



Report of: **Service Director, Public Protection**

Meeting of	Date	Agenda Item	Ward(s)
Licensing Sub-Committee	18 th November 2015		Barnsbury

Delete as appropriate		Non-exempt
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Subject: PREMISES LICENCE VARIATION APPLICATION
RE: THE ALBION PH, 10 THORNHILL ROAD, LONDON, N1 1HW

1. Synopsis

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

1.2 The premises currently holds a licence allowing:

- The sale by retail of alcohol, on and off supplies, Mondays to Saturdays from 10:00 until 23:00 and Sundays from 12:00 until 22:30;
- The provision of late night refreshment, Mondays to Saturdays from 23:00 until 23:30; and
- The playing of recorded music, Mondays to Sundays, 24 hours.

1.3 The variation application is to:

- Vary the design and layout of the premises in accordance with the submitted plan, ref: G15-5302/01A.

The licensee proposes the addition of a first floor private dining area. The dining area shall have a limited capacity of 24 persons at any one time. The hours and licensable activities remain as currently authorised.

2.

Relevant Representations

Licensing Authority	No
Metropolitan Police	No
Noise	No: Additional licence conditions agreed with the applicant.
Health and Safety	No
Trading Standards	No
Public Health	No
Safeguarding Children	No
London Fire Brigade	No
Local residents	Yes: Five local resident representations outstanding.
Other bodies	No:

3.

Background

3.1 Papers are attached as follows:-

- Appendix 1: application form;
- Appendix 2: current premises licence;
- Appendix 3: a. currently authorised layout plan;
b. proposed premises layout plan;
- Appendix 4: representations;
- Appendix 5: suggested conditions and map of premises location.

3.2 The licensee met with a number of local residents during the consultation period and as a result of concerns that were raised, put forward two addition premises licence conditions, see appendix 5 for details. The Council's noise service and four of the nine local resident representations were withdrawn as a result of these proposed controls.

4.

Planning Implications

4.1 None.

5

Recommendations

5.1 To determine the application for a variation of the premises licence under Section 34 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 5)
 - ii. any conditions deemed appropriate by the Committee to promote the four licensing objectives.(see appendix 5)

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

Date 9 Nov 2015

Received by

Head of Scrutiny and Democratic Services

Date

Report author: Licensing Service

Tel: 020 75027 3031

E-mail: licensing@islington.gov.uk

Application to vary a premises licence 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 Punch Taverns Plc

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number LN/11403-090714
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Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description The Albion 10 Thornhill Road			
Post town	London	Postcode	N1 1HW
Telephone number at premises (if any)	0207 6077450		
Non-domestic rateable value of premises	£140,000		

Part 2 – Applicant details

Daytime contact telephone number	01283 501600		
E-mail address (optional)	risk@punchtaverns.com		
Current postal address if different from premises address	Jubilee House Second Avenue		
Post town	Burton Upon Trent	Postcode	DE14 2WF

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to vary the layout and design of the premises in accordance with the submitted plan (drawing no G15 – 5302/01A).

The alterations of the addition of a private dining area (marked function room on the plan) on the first floor. The hours, licensable activities and conditions that are permitted under the premises licence will be applicable to this area.

Any part of the application that changes the plan/layout at the premises to be of no effect until the work has been completed.

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

All operating times, licensable activities and other conditions currently authorised by the Premises Licence are to remain unaltered.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

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

E

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

F

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

G

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

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri					
Sat			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 (please read guidance note 6)		
Sun					

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

K

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

None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) To remain unchanged.
Day	Start	Finish	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

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

Any part of the application that changes the plan/layout at the premises to be of no effect until the work has been completed.

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or (submitted online)
I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable. (submitted online)
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- 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 5 – Signatures (please read guidance note 11)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	K. Hachford, TLT
Date	09.09.2015
Capacity	SOLICITORS FOR THE APPLICANT

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 14)

Paul Uren
TLT Solicitors
One Redcliff Street

Post town	Bristol	Post code	BS1 6TP
Telephone number (if any)	+44(0)333 006 0213		

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
paul.uren@TLTsolicitors.com

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.
2. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

**PREMISES LICENCE
 LICENSING ACT 2003**

Premises licence number	LN/11403-090714		
Postal address of premises, or if none, ordnance survey map reference or description			
ALBION 10 THORNHILL ROAD			
Post town	LONDON	Post code	N1 1HW
Telephone number	020 7607 7450		

