



LICENSING (HEARING) SUB COMMITTEE

Date: THURSDAY, 29 JANUARY 2015

Time: 10.30 am

**Venue: COMMITTEE ROOMS, 2ND
FLOOR, WEST WING, GUILDHALL**

**APPLICANT:
CONTEMPORARY PUB COMPANY LTD**

**PREMISES:
6 CARMELITE STREET
LONDON, EC4Y 0BX**

CONTENTS

Hearing Procedure	(Pages 1 - 2)
Report of the Director of Markets & Consumer Protection	(Pages 3 - 10)
Appendix 1: Copy of Application	(Pages 11 - 28)
Appendix 2: Conditions consistent with the operating schedule	(Pages 29 - 30)
Appendix 3: Representations from responsible authorities	
i) Environmental Health	(Pages 31 - 32)
Appendix 4: Representations from Other Persons	
i) Murru	(Pages 33 - 34)
ii) Coppage	(Pages 35 - 36)
iii) Stopps	(Pages 37 - 42)
iv) Rees	(Pages 43 - 44)
v) Watts and Counsell	(Pages 45 - 46)
vi) Honeyman	(Pages 47 - 52)
vii) Hutt	(Pages 53 - 54)
viii) Mr Packham CC	(Pages 55 - 58)
ix) Price Lewis	(Pages 59 - 60)
x) Lyons	(Pages 61 - 62)
xi) Lobb	(Pages 63 - 64)
Appendix 5: Map of subject premises together with other licensed premises in the area and their latest terminal time for alcohol sales	(Pages 65 - 66)
Appendix 6: Plan of Premises	(Pages 67 - 68)

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LICENSING (HEARING) SUB COMMITTEE PROCEDURE FOR PUBLIC HEARINGS

1. This procedure shall apply to all public hearings conducted under the provisions of the Licensing Act 2003.
2. Public hearings conducted under the provisions of the Licensing Act 2003 shall take the form of a discussion led by the licensing authority. Cross-examination will be permitted when the Sub Committee considers it to be required. The conduct of hearings shall be broadly based, subject to the discretion of the Sub Committee, on the points set out below.
3. At the start of the hearing the Chairman of the Sub Committee will introduce him/herself and other Members of the Sub Committee as well as the City Corporation officers present. Anyone making representations will then be asked to introduce themselves and anyone accompanying them. The applicant will then do likewise.¹
4. The Chairman will then explain the purpose of the hearing and the procedure to be followed at the hearing. The Sub Committee will then make any rulings necessary in respect of requests for witnesses to be heard in support of any of the parties making representations or the applicant.
5. Those making representations will then be invited to present their case. Repetition will not be permitted. Equal time will be offered to the applicant and those making representations. Where there is more than one party making representations and/or calling witnesses in support, consideration should be given to having one spokesman on behalf of all parties so as to avoid repetition. Although the use of a spokesman will be encouraged by the Sub Committee, the decision rests with those parties making representations.
6. In the event of disorder or persistent disregard of the authority of the Chair, the Chairman may suspend or adjourn the hearing, or require that the person(s) causing disorder or showing disregard leave the hearing.
7. In the event that the Sub Committee has decided that cross-examination will be permitted, the applicant will be invited to ask questions of the party(s) making representations and their witnesses (if any). The party(s) making representations and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
8. The applicant will then be invited to present their case and call any witnesses in support of their application. The applicant will be entitled to the same period of time to present his case as those making representations were afforded.

¹ In hearings where a licence is being reviewed, references in this procedure to ‘applicant’ should be read as references to the licence holder and references to ‘those making representations’ should be read as references to those applying for the review.

9. In the event that the Sub Committee has decided that cross-examination will be permitted, those making representations will be invited to ask questions of the applicant and their witnesses (if any). The applicant and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
10. The Chairman will ask all parties if there is anything else they would like to add in support of their respective cases.
11. Those making representations will then be invited to make closing submissions followed by the applicant.
12. The Sub Committee will then retire to consider their decision. They may call for assistance by the representatives of the Town Clerk and/or the Comptroller & City Solicitor but those persons will play no part in the decision-making process.
13. In due course, the Sub Committee will return to announce their decision or to inform those present when the decision will be given.

Committee: Licensing Sub-Committee	Hearing Date: 29 January 2015
Subject: Licensing Act 2003 - Application for a new premises license	
Name of premises: Contemporary Pub Company Ltd Address of premises: 6 Carmelite Street	
Report of: Director of Markets and Consumer Protection	Public / Non-Public
Ward (if appropriate): Castle Baynard	

1 Introduction

- 1.1 To consider and determine, by public hearing, the application for a new premises license under the Licensing Act 2003, taking into account the representations of other persons detailed in paragraph 5 and the policy considerations detailed in paragraph 6 of this report.
- 1.2 The decision of the Sub-Committee must be made with a view to promoting one or more of the four licensing objectives, namely:
 - the prevention of crime and disorder
 - public safety
 - the prevention of public nuisance
 - the protection of children from harm

2 Summary of Application

- 2.1 An application made by:

