

Committee :	Date	Classification	Report No.	Agenda Item No.
<b>Licensing Sub Committee</b>	23 September 2014	<b>Unclassified</b>	LSC 27/145	

Report of: <b>David Tolley</b> <b>Head of Consumer and Business Relations</b>  Originating Officer: <b>Andrew Heron</b> <b>Licensing Officer</b>	Title: <b>Licensing Act 2003 Application for a premises licence for Redchurch General Store, 64-66 Redchurch Street, London, E2 7DP</b>  Ward affected: <b>Weavers</b>
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## 1.0 Summary

Applicant: **Soho House UK Limited.**  
 Name and Address of Premises: **Redchurch General Store**  
**64-66 Redchurch Street**  
**London**  
**E2 7DP**

Licence sought: **Licensing Act 2003**  
**The sale of alcohol**  
**Provide Late Night Refreshment**  
**Provide Regulated Entertainment**

Objectors: **Local Residents**  
**The Metropolitan Police**

## 2.0 Recommendations

2.1 That the Licensing Committee considers the application and objections then adjudicate accordingly.

**LOCAL GOVERNMENT 2000 (Section 97)**  
**LIST OF "BACKGROUND PAPERS" USED IN THE DRAFTING OF THIS REPORT**

Brief description of "background paper"

Tick if copy supplied for register

If not supplied, name and telephone number of holder

File Only

Andrew Heron  
020 7364 2665

### 3.0 **Background**

3.1 This is an application for a new premises licence for the Basement, Ground and First Floors, Redchurch General Store, 64-66 Redchurch Street, London, E2 7DP.

3.2 A copy of the application is enclosed as **Appendix 1**.

3.3 The applicant has described the nature of the application as:

- The sale of alcohol
- The provision of regulated entertainment
- The provision of late night refreshment

3.4 The hours that have been applied for are as follows:-

#### **Sale of Alcohol (both on and off sales)**

- Monday to Saturday from 09:00hrs to 00:00hrs (midnight)
- Sunday from 10:00hrs to 00:00hrs (midnight)

#### **The Provision of Late Night Refreshment (indoors – hot food will be available on the ground floor between 23:00hrs and midnight):**

- Monday to Sunday from 23:00hrs to 00:00hrs (midnight)

#### **The Provision of Regulated Entertainment in the form of films (indoors):**

- Monday to Saturday from 09:00hrs to 23:00hrs (midnight)
- Sunday from 10:00hrs to 23:00hrs (midnight)

#### **The Provision of Regulated Entertainment in the form of recorded music (indoors):**

- Monday to Saturday from 09:00hrs to 00:00hrs (midnight)
- Sunday from 10:00hrs to 00:00hrs (midnight)

#### **Hours premises is open to the public:**

- Monday to Saturday from 09:00hrs to 00:00hrs (midnight)
- Sunday from 10:00hrs to 00:00hrs (midnight)

3.5 Members may wish to note that in relation to the sale of alcohol this is the same as when the premises closes to the public. It is difficult to see how the licence holder will ensure that the licence conditions are met. The problem, of course, is that if sales continue until the last minute the premises cannot be emptied on time. Members are advised to consider a break between the end of the regulated activities and the time the premises closes to the public.

3.6 The applicant has agreed conditions with the Metropolitan Police. Namely:

1. The premises shall install and maintain a CCTV system which shall incorporate a recording facility. Any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity;
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested

A copy of the email in which the applicant agrees to the additional conditions is shown in **Appendix 2**

- 3.7 There are currently two premises licences in place at 64-66 Redchurch Street. These licences are still active and have not yet been surrendered. For member's information, copies of the licences are attached. The existing licence for Cheeky Nails on the first floor is enclosed as **Appendix 3**.

The current hours are as follows:

**The Sale of Alcohol (on sales only)**

- Monday to Sunday from 11.00hrs to 23.00hrs

**Hours premises are open to the public**

- Monday to Sunday from 09.00hrs to 23.00hrs

- 3.8 The existing licence for Aubin and Wills Cinema in the basement is enclosed as **Appendix 4**.

The current hours are as follows:

**The sale of alcohol (on sales only)**

- Monday to Sunday, from 12:00hrs to 23:30hrs

**The provision of regulated entertainment in the form of films (indoors)**

- Monday to Sunday, from 12:00hrs to 23:00hrs

**Hours premises are open to the public**

- Monday to Sunday, from 09:00hrs to 23:00hrs

3.9 Maps showing the relevant premises is included as **Appendix 5**.

#### 4.0 **Licensing Policy and Government Advice**

4.1 The Council has adopted a licensing policy and this is available from the Licensing Section, and at the hearing. The revised policy came into effect on 1<sup>st</sup> November 2013.

