

Report for: Special Licensing Sub Committee - 5th May 2021

Title: Application for a New Premises licence for Greenside House, 50 Station Road London N22.

Report authorised by : Daliah Barrett-Licensing Team Leader – Regulatory Services.

Ward(s) affected Woodside

Report for Key/ Non Key Decision: Not applicable

1. **Describe the issue under consideration**

1.1 An application has been submitted by Alexandra Invesments Ltd, seeking a licence for the ground floor and roof space of this address. The application can be seen at Annex 1. The applicants have submitted additional supporting documents following representations received from residents.

1.2 The applicant offers this description for the description of the premises 'The premises is an office building operated by Clockwise, who provide flexible office space in central locations, with individual offices, meeting rooms, open plan office, lounge and café facilities. Save for the ground floor, the premises are not open to general members of the public.

1.3 The application seeks the following:

Supply of Alcohol

Monday to Saturday	1000 to 2300 hours
Sunday	1100 to 2230 hours

Supply of alcohol **ON** and **OFF** the premises.

Hours open to the Public

Monday to Sunday	0000 to 0000 hours
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Not open to general members of the public

premises are an office building with 24-access to office workers.

1.4 The proposal is for alcohol sale to only be permitted to:

- a) Office tenants - those persons with a minimum one month contract to occupy office
Space at these or other Clockwise premises;
 - b) Co-Working members;
 - c) Office members;
 - d) Virtual office members;
 - e) Persons attending a private pre-booked event or function, a list of functions to be kept at reception for inspection by the relevant authorities;
 - f) Directors and employees of the licence holder and its affiliated companies;
 - g) Persons who have pre-booked a meeting room;
 - h) Day-pass visitors.
- Any guests of the above.

- 1.5 The applicants have submitted further documentation that has been circulated to parties that made representation. Within these documents the applicants clarify that there will be no sale or consumption of alcohol on the 5th floor terrace. Annex 1a.
- 1.6 Each of the Responsible Authorities were consulted in respect of the application.
There were representations from the;
Metropolitan Police
Trading Standards
Licensing Authority – comments
All representation are accepted and therefore withdrawn – Annex 2.

2 RELEVANT REPRESENTATIONS:

- 2.1 **Other Persons:** Representations have been made, against the application, by over 40 residents and a ward councillor. Annex 3
- 2.2 The grounds of representation received speak to the prevention of crime & disorder; the prevention of public nuisance: public safety and the prevention of children from harm. Residents refer to a wide range of concerns about the potential of noise nuisance and anti social behaviour issues that may arise from the use of the premises. Also claims that the use of the roof space may prove intrusive for nearby residents.
- 2.3 Representations were also received from Cllr Mitchell, this can be found at Annex 4.

3 RELEVANT LAW, GUIDANCE & POLICIES:

- 3.1 The paragraphs below are extracted from either:
i) the Licensing Act 2003 ('Act'); or
ii) the Guidance issued by the Secretary of State to the Home Office of April 2018
or
iii) the London Borough of Haringey's Licensing Policy Statement of January 2016

General Principles:

- 3.2 The Licensing Sub-Committee must carry out its functions with a view to promoting the licensing objectives [Act s.4(1)].
- 3.3 The licensing objectives are:
the prevention of crime and disorder;
public safety;
the prevention of public nuisance; &
the protection of children from harm [Act s.4(2)].
- 3.4 In carrying out its functions, the Sub-Committee must also have regard to:
i) The Council's licensing policy statement; &
ii) guidance issued by the Secretary of State [Act s.4(3)].

4 Sections of Statement of Licensing Policy:

16.1 All applications for new premises licences or variations need to be supported by operating schedule. The schedule must clearly establish the steps the Applicant proposes to promote the licensing objectives.

16.10 Location and other relevant considerations

In considering applications for new licences, variations of existing licences and licence reviews, this Authority will take the following matters into account:

- The type and mix of premises in the local area;
- The location of the premises and their character;
- The views of the Responsible Authorities and other persons;
- The past compliance history of the current management;
- The proposed hours of operation;
- The type and numbers of customers likely to attend the premises;
- Whether the Applicant is able to demonstrate commitment to a high standard of management for example through the level of consideration given to the promotion of the licensing objectives; by active participation in the Responsible Retailer Scheme or safety schemes such as Ask For Angela.

The physical suitability of the premises for the proposed licensable activities i.e. in terms of safety, access, noise control etc.