Where the licence is time limited the dates Not Applicable
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Licensable activities authorised by the licence Ground Floor
<ul style="list-style-type: none"> • The provision of regulated entertainment by way of: The playing of recorded music • The provision of late night refreshment • The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities																																																				
Delete any that do not apply																																																				
<ul style="list-style-type: none"> • The provision of regulated entertainment for the playing of recorded music: <table border="0" style="margin-left: 20px;"> <tr><td>Monday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Tuesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Wednesday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Thursday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Friday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Saturday</td><td>00:00</td><td>to</td><td>24:00</td></tr> <tr><td>Sunday</td><td>00:00</td><td>to</td><td>24:00</td></tr> </table> • The provision of late night refreshment: <table border="0" style="margin-left: 20px;"> <tr><td>Monday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Tuesday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Wednesday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Thursday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Friday</td><td>23:00</td><td>to</td><td>23:30</td></tr> <tr><td>Saturday</td><td>23:00</td><td>to</td><td>23:30</td></tr> </table> 	Monday	00:00	to	24:00	Tuesday	00:00	to	24:00	Wednesday	00:00	to	24:00	Thursday	00:00	to	24:00	Friday	00:00	to	24:00	Saturday	00:00	to	24:00	Sunday	00:00	to	24:00	Monday	23:00	to	23:30	Tuesday	23:00	to	23:30	Wednesday	23:00	to	23:30	Thursday	23:00	to	23:30	Friday	23:00	to	23:30	Saturday	23:00	to	23:30
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• The sale by retail of alcohol:=

Monday	10:00	to	23:00
Tuesday	10:00	to	23:00
Wednesday	10:00	to	23:00
Thursday	10:00	to	23:00
Friday	10:00	to	23:00
Saturday	10:00	to	23:00
Sunday	12:00	to	22:30

Except on:

Good Friday: 12:00 to 22:30

Christmas Day: 12:00 to 15:00 and 19:00 to 22:30

New Year's Eve, except on a Sunday: 10:00 until the time authorised on the following day

New Year's Eve on a Sunday, 12:00 until the time authorised on the following day.

If there are no permitted hours on the following day, midnight on the 31st December

The opening hours of the premises:

Not Specified

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

On and off supplies

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

Punch Taverns Plc
Jubilee Horse
Second Avenue
Burton Upon Trent
DE14 2WF
Telephone: 01283 501600

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

03752645

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

Barry Skarin

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

Islington Council
Public Protection Division
222 Upper Street
London
N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk

James Gibbon
Service Manager - Commercial
22/7/14
Date of Issue

Licence

Annex 1 - Mandatory conditions

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

In this condition, an "irresponsible promotion" means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children:

- a) games or other activities which require or encourage, or are designed to require or encourage, individuals to:
 - i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on:
 - i) the outcome of a race, competition or other event or process, or
 - ii) the likelihood of anything occurring or not occurring;
 - e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
6. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 7. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
-

8. The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

9. The responsible person shall ensure that:
- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - i) beer or cider: ½ pint;
 - ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii) still wine in a glass: 125 ml; and
 - b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the Operating Schedule

1. Alcohol shall not be sold, supplied, consumed in or taken from the premises except during permitted hours. In this condition permitted hours means the authorised hours specified on this licence for the sale by retail of alcohol. This restriction does not prohibit:
 - a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
 - b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
 - c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
 - d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
 - e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
 - f) the sale of alcohol to a trader or club for the purposes of the trade or club;
 - g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
 - h) the taking of alcohol from the premises by a person residing there; or
 - i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
 - j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
2. No person under fourteen shall be in the bar of the licensed premises during the permitted hours for the sale by retail of alcohol unless one of the following applies:
 - a. He is the child of the holder of the premises licence.
 - b. He resides in the premises, but is not employed there.
 - c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.

