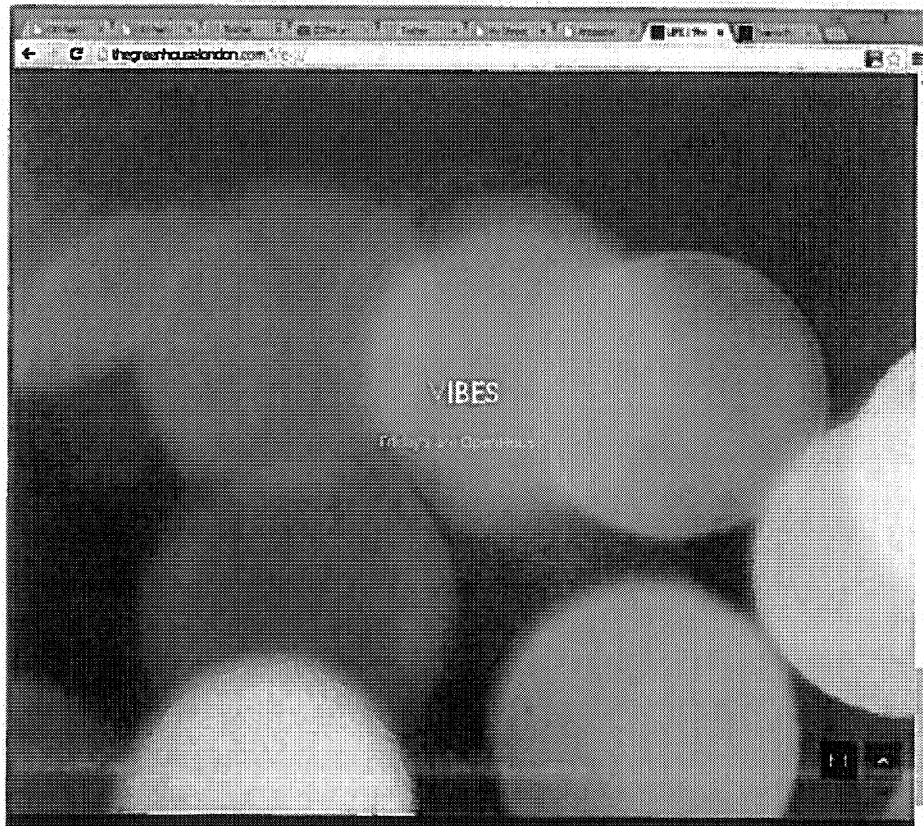
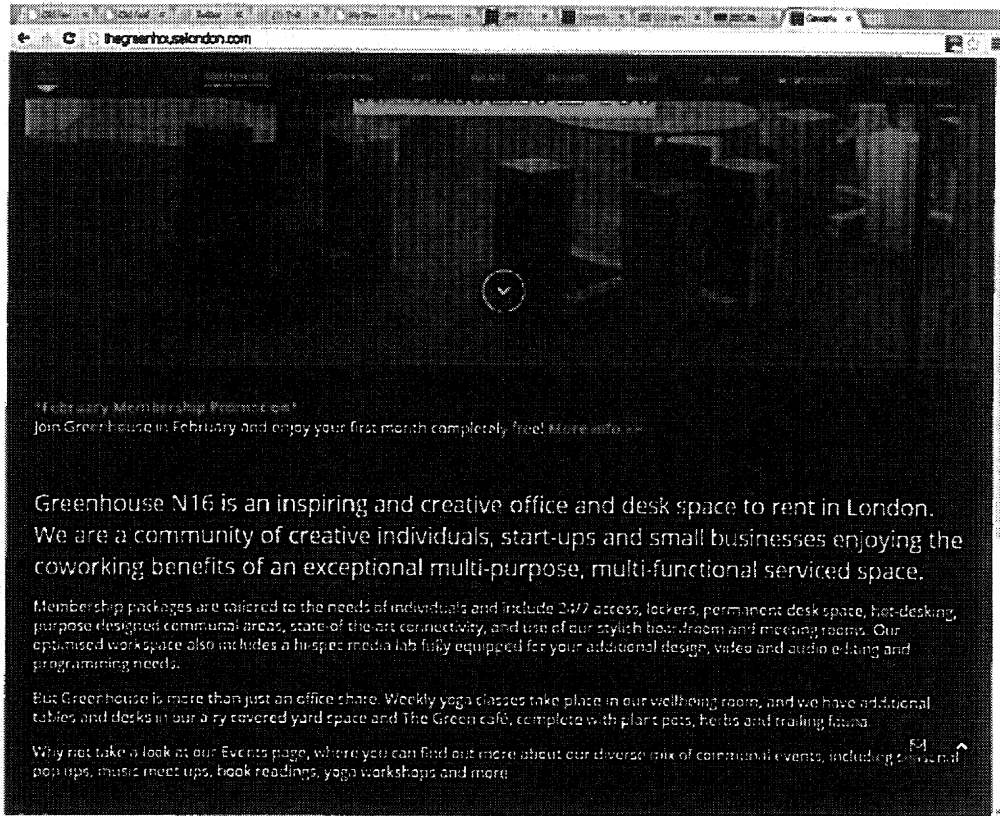
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
						1 Kundalini Yoga Class
2 Yoga with the Dynamic Yoga with Entry	3 Yoga with the Project Love - Get Ready for Love The Workshop	4 Dynamic Yoga with Entry Yoga with Gerson		Lubix Love Supper Club 14TH FEBRUARY 2015 @ 7:00 PM - 11:00 PM Lubix Love Supper Club Lubix Love Supper Club		15 Yoga with the Dynamic Yoga with Entry Yoga with Gerson
16 Yoga with the Dynamic Yoga with Entry	17 Yoga with the Project Love - Get Ready for Love The Workshop	18 Yoga with Gerson	22 Kundalini Yoga Class	23	24	25

N16 Greenhouse website advertises its café. The suitability of the space for preparation and sale of food is questionable. Building structure is of questionable quality to provide sufficient soundproofing for any volume of people.