4.2 Relevant Sections of the policy are brought to the attention of Members within the Licensing Officers report.

4.3 The Home Secretary has issued Guidance under Section 182 of the Licensing Act 2003. This is available on the Government's website, [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk). It was last revised in June 2013.

4.4 Relevant Sections of this advice are brought to Members attention within the Licensing Officers report. Members should note however, that in some areas Tower Hamlets, after a proper consideration of local circumstances, has not followed the Government's advice, or has developed it further.

#### 5.0 **Representations**

5.1 All representations have to meet basic legal and administrative requirements. If they fail to do so they cannot be accepted. When rejected the person sending in the representation must be written to, and an explanation for rejection given in writing

5.2 A responsible authority or other person can make a representation. There are two tests for other persons and only one for a responsible authority. The two tests are contained in Section 18 of the Act.

5.3 All representations must be "about the likely effect of the grant of the premises licence on the promotion of the licensing objectives." Likely means something that will probably happen, i.e. on balance more likely than not.

5.4 Representations by responsible authorities do not have to meet the second test of not being vexatious and frivolous. Other persons have to meet this test.

5.5 The Home Office recommends that in borderline cases, the benefit of the doubt should be given to the interested party making the representation.

5.6 Section 182 Advice by the Home Office concerning relevant, vexatious and frivolous representations is attached as **Appendix 6**.

- 5.7 All the representations in this report have been considered by the relevant officer (Trading Standards and Licensing Manager) and determined to have met the requirements of the Licensing Act 2003.
- 5.8 This hearing is required by the Licensing Act 2003, because relevant representations have been made by the following:
- Local Residents
  - The Metropolitan Police
- See Appendices 7-16**
- 5.9 Please note that the application also received two invalid representations in that the objector did not provide enough relevant information in regards to the four licensing objectives. Each invalid representation was responded to in order to offer the objector an opportunity to correct their representation, but no response was received.
- 5.10 All of the responsible authorities have been consulted about this application. They are as follows:
- The Licensing Authority
  - The Metropolitan Police
  - The LFEPA (the London Fire and Emergency Planning Authority).
  - Planning
  - Health and Safety
  - Noise (Environmental Health)
  - Trading Standards
  - Child Protection
  - Primary Care Trust
- 5.11 In addition the application was required to be advertised in a local newspaper and by a blue poster. Only objections that relate to the following licensing objectives are relevant:
- the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance
  - the protection of children from harm
- 5.12 The objections cover allegations of
- Anti-social behaviour on the premises
  - Anti social behaviour from patrons leaving the premises
  - Acting as a magnet attracting the young who then engage in anti-social behaviour
  - Noise while the premise is in use
  - Disturbance from patrons leaving the premises on foot
  - Close proximity to residential properties
  - The LBTH Cumulative Impact Zone
- 5.13 There are strict time limits to any representations. The time limits are contained in The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005.

5.14 The applicant has offered measures in the operating schedule of the application that address the promotion of the Licensing Objectives. If there were no representations, the Licensing Authority would grant the licence, with conditions consistent with the operating schedule, which are relevant, proportionate and enforceable. Members are asked to consider the schedule and incorporate any conditions as necessary to address the licensing objectives.

## 6.0 Licensing Officer Comments

6.1 The following is intended to advise Members of the relevant aspects of the Boroughs Licensing Policy, guidance from the Secretary of State, legislation and good practice. Members may depart from the Council's Licensing Policy and/or Government advice, provide they consider it appropriate to do so, and have clear reasons for their decision.

6.2 Guidance issued under section 182 of the Licensing Act 2003

- ❖ As stated in the guidance it is “provided for licensing authorities carrying out their functions.” It is a key medium for promoting best practice, ensuring consistent application and promoting fairness equal treatment and proportionality (1.7).
- ❖ Also “so long as the guidance has been properly and carefully understood and considered, licensing authorities may depart from it if they have reason to do so.” When doing so licensing authorities will need to give full reasons for their actions (1.9).
- ❖ Also Members should note “A Licensing Authority may depart from its own policy if the individual circumstances of any case merit such a decision in the interests of the promotion of the licensing objectives.” (1.12)
- ❖ Conditions may not be imposed for the purpose other than the licensing objectives.
- ❖ Necessary conditions should emerge from a risk assessment by the applicant, which should then be reflected in the operating schedule (10.7).
- ❖ The Licensing Authority may only impose such conditions as are necessary for meeting the licensing objectives.
- ❖ It is Government policy that facilities for people and performers with disabilities should be provided at places of entertainment. (S. 10.24).