- d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

3. Unless otherwise specified on this licence no regulated entertainment shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
4. This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:
- Children and Young Persons Act 1933
 - Cinematograph (Safety) Regulations 1955
 - Sporting Events (Control of Alcohol Etc) Act 1985

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

Nil

Annex 4 – Plans

Reference Number: 374270 05.08.2008



Premises Licence Summary

Licensing Act 2003

Premises licence number LN/11403-090714

Premises details

Postal address of premises, or if none, ordnance survey map reference or description

**ALBION
10 THORNHILL ROAD**

Post town LONDON

Post code N1 1HW

Telephone number 020 7607 7450

Where the licence is time limited the dates

Not Applicable

Licensable activities authorised by the licence

- The provision of regulated entertainment by way of:
The playing of recorded music
- The provision of late night refreshment
- The sale by retail of alcohol

The times the licence authorises the carrying out of licensable activities

Delete any that do not apply

- The provision of regulated entertainment for the playing of recorded music:

Monday	00:00	to	24:00
Tuesday	00:00	to	24:00
Wednesday	00:00	to	24:00
Thursday	00:00	to	24:00
Friday	00:00	to	24:00
Saturday	00:00	to	24:00
Sunday	00:00	to	24:00

- The provision of late night refreshment:

Monday	23:00	to	23:30
Tuesday	23:00	to	23:30
Wednesday	23:00	to	23:30
Thursday	23:00	to	23:30
Friday	23:00	to	23:30
Saturday	23:00	to	23:30

• The sale by retail of alcohol:

Monday	10:00	to	23:00
Tuesday	10:00	to	23:00
Wednesday	10:00	to	23:00
Thursday	10:00	to	23:00
Friday	10:00	to	23:00
Saturday	10:00	to	23:00
Sunday	12:00	to	22:30

Except on:

Good Friday: 12:00 to 22:30

Christmas Day: 12:00 to 15:00 and 19:00 to 22:30

New Year's Eve, except on a Sunday: 10:00 until the time authorised on the following day

New Year's Eve on a Sunday, 12:00 until the time authorised on the following day.

If there are no permitted hours on the following day, midnight on the 31st December

The opening hours of the premises:

Not Specified

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

On and off supplies

Name, (registered) address of holder of premises licence

Punch Taverns Plc
Jubilee House
Second Avenue
Burton Upon Trent
DE14 2WF

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

03752645

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Barry Skarin

State whether access to the premises by children is restricted or prohibited

No person under the age of 14 years shall be in the bar of the premises during the hours that the premises is authorised to sell alcohol subject to condition 2 of annex 2 of this licence.

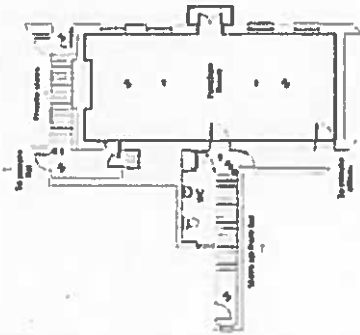
It is an offence to allow persons under the age of 16 years to be on the premises whilst it is open exclusively or primarily for the supply of alcohol for consumption on the premises unless they are accompanied by a person aged 18 or over. No unaccompanied person under the age of 16 years shall be permitted on the premises between 12 midnight and 5am if alcohol is supplied for consumption on the premises.

Islington Council
Public Protection Division
222 Upper Street
London
N1 1XR
Tel: 020 7527 3031
Email: licensing@islington.gov.uk