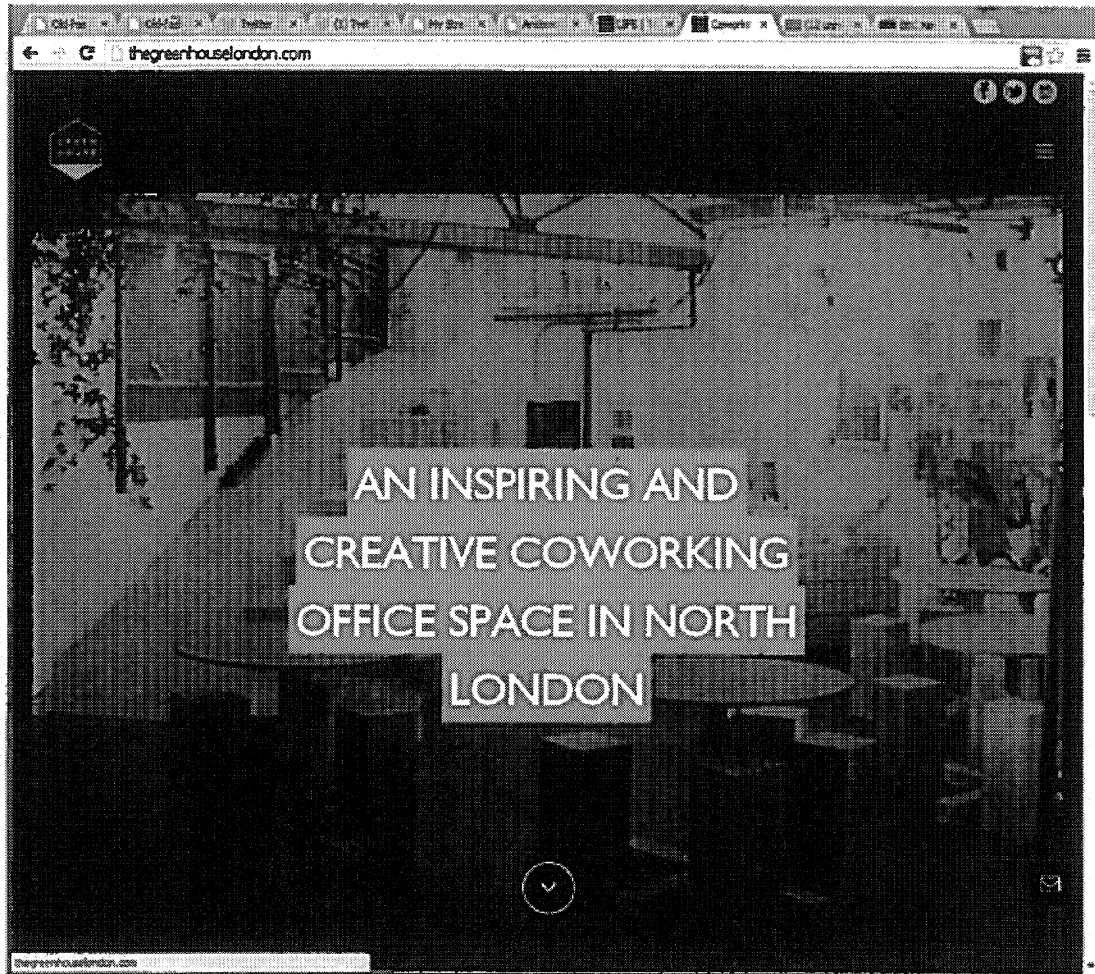
Additional information 2

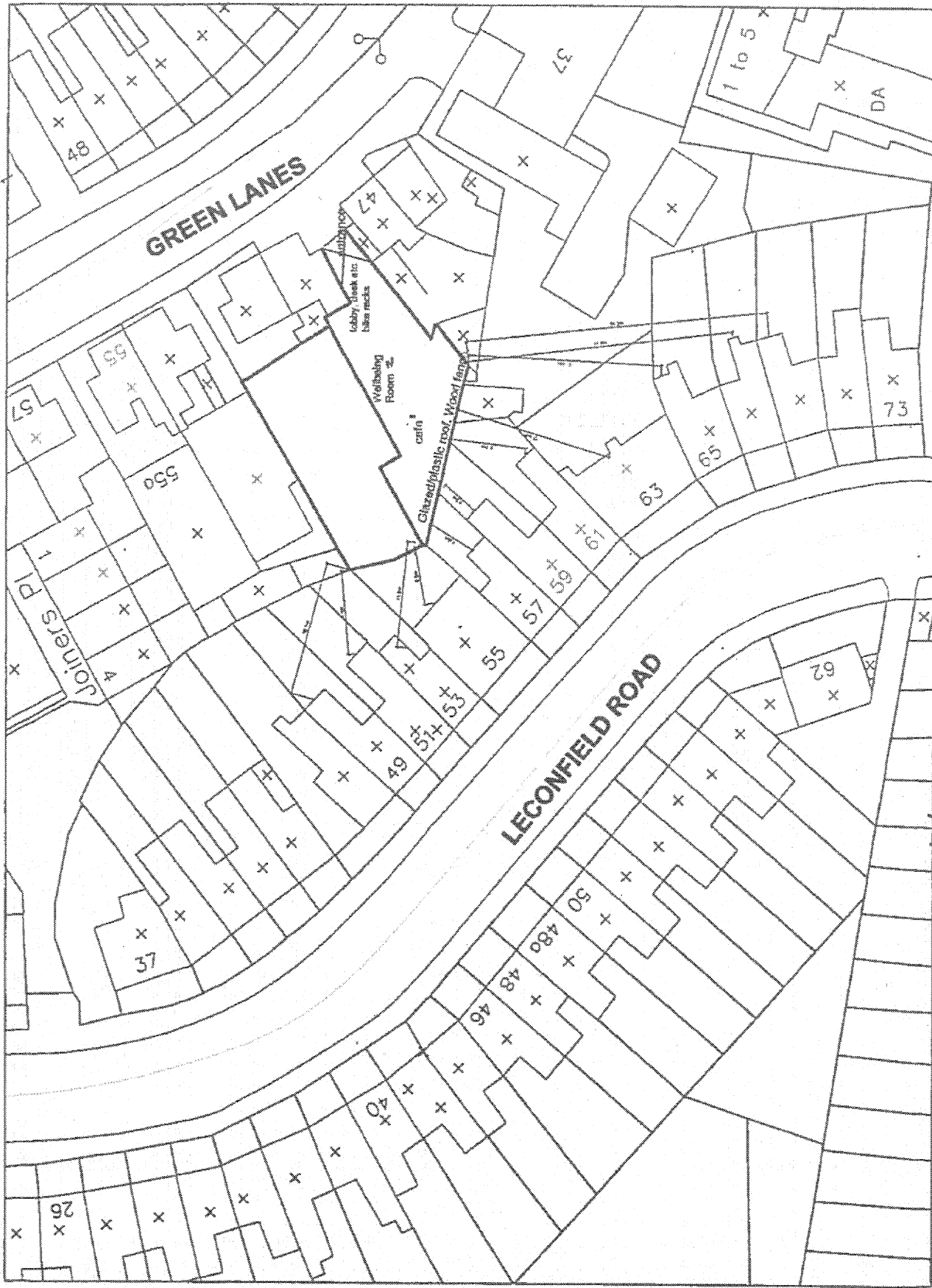
- N16 Greenhouse's own website clearly indicates that its business will operate a café and hold Friday night open events. This multi function use of the space appears central to the business vision. See screen shots below.



Additional Information 3

The boundary between the covered yard (used as an event space) and rear gardens of 55, 57, 59 and 61 Leconfield Road is little more than a wooden garden fence and the roof is made of plastic sheeting. Both are visible for the screen shot below taken from N16 Greenhouse's own website. There is absolutely no noise resistance which makes it wholly unsuitable for event use involving supply of alcohol and loud music.





Note 1 - "Cafe" is a large open area with associated seating - internal surfaces are all of hard construction with no acoustic absorption - glazed roof. Retaining wall partially fence panel.