Contemporary Pub Company Limited
PLS Management Ltd Gough house
57 Eden Street
Kingston Upon Thames
KT1 1DA

was received by the City of London Licensing Authority on 8 December 2014 for a new premises licence in respect of the premises at:

**6 Carmelite Street
EC4Y 0BX**

2.2 Full details of the application are contained in the copy of the Application Form at Appendix 1.

2.4 The application is to provide the following activities:

<u>Activity</u>	<u>Current Licence</u>	<u>Proposed</u>
Films, Recorded Music, Anything of a similar description to recorded music	N/A	Mon - Sat 11:00 – 00:00 Sun 11:00 – 22:30
Supply of Alcohol	N/A	Mon - Sat 11:00 – 00:00 Sun 11:00 – 22:30
Late Night Refreshment	N/A	Mon - Sat 23:00 – 00:00

2.5 The supply of alcohol is for both ‘on’ and ‘off’ the premises. With the premises open to the public between 11:00 and 00:00 Monday to Saturday and 11:00 to 22:30 on Sunday.

2.6 The Operating Schedule submitted by the applicant suggests a number of steps intended to be taken in order to promote the four licensing objectives. Those conditions which are consistent with the operating schedule and could be included on the licence are attached as Appendix 2.

2.7 The mandatory licence conditions can be found in the Licensing Act 2003, sections 19-21. Also, in the Schedules to The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010 (as amended) and The Licensing Act 2003 (Mandatory Conditions) Order 2014.

3 Licensing History of Premises

- 3.1 The premises is to operate as a 'contemporary bar with a high end food offering'.
- 3.2 The premises has not held a licence previously.

4 Representations from Responsible Authorities

- 4.1 There is one representations from Environmental Health who are against the granting of a licence due to insufficient information in the application form regarding dispersal of customers and steps taken to prevent the licensing objective of 'prevention of public nuisance' being undermined.
- 4.2 They recommend the addition of conditions concerning:
 - A written dispersal to be in place
 - Keep quite signage to be displayed
 - No drinks or glasses to be taken outside the premises
 - No sale of alcohol in unused containers for consumption off the premises
 - Contact number being available for the residents if the need to complain arises
- 4.3 The representation from Environmental Health can be seen in full as Appendix 3.

5 Representations From Other Persons

- 5.1 There are eleven representations from other persons which are against the granting of a licence to these premises on the basis that they believe one or more of the licensing objectives will be undermined. However, if the licence was to be granted the consensus of opinion is that the closing time should be earlier and no later than 23:00.
- 5.2 The majority of the representations feel that the licensing objectives relating to the prevention of crime and disorder and the prevention of public nuisance will be undermined with some feeling that the objective relating to the protection of children from harm will also be undermined.

- 5.3 The persons objecting to the granting of the licence are concerned that the premises is adjacent to residential properties and that noise generated by customers of the premises will cause them to be disturbed..
- 5.4 The representations can be seen in full as appendices 4(i) to 4(xi).

6 Policy Considerations

- 6.1 In carrying out its licensing functions, the Licensing Authority must have regard to its Statement of Licensing policy and statutory guidance issued under s 182 of the Licensing Act 2003.

City of London Corporation's Statement of Licensing Policy

- 6.2 The following sections/paragraphs of the City of London Corporation's Statement of Licensing Policy are particularly applicable to this application.

Paragraph 29 states that in completing the operating schedule, applicants should set out in some detail how they intend to run the premises in order to promote the four licensing objectives.

Paragraph 50 states an overriding policy principle namely, that each application will be decided on its individual merits, with the process complying with the regulations made under the Licensing Act 2003.

Paragraphs 51-54 state the Corporation's policy on setting conditions which may be applicable dependant on the step(s) taken by members as stated in paragraph nine of this report.

Paragraph 59 addresses the need to strike a fair balance between the desires and expectations of operators and the benefits to the community of licensed venues with the reasonable expectations of local residents and workers not to be disturbed during night time hours.

Paragraph 66 introduces a number of relevant matters to be considered by the City Corporation when assessing the likelihood of a particular

licensable activity causing an unacceptable adverse impact, particularly on local residents and businesses.

Statutory Guidance

- 6.3 The following sections/paragraphs of the statutory guidance issued under s182 of the Licensing Act 2003 are particularly applicable to this application (revised October 2012):

Chapter 2 of the guidance covers the four licensing objectives. In particular, paragraph 2.18 states that it is, ‘...important that in considering the promotion of [*the public nuisance licensing objective, licensing authorities*] focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable.’ Also, paragraph 2.19 indicates that the prevention of public nuisance could, ‘include low-level nuisance perhaps affecting a few people living locally.....’

Chapter 10 refers to conditions attached to premises licences with paragraph 10.10 stating that, ‘Conditions should be determined on a case-by-case basis and standard conditions which ignore these individual aspects should be avoided.’ Also, ‘Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.’

7 Map and Plans

- 7.1 A map showing the location of the premises together with nearby licensed premises is attached at Appendix 5. A key of those premises is included which indicates the maximum permitted hours for alcohol sales in respect of each premises.