This Authority will need to carefully balance the conflicting needs of residents, patrons and businesses in relation to the introduction of premises and flexible opening hours for the sale and supply of alcohol

21.9 Where its discretion is engaged following the consideration of relevant representations the licensing authority will consider attaching relevant conditions to licences permissions to promote public safety where these are not provided for within other legislation and are necessary for the promotion of the public safety licensing objective. This may include additional site specific controls relevant to the planned activities and their timing.

5 Licensing Officer comments

5.1 The following information is intended to advise Members of the relevant aspects of the Statement of Licensing Policy, guidance issued by the Secretary of State, legislation and good practice. Members may depart from the Councils Policy and or Section 182 Guidance provided they consider it appropriate to do so and provide clear reasons for their decision.

5.2 Committee will also wish to be aware of the guidance issued under section 182 of the Licensing Act 2003. Licensing is about regulating the provision of licensable activities on licensed premises, by qualifying clubs and at temporary events within the terms of the Licensing Act 2003. The terms and conditions attached to various permissions are focused on matters which are within the control of individual licensees and others granted relevant permissions. Accordingly, these matters will centre on the premises and places being used for licensable activities and the vicinity of those premises and places.

5.3 The objective of the licensing process is to allow for the carrying on of retail sales of alcohol and the prevention of public nuisance, prevention of crime and disorder, public safety and protection of children from harm. It is the Licensing Authority's wish to facilitate well run and managed premises with licence holders displaying sensitivity to the impact of the premises on local residents.

5.4 In considering licence applications, where relevant representations are made, this Licensing Authority will consider the adequacy of measures proposed to deal with the potential for public nuisance and/or public disorder having regard to all the circumstances of the case.

5.5 Where relevant representations are made, this authority will demand stricter conditions with regard to noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place. Any action taken to promote the licensing objectives will be

appropriate and proportionate.

- 5.6 Also The Licensing Authority may not impose conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of the hearing that it is appropriate to impose conditions to promote one or more of the four licensing objectives. Therefore, conditions may not be imposed for the purpose other than promoting the licensing objectives and in some cases no additional conditions will be required.
- 5.7 The Licensing Act 2003 permits children of any ages to be on the premises which primarily sells alcohol provided they are accompanied by an adult. It is not necessary to make this a condition.
- 5.8 In cases Members should make their decisions on the civil burden of proof, that is the balance of probability.
- 5.9 Members should consider in all cases 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.
- 5.10 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.
The Councils Licensing policy generally expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.
- 5.11 Should the licence be granted the licensing service will ensure that a Safety Advisory Group (SAG) meeting is arranged to ensure conditions imposed are adequate

6 Decision:

- 6.1 As a matter of practice, the Sub-Committee should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas [Guide 9.37].
- 6.2 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the Sub-Committee must give appropriate weight to:
- the steps that are appropriate to promote the licensing objectives;
 - the representations (including supporting information) presented by all the parties;
 - the guidance; and
 - its own statement of licensing policy [Guide 9.38].
- 6.3 Having heard all of the representations (from all parties) the Sub-Committee must take such steps as it considers appropriate for the promotion of the licensing objectives.
The steps are:
- to grant the application subject to the mandatory conditions and such conditions as it considers necessary for the promotion of the licensing objectives;
 - to exclude from the scope of the licence any of the licensable activities to which the application relates;
 - to refuse to specify a person in the licence as the premises supervisor;
 - to reject the application [Act s.18].

6.4 For the purposes of the Licensing Act 2003 the conditions of the licence are modified if any of them are altered or omitted or a new condition added.

6.5 The Licensing Authority's determination of this application is subject to a 21 day appeal period or if the decision is appealed the date of the appeal is determined and /or disposed of.

7. Other considerations

Section 17 of the Crime and Disorder Act 1998 states:

"Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those function on, and the need to do all that it reasonably can to prevent crime and disorder in its area".

8 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life.
- Article 1 of the First Protocol – Protection of Property
- Article 6(1) – Right to a fair hearing.
- Article 10 – Freedom of Expression

9 - Use of Appendices

Annex 1 – Application form –conditions and plan

Annex 1a – additional supporting information

Annex 2 – RA representations – accepted and withdrawn

Annex 3 – Residents representations

Annex 4 – Cllr representation

Background papers: Licensing Act 2003

Section 82 Guidance

Haringey Statement of Licensing policy