Note 2 - "Wellbeing room" is a small room accessed via the covered yard and has windows that open onto covered yard. There are no toilet facilities or food/beverage service facilities.



Islington Licensing Authority Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	The Green House Cafe	
Address of the premises you are making a representation about	49 Green Lanes	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	See attached sheet

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.

If Committee are minded to grant this application, Pollution Team recommends the following noise conditions.

- All staff will be trained to recognise and deal with public nuisance arising from activities at the premises.
- The area under the glazed roof shall not be used for licensable activities at any time.
- There shall be no noise generating entertainments in the area under the glazed roof at any time.
- A dispersal policy shall be implemented at the premises in agreement with the Noise Team.
- Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
- All doors (apart from access and egress) and windows shall be closed while any noise generating entertainments are ongoing.
- The volume of recorded music in the area under the glazed roof shall be restricted to ambient levels of sound at all times of use.
- Smokers shall be directed to use the outside area at the front of the building.
- Customers shall not be permitted to take drinks off the premises if they wish to step outside to smoke.

	<ul style="list-style-type: none"> • After 21:00 a maximum of 6 customers shall be permitted outside to smoke at any one time. • The glazed yard area shall be closed and cleared of all customers and staff by 19:00 every night. • In the event of noise nuisance arising from entertainments being substantiated by authorised officers, the licensee shall cease all entertainments until a noise limiter has been installed and maximum music levels have been agreed with Pollution Team. • Bottling out shall be prohibited between the hours of 23:00 – 08:00.
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Signed: _____ Date: _____

Please return this form along with any additional sheets to: Licensing Support Team, Public Protection, 222 Upper Street, London N1 1XR or email to licensing@islington.gov.uk

This form must be returned within the Statutory Period. For more details please check with the Licensing Support Team on 020 7527 3031

Summary

With reference to Licensing Policy 18, paragraphs 91 and 92, the parts of the premises originally proposed for public gatherings are not suitable for use in that they have no acoustic resistance. Noise calls from residential neighbours nearby arising from the use of this part of the building for previous unlicensed events have already been received. Should the premises obtain a premises licence permitting any entertainments or public gatherings in the areas under the glazed roof, further noise calls would be inevitable.

The plan drawing submitted as part of the application did not identify areas for use therefore I visited the premises on 4 March and met with Tara who represented the applicant.

I was shown to a large open area that houses a café and associated seating. The area is covered with a glazed roof; the retaining wall to the rear is partially made up of fence panelling that forms the boundary between the premises and the gardens of residential dwellings immediately behind. Part of the roof is constructed of plastic panelling. The interior surfaces are all of hard construction with no acoustic absorption. The main bar and performance area was proposed for this part of the building at the time of the visit.

I was also shown a small enclosed room inside the main building and it was explained to me that was where they would show any film screenings. It was also explained they wanted to provide dance lessons at the premises the enclosed room inside would be used for that function as well.

The first floor was not proposed for use as part of the application.

I understand a revised plan drawing has now been received illustrating that the yard area is now not proposed for use for licensable activities. This does not take into account the possibility of noise nuisance arising from deregulated entertainments in the yard area, hence the suggested noise conditions.

E mail correspondence with the Director

From: Alfonso Araujo

Sent: 05 March 2015 12:40

To: Brothers, Anne

Subject: THE GREENHOUSE

Dear Anne,

Im writing to introduce myself, my name is Alfonso, one of the partners at the Greenhouse. I heard some really surprising bad news yesterday from Tara about us putting events at the Greenhouse. I think we have done the application in a very non descriptive way thats why i will ask you kindly to come and meet me to have a more in detail chat explaining what is it that we need support from the council and which are our plans.

Our purpose is not to become a nightclub or a live music venue, our purpose is to host different activities which are more leaning to education and community. We have discussed this a few week ago with the Islington council, Peter Courtie and Wilf Langridge came to The greenhouse to discuss our future plans. They suggested that we apply for a license, in this case gave us the contact of The Council Licensing Officer Niall Forde to help us achieve this.

I'am aware that we had a few complaints from the house at the front, which is under the same landlord, and we understand why and that is something we don't want, annoy the

neighbours! Her case and the reasons of her complaint are totally manageable (this i can explain in detail) . We are not interested in night events, only supper clubs which we can do inside the building, same as acoustic music.

We can host this events inside the building and i'm sure that it wont be a noise issue . My other concern is that we are planning to do a market for the community during the day which will help businesses around the area and satisfy needs of the community. Also, educational events for our members,(like talks, workshops, homeless charities,) in our premises.

All of these events are planned to be hosted, with the council's support, before 11 pm. From Tara's impression, we are not going to be able to have people outside anymore, so what happens when im full and i have 100 members having lunch every work day in the yard?

This is why im very confused about yesterday's visit and i would love you to come and meet us and talk properly about our plans and may be you can advise us better in how to achieve this. We dont want to annoy the community we want help make this place part of it. I just hope that we can have a better approach to our plans and that we can work together for a common goal in the area. Would you be kind to come and visit us again? If so, let me know when and we can arrange it asap.

Yours Sincerely,

Alfonso Araujo

Director

Greenhouse N16 , Eyedea2 Ltd / Spacesitter Ltd

49 Green lanes

N16 9BU

www.thegreenhouselondon.com

REDACTED

www.eyedealtd.co.uk

REDACTED

Reply to the Director:

From: Brothers, Anne

Sent: 06 March 2015 11:56

To: 'Alfonso Araujo'

Subject: RE: THE GREENHOUSE

Dear Mr Araujo

Thank you for your e mail.

I suggest that any activities in the yard area should be avoided in the evenings. It really is not suitable for gatherings of people, the glass/plastic roof has no acoustic resistance and part of the rear wall consists of fence panelling. I explained to Tara that any gathering of people there with any element of entertainment accompanied by service of alcohol would be likely to cause noise issues to residents in very close vicinity. The area is very large, all the internal surfaces are hard and sound would reverberate around inside. This would increase sound levels and people would be more likely to (unconsciously) raise their voices in order to be heard if there was more than a handful of people there. I told Tara I saw no issue with low background music and the use of the yard area during normal office hours for refreshments for your members but I had grave reservations about anything more than that, particularly involving evening use.

I asked Tara what was behind the fence panelling and she told me she believed it was another industrial unit. Upon looking out of the first floor window I could see the yard area backs onto residential gardens at the rear.

I have to inform you we are in receipt of multiple calls from residents in connection with some of the low keys events you have already held in the Greenhouse area under the glass/plastic roof and if we were to permit regular activities in that area further calls to the out of hours noise service would be inevitable. In the event of establishment of a noise nuisance we would have to take enforcement action which would be by means of service of an abatement notice under the provisions of the Environmental Protection Act 1990.

I am not talking about the other proposals you discuss in your e mail below, I would imagine an occasional community market in the daytime would be a local asset and would bring you to the attention of more people in the area. Similarly educational events should not give rise to nuisance but I have to discourage any gatherings under the glass roof outside of normal office hours.