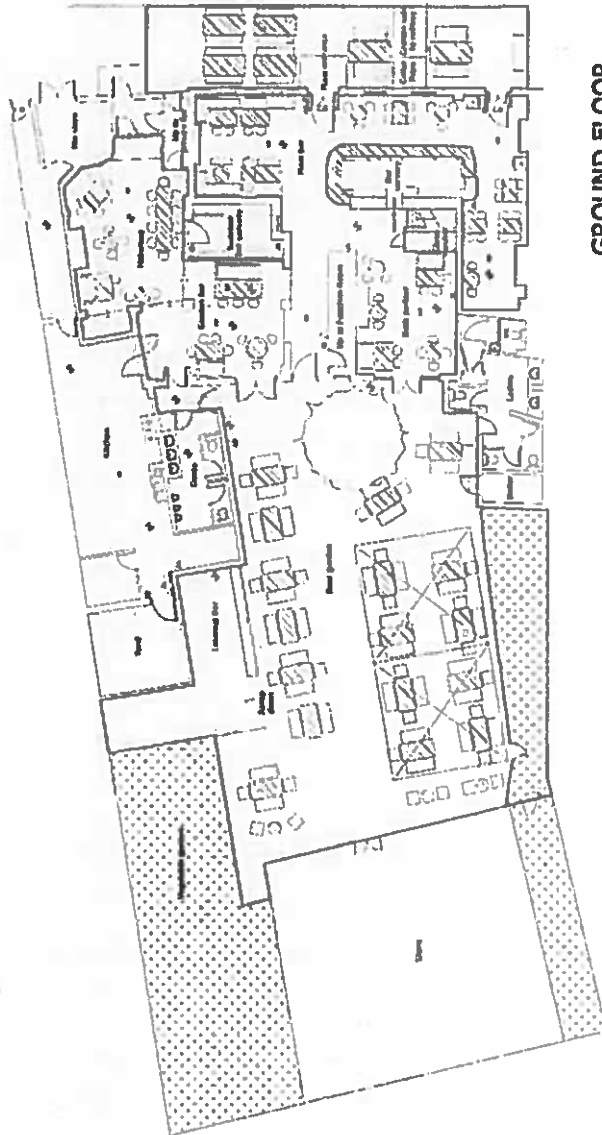
Summary

- Proposed Layout Plan.

Appendix 3b.



FIRST FLOOR



GROUND FLOOR

LEGEND :-

-  Illuminated EXIT sign
-  Emergency light
-  Break Glass Fire Alarm Call Point
-  Electronic Fire Alarm Sounder (24V DC)
-  Ionisation Smoke Detector
-  Heat Detector
-  Foam Extinguisher - 8 litre capacity
-  CO2 Extinguisher - 5 kg capacity
-  Dry Powder Extinguisher - 2.25 kg or 4.5 kg capacity
-  Water Extinguisher - 9 litre capacity
-  Wet Chemical Extinguisher
-  Fire Blanket - 1.2m x 1.2m
-  Locking Line

50mm @ 1:1 (A2)

ROMANS
SURVEYORS & VALUERS

INCORPORATED IN ENGLAND



Punch Taverns

The Ablon,
10 Thornhill Road,
Islington,
N1 1HW

Licensee: Paul Arrighetti

Issue Date: JUN 15
G15-1302

Issue No: 00
G15-1302/004

Appendix 4.

①

Rep Withdrawn

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 Albion, 10 Thornhill Road, Islington, London, N1 1HW

Your Name:

Interest:

RESIDENT

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

Your Address:

En

Telepho

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 LIVE IN A FLAT ~~VERY~~ VERY NEARLY
OVERLOOKING (FROM BEDROOM WINDOW) THE
ALBION BEER GARDEN. THERE IS UNSIDERABLE
NOISE EMANATING FROM THE GARDEN & REAR OF
PUB; THE PUB & GARDEN IS VERY POPULAR (ESP.

Crime and Disorder

~~IN SUMMER) AND ADDITIONAL DISTURBANCE~~
CAUSED BY EXPANSION OF THE PUBS
BUSINESS IS UNREASONABLE. I THEREFORE
OBJECT STRONGLY UNDER "PUBLIC
NUISANCE" OBJECTIVE.

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:

POSSIBLE REPURCUSSIONS FROM PUBS STAFF & MANAGEMENT. (INCREASED DISTURBANCE).

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.

Signa

Date: 21/09/2015

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

Rep Withdrawn

Licensing Service
Islington Council
3rd Floor
222 Upper Street
LONDON N1 1XR

4th October 2015

LICENSING APPLICATION, THE ALBION, 10 THORNHILL ROAD, N1 1HW

The above premises are hugely successful, with enormous numbers of customers. The position of the building is in an entirely residential area and the disturbance to residents is already at its limits.

My wife and I are regularly kept awake by customers who continue loud conversations very late in the evening. They sit at the outside tables whilst they wait for their respective forms of transport to arrive. They then slam doors and shout their goodbyes without a thought of the disturbance caused.

Any licence granted for a first floor is effectively going to increase the numbers of customers. These customers will arrive and leave by some methods of transportation and this will simply add to an already unacceptable situation and I wish to object on the grounds of public nuisance.

COMMERCIAL/LICENSING

6 - OCT 2015

P.S. I would like to request that my name and address be kept anonymous on the website due to the proximity of my residence to the premises, and thank you for your understanding.