- ❖ The Government has stated “there is no general presumption in favour of lengthening licensing hours and the four licensing objectives should be paramount at all times. Where there are objections to an application and the committee believes that changing the licensing hours would undermine the licensing objectives, they may reject the application or grant it with appropriate conditions and/or different hours from those requested.” (10.20)
  - ❖ Mandatory conditions must be imposed (10.43) and censorship avoided (10.31).
  - ❖ Routine conditions about drink promotions are not permitted but can be imposed in appropriate circumstances (10.38). The Office of Fair Trading’s Advice also needs to be considered, namely that minimum prices setting is not permitted.
- 6.3 The Licensing Act 2003 permits children of any age to be on the premises which primarily sell alcohol providing they are accompanied by an adult. It is not necessary to make this a condition.
- 6.4 In all cases the Members should make their decision on the civil burden of proof, that is “the balance of probability.”
- 6.5 In all cases Members should consider whether or not primary legislation is the appropriate method of regulation and should only consider licence conditions when the circumstances in their view are not already adequately covered elsewhere.
- 6.6 The Government has advised that conditions must be tailored to the individual type, location and characteristics of the premises and events concerned. Conditions cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff and standardised conditions should be avoided where they cannot be shown to be appropriate. (1.16/1.17)
- 6.7 The Council’s Licensing Policy generally expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.
- 6.8 In **Appendices 17-23** Members are given general advice, and also have explanations of the Council’s Licensing Policy, Government advice and other legislation relating to the matters previously identified.
- 7.0 Exemptions**
- 7.1 There are a number of statutory exemptions from the operation of the Licensing Act 2003, and Members need to bear these in mind.

- 7.2 Schedule 1 Part 2 of the Act states that entertainment in churches, Morris dancing (and accompanying music if live and unamplified) and incidental music are not licensable activities-that is no conditions can be set for them.
- 7.3 Acts of religious worship, wherever performed are not licensable.
- 7.4 Section 177, (1) and (2) of the Act provides that where a premises (or club) is licensed for alcohol consumption on the premises and is primarily thus used, and the permitted capacity does not exceed 200, additional conditions relating to the music should only relate to public safety or the prevention of crime (or both). That is they should not relate to any "noise nuisance."
- 7.5 Section 177 (4) provides that where a premises licence (or club) has a capacity of not more than 200 and the only music is unamplified live music between 08:00hrs and midnight, no additional conditions should be set relating to the music.
- 7.6 Section 177 can be disapplied on a licence review if it is proportionate to do so.

## 8.0 Legal Comments

- 8.1 The Council's legal officer will give advice at the hearing.

## 9.0 Finance Comments

- 9.1 There are no financial implications in this report.

## 10.0 Appendices

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| <b>Appendix 1</b> | A copy of the application  |
| <b>Appendix 2</b> | A copy of an email dated 21 <sup>st</sup> August 2014 in which the applicant's agent agrees to additional conditions |
| <b>Appendix 3</b> | A copy the existing licence for Cheeky Nails   |
| <b>Appendix 4</b> | A copy the existing licence Aubin and Wills Cinema   |
| <b>Appendix 5</b> | Maps of the area   |
| <b>Appendix 6</b> | Section 182 Advice by the DCMS- Relevant, vexatious and frivolous representations                                    |
| <b>Appendix 7</b> | Representations of local resident Katherine Carew (x2)   |



<b>Appendix 8</b>	Representations of local resident Robin Fellgett (on behalf of JAGO Residents Association)
<b>Appendix 9</b>	Representations of local resident Hannah Thompson
<b>Appendix 10</b>	Representations of local resident Jonathan Thompson
<b>Appendix 11</b>	Representations of local resident Jennifer James
<b>Appendix 12</b>	Representations of local resident Matt Johnson
<b>Appendix 13</b>	Representations of local resident Brendon Pinch
<b>Appendix 14</b>	Representations of local resident Gabriele Popp
<b>Appendix 15</b>	Representations of local resident Sue Webster
<b>Appendix 16</b>	Representations of the Metropolitan Police – PC Alan Cruickshank
<b>Appendix 17</b>	Licensing Officer comments on: Anti-Social Behaviour on the Premises
<b>Appendix 18</b>	Licensing Officer comments on: Anti-Social Behaviour from Patrons Leaving the Premises
<b>Appendix 19</b>	Licensing Officer comments on: Acting as a Magnet Attracting the Young who then engage in Anti-Social Behaviour
<b>Appendix 20</b>	Licensing Officer comments on: Noise while the Premise is in Use
<b>Appendix 21</b>	Licensing Officer comments on: Access and Egress Problems
<b>Appendix 22</b>	Licensing Officer comments on: Licensing Policy Relating to Hours of Trading
<b>Appendix 23</b>	Licensing Officer comments on: The LBTH Cumulative Impact Zone
<b>Appendix 24</b>	Supporting documents submitted on behalf of the Applicant