I am very sorry to be the bearer of such bad news but I have to warn you about the pitfalls of what you are proposing. As a potential licensee you have to be aware of the licensing objectives, one of which is the prevention of public nuisance.

I recommend you look at Islington's Licensing Policy (copy attached) and consider amending the application.

Anne Brothers

Noise Liaison Officer

Noise Team

Public Protection

Islington Council

3rd Floor 222 Upper Street, London N1 1XR

Tel : 020 7527 3047 Fax: 020 7527 3059

Alternative contact: Noise Support Team: 020 7527 3258

I have not received any response to the e mail sent to the Director.

FAO DAN WHITTON, LICENSING (14) SERVICE.

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

You ..

Interest:

RESIDENT

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

You ..

Email:

Telephone:

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

Public Nuisance

(1) A Noise liaison Officer has already described the covered 'yard area' as unsuitable for licensable activities (see attached). (2) Very worried that a license to serve alcohol also allows the playing of loud music through an amplifier.

Crime and Disorder

COMMERCIAL LICENSING

23 SEP 2015

PUBLIC PROTECTION DIVISION

222 UPPER ST. LONDON N1 1AR

Protection of Children from Harm

Public Safety

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

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

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

Signature: _____

Date: _____

22nd September 2015

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk



Dear Neighbour

I would like to introduce myself to you, my name is Tom, I am one of the founders of The Greenhouse N16 and I also run the Greenhouse Café.

As you may be aware The Greenhouse N16 recently re-applied to Islington Council for a Premises License. We have applied for the following licensable activities:

-Film screenings within the wellbeing studio, with doors and windows shut Mon-Sun 18:00 – 22:00

-Supply of Alcohol with food both within café opening hours and for supper clubs. Mon-Thu 12.00-23.00 Fri-Sat 12:00-24:00 Sun- 12:00-22:00. These are the hours based on the Islington Council guidelines.

* The intention is to supply alcohol with meals within the licensable hours and as part of our supper club project.

* We founded the Greenhouse project as a professional, communal work space and always aim to maintain this ethos and commitment. We hope to open at the weekends so as to provide more family friendly workshops and activities.

I would therefore like to take this opportunity to invite you along to a consultation lunch on 19/09/2015 from 11am. A sample of the food that is on offer at the café and potential supper clubs will be available, along with the chance for you to raise any concerns or ask any questions regarding our application.

Hope to see you there

Tom

Approx March 2015



ISLINGTON

Islington Licensing Authority
Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	The Green House Cafe	
Address of the premises you are making a representation about	49 Green Lanes	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
To prevent public nuisance	Yes	See attached sheet

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.

If Committee are minded to grant this application, Pollution Team recommends the following noise conditions.

- All staff will be trained to recognise and deal with public nuisance arising from activities at the premises.
- The area under the glazed roof shall not be used for licensable activities at any time.
- There shall be no noise generating entertainments in the area under the glazed roof at any time.
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--	--

Signed: _____ Date: _____

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Sent: 05 March 2015 12:40

To: Brothers, Anne

Subject: THE GREENHOUSE

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Our purpose is not to become a nightclub or a live music venue, our purpose is to host different activities which are more leaning to education and community. We have discussed this a few week ago with the Islington council, Peter Courtie and Wilf Langridge came to The greenhouse to discuss our future plans. They suggested that we apply for a license, in this case gave us the contact of The Council Licensing Officer Niall Forde to help us achieve this.

I'am aware that we had a few complaints from the house at the front, which is under the same landlord, and we understand why and that is something we don't want, annoy the

neighbours! Her case and the reasons of her complaint are totally manageable (this i can explain in detail) . We are not interested in night events, only supper clubs which we can do inside the building, same as acoustic music.

We can host this events inside the building and i'm sure that it wont be a noise issue . My other concern is that we are planning to do a market for the community during the day which will help businesses around the area and satisfy needs of the community. Also, educational events for our members,(like talks, workshops, homeless charities,) in our premises.

All of these events are planned to be hosted, with the council's support, before 11 pm. From Tara's impression, we are not going to be able to have people outside anymore, so what happens when im full and i have 100 members having lunch every work day in the yard?

This is why im very confused about yesterday's visit and i would love you to come and meet us and talk properly about our plans and may be you can advise us better in how to achieve this. We dont want to annoy the community we want help make this place part of it. I just hope that we can have a better approach to our plans and that we can work together for a common goal in the area. Would you be kind to come and visit us again? If so, let me know when and we can arrange it asap.

Yours Sincerely,

Alfonso Araujo

Director

Greenhouse N16 , Eyedea2 Ltd / Spacesitter Ltd

49 Green lanes

N16 9BU

www.thegreenhouselondon.com

REDACTED

www.eyedealtd.co.uk

REDACTED

Reply to the Director:

From: Brothers, Anne

Sent: 06 March 2015 11:56

To: 'Alfonso Araujo'

Subject: RE: THE GREENHOUSE

Dear Mr Araujo

Thank you for your e mail.

I suggest that any activities in the yard area should be avoided in the evenings. It really is not suitable for gatherings of people, the glass/plastic roof has no acoustic resistance and part of the rear wall consists of fence panelling. I explained to Tara that any gathering of people there with any element of entertainment accompanied by service of alcohol would be likely to cause noise issues to residents in very close vicinity. The area is very large, all the internal surfaces are hard and sound would reverberate around inside. This would increase sound levels and people would be more likely to (unconsciously) raise their voices in order to be heard if there was more than a handful of people there. I told Tara I saw no issue with low background music and the use of the yard area during normal office hours for refreshments for your members but I had grave reservations about anything more than that, particularly involving evening use.

I asked Tara what was behind the fence panelling and she told me she believed it was another industrial unit. Upon looking out of the first floor window I could see the yard area backs onto residential gardens at the rear.

I have to inform you we are in receipt of multiple calls from residents in connection with some of the low keys events you have already held in the Greenhouse area under the glass/plastic roof and if we were to permit regular activities in that area further calls to the out of hours noise service would be inevitable. In the event of establishment of a noise nuisance we would have to take enforcement action which would be by means of service of an abatement notice under the provisions of the Environmental Protection Act 1990.

I am not talking about the other proposals you discuss in your e mail below, I would imagine an occasional community market in the daytime would be a local asset and would bring you to the attention of more people in the area. Similarly educational events should not give rise to nuisance but I have to discourage any gatherings under the glass roof outside of normal office hours.

I am very sorry to be the bearer of such bad news but I have to warn you about the pitfalls of what you are proposing. As a potential licensee you have to be aware of the licensing objectives, one of which is the prevention of public nuisance.

I recommend you look at Islington's Licensing Policy (copy attached) and consider amending the application.

Anne Brothers

Noise Liaison Officer

Noise Team

Public Protection

Islington Council

3rd Floor 222 Upper Street, London N1 1XR

Tel : 020 7527 3047 Fax: 020 7527 3059

Alternative contact: Noise Support Team: 020 7527 3258

I have not received any response to the e mail sent to the Director.