PUBLIC PROTECTION DIVISION
222 UPPER ST. LONDON N1 1XR

(5)

Fitzsimons, Aiden

From:
Sent: 07 October 2015 13:41
To: Licensing
Subject: Comment on Licence application WK/201598224

Dear Sir/Madam,

Please see enclosed a comment on the License application from The Albion, 10 Thornhill road, Islington, N1 1HW

islington Ref: WK/201598224

My Name is:

Interest: neighbour

Address:

email

Tel:

Please keep my identity confidential as I am concerned that the pub might retaliate against my property.

date: 07/10/2014

I would like to object to the Licensing application on the ground of Public Nuisance:

This planning application will result in additional public nuisance for 3 reasons:

- 1/ The clientele of this pub is already very much too loud
- 2/ The pub is already squeezing way to many people in its premises, which will only get worse if an additional floor is added.
- 3/ The clientele disturbs neighbouring properties, which includes yelling, hanging around on the street after the permitted time and dumping empty bottles on the neighbouring properties across the road.

With regards to point 1 and 2:

The noise disturbance is diminishing the enjoyment of our property. In our garden, due to loud noise and shouting from this pub's gardens we can hardly keep a normal volume of conversation. With the proposed dining area on the first floor of this pub, the increased number of guests will mean that this noise disturbance problem will be even further aggravated. It is inevitable that the additional dining guests will add to the overall noise level - while arriving, while waiting in the garden for their tables, while going out to smoke, and while leaving.

Even the pub's regular customer comment on the noise and the fact that the pub is going over the limit on customer per square meter.

Please read the review posted on the Tripadvisor website on 30 August: "The noise, though, was overwhelming. I fear they have too many tables in the main dining area. The tables are too close together, hence it is hard to hear one's voice and those of one's friends. More space between tables would be a welcome change". (see http://www.tripadvisor.co.uk/ShowUserReviews-g186338-d731376-r305017498-The_Albion-London_England.html).

Comment from a customer on the Open Table website on 17 July 2015: "Very good experience in a very special place... but quite noisy" (see <http://www.opentable.co.uk/the-albion>)

Comment from a customer on the Open Table website on 15 May 2015: "I get it, they are trying to accommodate as many diners as possible on busy nights but to pay the dining room prices for a tiny table shoehorned in between the front door and a very busy crowded pub was a bit much. It was like eating on a rush hour tube carriage."

Please read the review posted on the Tripadvisor website on 16 August: "Crowd was loud and boozy and we found it difficult to hear each other.."

http://www.tripadvisor.co.uk/ShowUserReviews-g186338-d731376-r299672031-The_Albion-London_England.html

Customers in the pub gardens are talking much louder than normal to overpower the background noise, making the noise disturbance problem even worse. The pub's clientele is indeed loud and boozy and does not leave in a timely fashion after closing time but drag on and continue to make noise. Customers pile out onto Thornhill Road long after closing time and do not leave quietly. I have noticed an empty bottle thrown as trash onto a neighbouring property wall and left there.

This pub creates much noise disturbance in the neighbourhood during normal pub opening hours, and it is bad enough that it is allowed to continue the noise disturbance and serve for another 30 minutes until 23.30. This is not a high street venue but an otherwise quiet residential area with houses and gardens in the immediate vicinity of the pub. I request that the Council does not accept proposals which would only make the noise disturbance problem worse.

I would also like to point out that parking in the immediate area is very limited, and, with a whole additional floor of diners, where would they park their vehicles?

Regards

Re Licensing Act 2003 - Renewal Licence Application: Variation
Re: The Albion 10, Thornhill Rd, Islington N11 1HW.
FAO: DAN WHITTON, Licensing Service.
Licensing Act 2003 representation pro-forma

6

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 Albion, 10 Thornhill Road, Islington, London, N1 1HW

Your Name:

Interest:

RESIDENT OF MALVERN TERRACE, NEAR NEIGHBOUR OF ALBION PUB.
(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

BASED ON NOISE NUISANCE EXPERIENCED UP TO AND BEYOND 11PM ON MOST NIGHTS DURING THIS PAST SUMMER, I HAVE RESERVATIONS ABOUT THE PROSPECT OF FURTHER NOISE NUISANCE TO NEIGHBOURS SHOULD THIS LATEST APPLICATION BE GRANTED.

