

Thomas & Thomas

Partners LLP

Greenside House

SUMMARY OF PROPOSALS

THOMAS & THOMAS PARTNERS LLP

38A MONMOUTH STREET

LONDON

WC2H 9EP

Solicitors for The Applicant

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Introduction

1. The Applicant is part of the Clockwise group of companies who own and manage office and flexible office space.
2. They are represented today by Rhiannon Heseltine and Christina Ronsyn, who has been nominated as DPS. The Applicant has met the EHO and written to local residents but it is understood many of the representations remain.
3. The sale of alcohol will at all times be ancillary to the office use of the premises and will only be sold from a small fridge and servery in the ground floor café. The licence is restricted to the ground floor.
4. Save for the ground floor, the premises shall operate as an office and alcohol may only be sold 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 or Virtual Office members;
 - (d) Club 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.
 - (i) Any guests of the above.
5. The ground floor can therefore be accessed by members on the public as a licensed café. Off sales are restricted to within the building (and not the terraces) and can only be made to persons in (a) to (i) above.
6. The 5th floor terraces are no longer part of the application. In addition, off sales shall be restricted to consumption within the premises at 50 Cumberland Rd, London, N22 7TP and shall not be permitted to be taken outside of this premises including the terraces or any external areas.

7. A Full CCTV system will be installed, including an additional camera covering the area at the front of the building. Both the Police and Trading Standards conditions are agreed.
8. There is no regulated entertainment and there are no loudspeakers on the terraces.
9. Prominent, clear notices will be displayed at all exits requesting customers to respect the needs of local residents and leave the premises and the area quietly.
10. A particular concern is the use of the 5th floor terrace, particularly when it was used by the previous tenants William Hill for events. We have amended our application to make it clear that there will be no alcohol sold or consumed on the 5th floor terraces which is purchased on the premises.
11. The EHO has proposed a condition that the terraces are only open until 9pm Sunday-Thursday and 10pm Friday – Saturday. The EHO condition is agreed.
12. The application, as amended, only allows the sale of alcohol on the ground floor. There are no licensable activities in the rest of the building and both terraces are excluded from off sales.
13. The following conditions therefore apply to the use of the terraces:
 - a) The sale of alcohol is restricted to the ground floor only;
 - b) off sales shall be restricted to consumption within the premises at 50 Cumberland Rd, London, N22 7TP and shall not be permitted to be taken outside of this premises including the terraces or any external areas.
 - c) The terraces will only be open until 9pm Sunday-Thursday and 10pm Friday – Saturday.