From:
Sent: 21 September 2015 15:35
To: Licensing
Cc: Aidan Rouse
Subject: Greenhouse License Application : Objection to Application

Dear Sir / Madam,

I write to you in relation to the recently submitted license application (below) by The Green House Cafe, 49 Green Lanes. My boyfriend and I live at [redacted] which is located directly behind the venue itself.

We would both like to strongly oppose the application.

The sale of alcohol, which may be consumed on the premises	Sunday to Thursday	12:00 until 23:00
	Friday and Saturday	12:00 to 00:00
Showing of films	Monday to Sunday	18:00 to 22:00

Truthfully, I'm really disappointed in the venue - they submitted an application that was refused earlier in the year. This was after weeks of loud music & parties which was an extremely distressing period of time for us. I've pasted below the email that we sent at the time, and we were beyond relieved when their application was rejected. Despite making no changes to the suitability of their venue (in fact it's worse - there's now a panel missing in the roof) they have decided to reapply.

I find their behaviour totally galling. They suggest they're interested in their community and yet have show so little regard for their neighbours - their last 'supper clubs' had live bands playing well past midnight.

It's not just the sale of alcohol, it's what comes with it. And that's noise - and a lot of it. The premises is doesn't have a permanent roof (or at least I hope that's not permanent!) - and it has absolutely no sound-proofing. This has caused us endless trouble at the beginning of the year with noise pollution in our homes, and issues with sleeping. I really cannot bear to have this all start up again, and on a permanent basis.

We already have 2 public houses (one recently re-opened as the Winnicott) which are in proper buildings, with soundproofing and we have no trouble from them. I'm sure the Green House guys can go there if necessary for entertainment. And if not, I suggest they focus on developing a building fit for purpose before throwing supper clubs and more. I'm sorry to sound harsh, but they have given us no reason to trust them and every reason to think if we give them an inch they'll take every advantage they can.

I truly believe granting them this application will be severely detrimental to the well being of many of the households and children of Leconfield Road and I strongly urge you to decline on our behalf and allow us to maintain peace (and not parties) in our homes.

Please let me know if you need any other information to help with the objection - we'd really like to help.

Thanks,

Previous Objection dated 11th March

Dear Sir / Madam,

I write to you in relation to the recently submitted license application (below) by The Green House Cafe, 49 Green Lanes. My fiancé and I live in 57 Leconfield road which is located directly behind the venue itself.

I hereby wish to oppose said application based on the following issues:

Unsuitability of the premises:

The premises itself that backs onto my back garden is nothing more than a shed with plastic sheeting serving as a roof. There is absolutely no sound proofing and the amount of wood serving as it's walls is a huge fire hazard that could easily spread into my house in the event of a fire.

Due to the seeming (and if there is, totally ineffective) lack of any soundproofing, the noise that comes through to the back of our house is unacceptable, and extremely distressing. This has already caused us inconvenience (which we failed to report as we thought it was individual instances) - My fiancée came home a few Fridays ago with some friends and they couldn't stay in our kitchen because it was hard to talk over the noise - eventually the basement (not even our lounge) was the only comfortable place to remain. A few weekends before that, she came home from travelling to the US and was unable to sleep early due to the noise. She also had to work the next day, and was exhausted as a result. As far as we can tell, they have been running these raucous nights illegally, and with no regard to us, their neighbours - it's beyond upsetting to think that this could be a weekly occurrence and would severely impact both our personal and working lives. We live in, and bought into a lovely residential road. We do not want to live in a night club.

Location:

The venue itself is 5 metres from my kitchen. It is between 4 - 9 metres away from young children in my neighbours' cases.

The noise that comes from the venue whenever there's even a small gathering of people removes all peace and quiet from the garden making it impossible to use as a private garden or even open the windows on a warm day.

As mentioned above, when the venue is hosting an event, it renders our kitchen, garden and lounge unusable due to the noise = for both us, and when we have friends round.

Necessity of another alcohol licence in this area:

There is already another pub, The Leconfield, a few hundred metres away serving the local community. There is also a pub for lease across the road from this and lots of bars and cafes up Green Lanes and down towards and around Newington Green. Therefore, I would question the need for yet another music and alcohol venue.

No confidence in management:

There has already been numerous events held without licences. No contact was made with residents who were all kept awake and disturbed until well after 11pm

On 13/14th Feb the noise went on even after one of my neighbours complained to the Council ASBO. The management of the venue have no regard for the local residents and appear to be breaking law doing what their doing without a licence.

In short, we would be distraught if this license went ahead. It will affect the personal and working lives of both us, our neighbours and our children. Our homes are meant to be a place of sanctuary. Somewhere to relax and unwind. This will be impossible if these licenses are permitted - and I hope the council will support us. These people have already shown a total disregard for anyone but themselves and their own enjoyment. I can't imagine what further liberties they would take if given official permission to carry on their parties. I can imagine how severely it would impact our living conditions and have faith that the council will not allow this to happen.

I hope the above will all be considered when reviewing the license application in question.

The sale of alcohol, which may be consumed on the premises	Friday to Sunday	18:00 until 23:00
The performance of plays	Saturday	12:00 until 18:00

The exhibition of films	Thursday	18:00 until 21:00
The performance of live music	Friday & Saturday	18:00 until 22:00
The playing of recorded music	Monday to Friday	09:00 until 17:00
The performance of dance	Monday to Friday	10:00 until 16:00

From:
Sent: 22 September 2015 13:08
To: Licensing
Cc:
Subject: WK/201597531 - Licence application for The Greenhouse, N16 9BU

Dear Mr. Whitton,

I would like to comment on the application for a new licence put forward by the Greenhouse Cafe, 49 Green Lanes. We are the residents of 61 Leconfield Road, N5 2RZ and our property is situated just a few metres behind the Cafe, which directly borders my rear garden.

Firstly, I was very surprised to learn that the Cafe has submitted a new request so shortly after the last one was rejected earlier in the year. Above all, because it follows a number of exchanges residents of Leconfield Rd had with Islington Council Noise Team and Anne Brothers in particular, discussing disturbances and excessive noise levels emanating from the Greenhouse Cafe. So I am again gravely concerned that the Greenhouse Cafe seeks to go beyond its current function and turn the space into a venue for bigger audiences entertained by films, music and alcohol.

My concerns have two dimensions:

The protection of children from harm

I very much fear and believe that long hours alcohol consumption will have a detrimental effect on the wellbeing and quality of life of my 3 young children (6 1/2 years), (5 years) and (3 years). Their joint bedroom is directly facing the Greenhouse Cafe premises, i.e. it is the nearest room to the Cafe (only some 7-8 meters away). They are usually going to bed between 7-8pm so I am very, very anxious about allowing the Cafe to stage evening programmes where higher noise levels seem inevitable - whether throughout the week or during weekends. The experience of the occasional day-time farmers' market at the Greenhouse Cafe is a frightening example as to the high level of noise it generates. I sincerely want to protect my children from any harm emanating from alcohol-infused, noisy visitors of the Cafe.