Crime and Disorder

~~COMMERCIAL/LICENSING~~

7 - OCT 2015

PUBLIC PROTECTION DIVISION
222 UPPER ST, LONDON N1 1XR

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:

PRIVACY

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:

6. Oct. 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

7

Fitzsimons. Aiden

Rep Withdrawn

Licensing Application
The Albion
10 Thornhill Road
Islington
London N1 1HW

Rep (8)

PUBLIC NUISANCE

The premises have a very large outside seating area at the front. Due to woefully inadequate management over the last year in particular, local residents have been regularly subjected to unacceptable levels of noise from boisterous groups of late night revellers who then pile into taxis and minicabs, slamming doors and conversing with great bonhomie to one another as they slowly leave to go their separate ways.

Customers have been allowed to stay drinking at outside tables until 11.30/11.45pm regularly throughout this past summer. I have personally complained on several occasions and I have never received an apology, nor any approach from Punch Taverns despite having left my name and address with the manager on duty on the evenings of my complaints.

The local residents were given the opportunity on 21st September to meet Barry Skarin to discuss any concerns regarding the Application and the existing noise levels. Although he felt that employing security staff to monitor the outside was not an image he wanted to promote and was not something he was willing to undertake, he was willing and confident that by re-training his staff to ensure that they not only adhere to the licensing conditions but also that they educate customers to extend general courtesy when leaving this purely residential area, the situation can be rectified.

Until it has been demonstrated that the existing premises can be policed efficiently, I object to the Application as it will further increase the number of customers and corresponding noise levels.

Whitton, Daniel

From: Licensing
Sent: 28 October 2015 15:10
To: Whitton, Daniel
Subject: FW: The Albion, 10 Thornhill Road

Rep 8 a

From:
Sent: 28 October 2015 12:39
To: Licensing
Subject: Fwd: The Albion, 10 Thornhill Road

Sent from my iPhone

Begin forwarded message:

From:
Date: 28 October 2015 12:33:26 GMT
To: "Whitton, Daniel" <Daniel.Whitton@islington.gov.uk>
Subject: Re: The Albion, 10 Thornhill Road

Although I am extremely grateful that the applicant has agreed to limit the capacity of the upstairs room and to keep the windows shut throughout all licensable activities, my concern still remains with regard to the inadequate control of the noise levels from the outside, even within permitted hours and certainly after the 10pm curfew.

This pub is situated in a purely residential area, and unlike all the other premises in the neighbourhood who employ dedicated security staff to ensure customers are brought in and kept inside in accordance with the terms of their licence, the Albion feels it can leave it to the overworked and disinterested bar staff to monitor. Until I am convinced that proper measures are to be put in place to address the existing problem, which can only be exacerbated by another 24 customers, I am unwilling to withdraw my representation on the grounds of public nuisance.

I understand from Barry that there will be a committee meeting on 10th November, and I would be grateful if you would give me further details.

----- Original Message -----

From: Whitton, Daniel
To: Whitton, Daniel
Sent: Monday, October 19, 2015 11:15 AM
Subject: The Albion, 10 Thornhill Road

I am writing to you in relation to the premises licence variation application for The Albion, 10 Thornhill Road, N1 1HW.

I wish to advise you that the applicant put forward the following premises licence conditions in response to the concerns you raised in relation to the proposed changes:

1. No more than 24 customers will be permitted in the first floor dining room at any one time; and

2. All windows and doors (save for access and egress) will be kept closed whilst the first floor dining room is in use.

Given these controls, please can you let me know if your concerns are satisfied and as a result wish to withdraw your representation.

If you require any further information or clarification please contact me.

Best regards

Dan Whitton
Licensing Officer
Licensing Team
Public Protection Division
Environment & Regeneration
Islington Council
3rd Floor, 222 Upper Street, London, N1 1XR
Tel: 020 7527 3841
Alternative contact: Terrie Lane 020 7527 3233
Email: dan.whitton@islington.gov.uk
Website: www.islington.gov.uk

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9

Rep Withdrawn

Suggested conditions of approval consistent with the operating schedule

1. No more than 24 customers will be permitted in the first floor dining room at any one time.
 2. All windows and doors (save for access and egress) will be kept closed whilst the first floor dining room is in use.
-



Title :

Islington Borough
Boundary

Printed by :
RO RO

Printed at :
09-11-2015

ISUNGTION