The prevention of public nuisance

I have no confidence at all in how the current structure of the building can prevent wider public nuisance: the rear parts of the Cafe closest to the residential properties of Leconfield Road are simply not fit for the purpose of entertainment, let alone animated by alcohol consumption (something highlighted too by Anne Brothers/Noise Team in her report). There is no proper sound proofing whatsoever. Extremely worryingly, the back yard with its glazed roof is barely covered, certainly not to an extent that noise can be controlled. In short, the Greenhouse Cafe premises are totally unsuitable for going much beyond its current function. Hosting large(r) crowds for films or music events will have a seriously adverse impact on neighbouring premises.

My wife and I are therefore strongly objecting to granting licences to the sale of alcohol on Sunday to Thursday between 12h00 and 23h00 and Friday & Saturday between 12h00 and 24h00; as well as to the showing of films between Monday to Sunday 18h00 to 22h00.

I would be grateful if you can take our serious concerns into considerations; and of course I would be happy to discuss any of this further.

Many thanks in advance and kind regards,

Fitzsimons, Aiden

(17)

From:
Sent: 29 September 2015 18:09
To: Licensing
Subject: 49 Green Lanes
Attachments: NoiseRepMARCH15_CouncilNoiseNuisanceReportWithHighlights.docx.pdf;
RepresentationFormToOpposeApplication1.pdf

FAO;

Dan Whitton

RE: the GreenHouse 49 Green Lanes

This is the third application made by this premises within the last year. Previous applications were withdrawn. I hope that you keep records of them? The actions of 49 Green Lanes cause a huge amount of stress to our household and our near neighbours. Both by causing a noise nuisance, (a report from Islington's Environmental Protection officer Ann Brothers is attached,) and by making these repeated attempts to get the building re licenced for "out of normal business hours use", which is a clear attempt to get these anti social activities legitimated.

The attached report makes clear the shortcomings property, (and its current occupants.) The part of the property adjoining our garden was formerly a vehicle loading bay and car park. The structure is covered, with a glass and plastic roof, but has no sound deadening, the adjoining wall is a garden fence. My daughter's bedroom is only 4 Metres from that fence. The "loading bay" is the only access in and out of the property and so is the area where people congregate even if the entertainment is elsewhere.

Only counting the four properties directly adjoining it to the rear, there are 9 "primary school" children with bedrooms within a few metres of 49 Green Lanes.

I hope that you will both protect the wellbeing of my family and neighbours by rejecting this application and do what you can to protect us from the stress and worry that having to make continued representations on this subject cases.

Many Thanks

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

Your Name:

Interest:

Resident of property adjoining 49 Green Lanes to the rear. _____

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

Your Address:

Email:

Telephone:

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

Public Nuisance

The actions of 49 Green Lanes cause a huge amount of stress to our household and our near neighbours by causing a noise nuisance. (A report from Islington's Environmental Protection Officer, Ann Brothers, is attached.)

Ms Brothers' report makes clear the structures unsuitability for any "out of hours" public gathering. This application is an attempt to legitimate activities which have been the subject of numerous complaints.

Crime and Disorder

In addition to the noise nuisance, there has been drinking and smoking into the early hours of the morning on a parapet overlooking my daughter's bedroom. This followed the noisy "events" and at best proves the inability of the management to control their own premises. Smokers and drinkers spilling out onto Green Lanes and onto this same parapet would be the inevitable result of allowing this application.

<p>Protection of Children from Harm</p> <p>The noise nuisance from the property has caused stress and anxiety to my children and those of my neighbours. The acceptance of this application would have catastrophic effect on their wellbeing and education.</p> <p>My daughter's bedroom is only 4 Metres from the property and, counting only the four properties directly adjoining it to the rear, there are 9 "primary school" children with bedrooms within a few metres of 49 Green Lanes.</p>
<p>Public Safety</p> <p>As previously stated 49 Green Lanes is not fit for the proposed purpose. Does it conform to <u>any</u> fire safety regulations?</p>

I wish my identity to be kept anonymous: No

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

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

Signature:

—

—

Date:

29/9/2015

Please ensure name and address details completed above

Return to:

Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR

or send by email to:

licensing@islington.gov.uk



Islington Licensing Authority Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Responsible Authority Environmental Protection

Your Name	Anne Brothers	
Job Title	Noise Liaison Officer	
Postal and email address	222 Upper Street, London N1 1XR anne.brothers@islington.gov.uk	
Contact telephone number	020 7527 3047	
Name of the premises you are making a representation about	The Green House Cafe	
Address of the premises you are making a representation about	49 Green Lanes	
Which of the four licensing Objectives does your representation relate to?	Yes Or No	<i>Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary</i>
To prevent public nuisance	Yes	See attached sheet

<p>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.</p>	<p>If Committee are minded to grant this application, Pollution Team recommends the following noise conditions.</p> <ul style="list-style-type: none"> • All staff will be trained to recognise and deal with public nuisance arising from activities at the premises. • The area under the glazed roof shall not be used for licensable activities at any time. • There shall be no noise generating entertainments in the area under the glazed roof at any time. • A dispersal policy shall be implemented at the premises in agreement with the Noise Team. • Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties. • All doors (apart from access and egress) and windows shall be closed while any noise generating entertainments are ongoing. • The volume of recorded music in the area under the glazed roof shall be restricted to ambient levels of sound at all times of use. • Smokers shall be directed to use the outside area at the front of the building. • Customers shall not be permitted to take drinks off the premises if they wish to step outside to smoke.
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	<ul style="list-style-type: none"> • After 21:00 a maximum of 6 customers shall be permitted outside to smoke at any one time. • The glazed yard area shall be closed and cleared of all customers and staff by 19:00 every night. • In the event of noise nuisance arising from entertainments being substantiated by authorised officers, the licensee shall cease all entertainments until a noise limiter has been installed and maximum music levels have been agreed with Pollution Team. • Bottling out shall be prohibited between the hours of 23:00 – 08:00.
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Signed: _____ Date: _____

Please return this form along with any additional sheets to: Licensing Support Team,
Public Protection, 222 Upper Street, London N1 1XR or email to
licensing@islington.gov.uk

**This form must be returned within the Statutory Period. For more details
please check with the Licensing Support Team on 020 7527 3031**

neighbours! Her case and the reasons of her complaint are totally manageable (this i can explain in detail) . We are not interested in night events, only supper clubs which we can do inside the building, same as acoustic music.

We can host this events inside the building and i'm sure that it wont be a noise issue . My other concern is that we are planning to do a market for the community during the day which will help businesses around the area and satisfy needs of the community. Also, educational events for our members,(like talks, workshops, homeless charities,) in our premises.

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Yours Sincerely,

Alfonso Araujo

Director

Greenhouse N16 , Eyedea2 Ltd / Spacesitter Ltd

49 Green lanes

N16 9BU

www.thegreenhouselondon.com

REDACTED

www.eyedealtd.co.uk

REDACTED

Reply to the Director:

From: Brothers, Anne

Sent: 06 March 2015 11:56

To: 'Alfonso Araujo'

Subject: RE: THE GREENHOUSE

Dear Mr Araujo

Thank you for your e mail.

I suggest that any activities in the yard area should be avoided in the evenings. It really is not suitable for gatherings of people, the glass/plastic roof has no acoustic resistance and part of the rear wall consists of fence panelling. I explained to Tara that any gathering of people there with any element of entertainment accompanied by service of alcohol would be likely to cause noise issues to residents in very close vicinity. The area is very large, all the internal surfaces are hard and sound would reverberate around inside. This would increase sound levels and people would be more likely to (unconsciously) raise their voices in order to be heard if there was more than a handful of people there. I told Tara I saw no issue with low background music and the use of the yard area during normal office hours for refreshments for your members but I had grave reservations about anything more than that, particularly involving evening use.

I asked Tara what was behind the fence panelling and she told me she believed it was another industrial unit. Upon looking out of the first floor window I could see the yard area backs onto residential gardens at the rear.

I have to inform you we are in receipt of multiple calls from residents in connection with some of the low keys events you have already held in the Greenhouse area under the glass/plastic roof and if we were to permit regular activities in that area further calls to the out of hours noise service would be inevitable. In the event of establishment of a noise nuisance we would have to take enforcement action which would be by means of service of an abatement notice under the provisions of the Environmental Protection Act 1990.

I am not talking about the other proposals you discuss in your e mail below, I would imagine an occasional community market in the daytime would be a local asset and would bring you to the attention of more people in the area. Similarly educational events should not give rise to nuisance but I have to discourage any gatherings under the glass roof outside of normal office hours.

I am very sorry to be the bearer of such bad news but I have to warn you about the pitfalls of what you are proposing. As a potential licensee you have to be aware of the licensing objectives, one of which is the prevention of public nuisance.

I recommend you look at Islington's Licensing Policy (copy attached) and consider amending the application.

Anne Brothers

Noise Liaison Officer

Noise Team

Public Protection

Islington Council

3rd Floor 222 Upper Street, London N1 1XR

Tel : 020 7527 3047 Fax: 020 7527 3059

Alternative contact: Noise Support Team: 020 7527 3258

I have not received any response to the e mail sent to the Director.

Dear Dan Whitton

RE: Challenging the license application for The Greenhouse. 49 Green Lanes, N16 9BU

We are residents of Green Lanes and live more or less opposite the Greenhouse. We have major concerns about a license for the sale of alcohol being permitted to The Greenhouse. As set out below we are concerned a licence will breach most of the licensing objectives.

Given that we live opposite the premises we would like to request anonymity in opposing this application, as we do not want to fall out with our neighbour across the road. We actually value and welcome the Greenhouse in its current form and we do frequent it when they have food markets and so on. It's fine at the moment but we feel an alcohol license will have a negative impact upon the area. If they know we have objected to this development we feel they may become hostile to us or prevent us from using the venue in the future. We have supplied our name and address but please could you withhold them from the public report. Many thanks.

Public Nuisance:

- The license of course means The Greenhouse will be open until 11am on weekdays and midnight on a Saturday. It has a front courtyard which would mean people smoking outside on the street. This will create unacceptable levels of noise for local residents when both children and adults are trying to sleep. It also means there will be noise when people are leaving the premises late at night.

Crime and Disorder

- Green Lanes already suffers from high levels of petty and opportunistic crime in the area. We believe that another bar will exacerbate the already disproportionate levels of alcohol related crime, disorder and public nuisance in the area late at night.

Public safety

- Increased numbers of patrons smoking and congregating on the street outside the Greenhouse will make it difficult for pedestrians to pass by and potentially force them onto the busy Green Lanes road itself.

From:
Sent: 17 September 2015 18:53
To: Licensing
Subject: WK/201597531 / Premises Licence Application for The Greenhouse, 49 Green Lanes, London, N16 9BU

Dear Sir/Madam,

Further to your letter indicating the application for a new premises licence reference WK/201597531 as a local resident who lives opposite the property I would like to register my concern and objections toward this application.

Personal Details

I have no objections with regards to the application for the following:

Showing of films: Monday to Sunday 6pm – 10pm

I do however object to the proposed sale of alcohol which may be consumed on the premises.

Public Nuisance

I would be very concerned about the increase in noise and antisocial behaviour with the introduction of alcohol. The road has a good mix of residential and business properties and there are already a significant number of licensed premises on the street including two public houses (one recently opened), numerous restaurants, and Turkish social clubs. The addition of another licensed premises would not provide any additional benefit to the street and I believe would have a detrimental effect.

At present we experience considerable noise disturbance late at night following the nightly closure of the Cengis Place Social Club located at 47 Green Lanes next door to The Greenhouse, with loud conversations and car traffic as the customers exit the premises. I note that an application for an alcohol licence was recently turned down for this business. In addition there are occasions when there is disturbance from people leaving pubs, returning students to flats above Tesco, or from the residents of the Bridge Gardens Shelter. Whilst as a main thoroughfare some noise is to be expected the level of disturbance at present is just about acceptable, but any additional noise would greatly exacerbate these noise levels.

The introduction of an alcohol license would generate more unwelcome noise, particularly with the congregation of smokers outside the premises as currently occurs at Cengis Place resulting in disruptive conversational noise. I am also concerned about the amassing of drinkers at closing time outside the premises. In addition I anticipate the premises being used for late night private functions as a result of an alcohol license, as has been observed on occasion in the 9 years I've lived on the road at Cengis Place. This would bring in further unwelcome noise and anti-social behaviour which can extend well beyond midnight.

I note that the premises is surrounded by residents on either side of the business as well as a flat above the property.

Crime and Disorder

I would be concerned about the amassing of drinkers at closing time outside the premises.

Protection of Children from Harm

Many of the residences on Green Lanes have young children. The proposed times for the sale of alcohol are until 23:00 during the week and until midnight at weekends which is beyond children's bedtimes and I expect parents will be concerned with this.

Overall The Greenhouse has opened as a "creative office and desk space to rent". Whilst I understand the desire to diversify the application for an alcohol licence is in direct contrast to the current business activities on which previous planning has been granted. I also note that an unsuccessful application for an alcohol licence was made as recently as March 2015 (ref WK/201576370). Due to the concerns outlined above I strongly object to a license being granted for the sale of alcohol on the premises.

I wish my identity to be kept anonymous due to concerns about social clubs and the references made in this objection.

Regards,

Whitton, Daniel

From:
Sent: 01 October 2015 23:48
To: Licensing
Subject: Green House cafe licence application

I am writing to object to the licence application from Green House café, 49 Green Lanes, to sell alcohol and show films.

I have lived at _____ since 1976.

If an alcohol and entertainment licence were to be granted, it would disastrously affect the noise levels and disturb the peace and privacy of my neighbours across Leconfield Road. Their houses are just a few meters behind the Green House, which is completely unable to be soundproofed. The noise from up to 200 drinkers, music and films would be appallingly intrusive and continuous throughout the week and late into the night and would especially disturb the small children in families, trying to sleep.

This street has always been an oasis of quiet, which we all feel is now under severe threat. Not only (but particularly) those neighbours whose property backs onto the Green House, but also those of us on the other side of the street all have strong objections to the granting of the licence. The peaceful family-centred character of the street would be changed for the worse by an unwanted increase in parking, more late-night loud conversations in the street, drunkenness, drug taking – quite apart from the actual noise and activity from the café itself.

The proposals from the Green House are unacceptable and I ask the Council to reject their application for a licence.

Yours sincerely



This email has been checked for viruses by Avast antivirus software.
www.avast.com

(21)

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address:

The Greenhouse, 49 Green Lanes, Islington, London, N16 9BU

Your Name:

Interest: Resident

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

Your Address:

Email:

Telephone:

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

Public Nuisance

The Greenhouse has a history of causing a public nuisance from when it was putting on gigs and events without proper permission from the council or consultation with residents. We previously complained about a license application in March which was not granted. The venue was set up as a shared office space in a disused metal works. This is a good use for the building. The building is not however suitable to events as it is not sound insulated. It is a lean-to with glass and metal framed ceiling; essentially a large greenhouse structure that backs directly on to a row of houses. Because of the design and materials of the building all sound is effectively amplified and broadcast a long distance. The houses of Leconfield road that back on to The Greenhouse are family houses and the rooms are where children sleep. We have two children in our flat alone and there are more in the two flats beneath ours.

Last time The Greenhouse did their unlicensed events, we could hear everything: live music, music played over loudspeakers and, even when there was no music, the noise of people drinking and talking.

On several occasions we contacted them to stop the noise. I even walked over and no management were available. No one picked up phones or replied to tweets.

The space really is not suitable for this kind of use. If you refer to the conditions set in the previous Noise Report from March, the new request should not be granted:

eg:

The area under the glazed roof shall not be used for licensable activities at any time.

There shall be no noise generating entertainments in the area under the glazed roof at any time

The glazed yard area shall be closed and cleared of all customers and staff by 19:00 every night.

Crime and Disorder

Protection of Children from Harm

Our young children go to bed at 7.30. They should not be disturbed by noise. It is unfair.

Public Safety

I wish my identity to be kept anonymous:/ No

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

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

Signature:

Date: 14/09/15

Please ensure name and address details completed above

Return to: Licensing Service
London Borough of Islington
3rd Floor
222 Upper Street
London N1 1XR
or send by email to: licensing@islington.gov.uk

Supporting Reps.

①

Fitzsimons, Aiden

From:
Sent: 30 September 2015 23:31
To: Licensing
Subject: Greenhouse - Letter of Support

Councillors &
Licencing Authority
Islington Council

Dear Sirs/Madams,

I am writing in support of the license application for the Greenhouse in Newington Green.

I work in Hackney and live locally in Islington very close to the Greenhouse shared workspace and working lunch club. I was very pleased and surprised to discover this site in the past few months and I feel that it is a place that is fulfilling a local mandate by providing space for new creative and start-up operations to establish and thrive within a local and wider context.

I hope that the borough of Islington will support this premises as it pursues better sustainability in fulfilling its desired mandate by granting this application.

I work with many local start-up businesses and I have yet to have an impression left on me as the owners and function of this site. If any license are granted within Islington, it should be for premises such as this that pose no issues to the boroughs professed licencing objectives.

Sincerely,

Licensing Act 2003 representation pro-forma

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

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

Premises Name and address The Greenhouse, 49 Green Lanes, N16 9BU

Your Name: _____

Interest: resident, business at adjoining premises, member of Green Lane Traders' & Residents' Association

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

Your Address: _____

Business: _____

Email: _____

Telephone _____

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

Public Nuisance

As a business working from the offices of the adjoining premises, I have witnessed the opening and trading of the café at The Greenhouse. My comments centre around the fact that the establishment has only brought a sense of community and goodwill to the business, residents and customers since then.

I believe that a licence to serve alcohol will enhance an already well run establishment. The premises are attached to a shared office environment which is populated by many businesses with 24 hour access. A number of businesses utilise the offices out of hours dealing with customers in different timezones. As such, it is a requirement of the café to behave responsibly after office hours in the service of alcohol due to the fact that office business is constantly being conducted in the building.

Due to these reasons, I do not believe that this application will cause any Public Nuisance.

Crime and Disorder

As a resident I have more concern about the proliferation of groups of men constantly standing outside the various ethnic social club premises on Green Lanes, next door and adjacent to the applicant. I have previously made complaints about the intimidatory nature of these groups, the obstruction to the free movement past them on the footpath, and the excessive amounts of second hand cigarette smoke that is produced by them to Islington council. This is a disgrace and should not continue.

Conversely, the existing clientele of the applicant's premises appears to be largely gender balanced and highly representative of the diverse community. In my experience working in the adjacent premises, I have never felt at threat of danger coming in or out of the premises at all times. There is no reason to believe that this will not continue to occur.

Protection of Children from Harm

Public Safety

I wholeheartedly support the licence application for these premises based on the fact that it will service the community in a positive way, encouraging a sense of belonging and shared values. The attachment to the shared office space complements the application in that it provides amenity to the businesses operating from there. Without this amenity, I do not feel that my business will continue to operate in these offices and may instead, search for another shared office with adequate facilities in other parts of London. This will be an unfortunate result. I believe my views are shared by many other businesses in the area too.

I wish my identity to be kept anonymous ~~Yes~~/No –

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

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

Signature _____

Date 29/9/2015

Please ensure name and address details completed above

Return to: Licensing Service
 London Borough of Islington
 3rd Floor
 222 Upper Street
 London N1 1XR
or send by email to: licensing@islington.gov.uk

Suggested conditions of approval consistent with the operating schedule

1. Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
2. CCTV will cover all major areas of the premises and recordings will be kept for 30 days.
3. Plastic drinking vessels will be used in all external areas.
4. A Challenge 21 scheme shall be implemented.
5. A log book shall be kept to record any accidents.
6. There will always be a qualified first aider on site when open for licensable activities.
7. Patrons will be asked not to loiter on the street outside the premises when leaving the venue.
8. Bins will be provided and placed at the exit and customers will be reminded to use them.
9. No persons under the age of 18 shall be permitted after 21:00.
10. Ground floor capacity of 200.

Conditions proposed by the Noise Service

11. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
12. Following written notification from the Licensing Authority that a substantiated noise complaint has been received, the premises shall not be used for any regulated entertainment until the Council's Pollution team is satisfied that measures have been taken to prevent further noise nuisance to residents, and the licensee has been notified in writing that the measures are accepted by the Council's Pollution team.
13. Waste collections, bottling out and deliveries to the Greenhouse shall only be carried out between 07:00 hours and 21:00 Mondays to Saturdays, and between 10:00 to 18:00 on Sundays and Bank Holidays.
14. Notices will be prominently displayed at exits requesting customers to respect local residents and to leave the area quietly.
15. No drinks shall be taken outside for consumption by customers.
16. There shall be a maximum of 6 customers permitted to smoke outside the premises at any one time.

Title :

Islington Borough
Boundary

Printed by :
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09-10-2015

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