- 7.2 A plan of the premises is attached as Appendix 6.

8 Summary

- 8.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the Licensing Objectives. Each objective has equal

importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, any Statutory Guidance under the Licensing Act 2003 and is bound by the Human Rights Act 1998. The Corporation must also fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in the City.

9 Options

- 9.1 The Sub-committee must, having regard to the representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives:
- i) grant the licence subject to any conditions consistent with the operating schedule modified to such extent as the Sub-committee considers appropriate for the promotion of the licensing objectives and include the mandatory conditions contained in Ss. 19-21 of the Licensing Act 2003;
 - ii) exclude from the scope of the licence any of the licensable activities to which the application relates;
 - iii) To refuse to specify a person in the licence as the premises supervisor;
 - iv) Reject the application.

For the purposes of paragraph 9.1(i) conditions consistent with the operating schedule are modified if any of them are altered or omitted or any new condition is added.

- 9.2 Where a licensing authority takes one or more of the steps stated in paragraph 9.1 above the applicant, or the holder of the licence and/or a person who made relevant representations in relation to the application, may appeal the decision to the Magistrates' Court. Any appeal must be commenced within 21 days following notification of the decision to the appellant by the licensing authority.

10 Recommendation

- 10.1 It is therefore RECOMMENDED that your Sub-Committee determine this application for a premises licence in accordance with paragraph 9 of this report.

Prepared by P Davenport
Licensing Manager
peter.davenport@cityoflondon.gov.uk

Background Papers

<u>BACKGROUND PAPER</u>	<u>DEPT</u>	<u>FILE</u>
Corporation of London Statement of Licensing Policy (revised Jan 2013)	MCP	5th Floor Walbrook Wharf
Statutory Guidance – ‘Revised Guidance Issued Under Section 182 Of The Licensing Act 2003’. October 2014		www.statutory guidance

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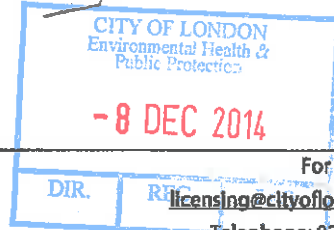
Last Date:

5-Jan

Appendix 1



City of London
Application for a premises licence
Licensing Act 2003



For help contact

DIR.

licensing@cityoflondon.gov.uk

Telephone: 020 7332 3406

* required information

Section 1 of 19

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

* Is the applicant's business registered in the UK with Companies House? Yes No

* Registration number

* Business name

* VAT number

* Legal status

If the applicant's business is registered, use its registered name.

Put "none" if the applicant is not registered for VAT.

Continued from previous page...

* Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

An agent that is a business or organisation, including a sole trader

A sole trader is a business owned by one person without any special legal structure.

A private individual acting as an agent

Agent Business

* Is your business registered in the UK with Companies House? Yes No

* Registration number

* Business name

If your business is registered, use its registered name.

* VAT number

Put "none" if you are not registered for VAT.

* Legal status

Continued from previous page...

* Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

* Building number or name

* Street

District

* City or town

County or administrative area

* Postcode

* Country

Section 2 of 19

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

CONTEMPORARY PUB COMPANY LIMITED

Details

Registered number (where applicable)

08798353

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

PRIVATE LIMITED COMPANY

Address

Building number or name
Street
District
City or town
County or administrative area
Postcode
Country

Contact Details

E-mail
Telephone number
Other telephone number

Section 5 of 19

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

Provide a general description of 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.

CONTEMPORARY BAR WITH A HIGH END FOOD OFFERING

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

Continued from previous page...

Section 6 of 19

PROVISION OF PLAYS

Will you be providing plays?

Yes No

Section 7 of 19

PROVISION OF FILMS

Will you be providing films?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the exhibition of films take place indoors or outdoors or both?

Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

Continued from previous page...

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.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 8 of 19

PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

Yes

No

Section 9 of 19

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

Yes

No

Section 10 of 19

PROVISION OF LIVE MUSIC

Will you be providing live music?

Yes

No

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

Yes

No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes

No

Section 13 of 19

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes

No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give a description of the type of entertainment that will be provided

Will this entertainment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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.

State any seasonal variations for entertainment

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for entertainment at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 14 of 19

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 15 of 19

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes

No

Standard Days And Timings

MONDAY

Start 11:00

End 00:00

Start

End

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.

TUESDAY

Start 11:00

End 00:00

Start

End

WEDNESDAY

Start 11:00

End 00:00

Start

End

THURSDAY

Start 11:00

End 00:00

Start

End

FRIDAY

Start 11:00

End 00:00

Start

End

SATURDAY

Start 11:00

End 00:00

Start

End

Continued from previous page...

SUNDAY

Start 11:00

End 22:30

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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

Name

First name

John

Family name

D'ell Ross

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

Continued from previous page...

Personal Licence number
(if known)

Issuing licensing authority
(if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 19

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

NONE

Section 17 of 19

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="22:30"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 19

LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

PLEASE SEE ANNEX A

b) The prevention of crime and disorder

PLEASE SEE ANNEX A

Continued from previous page...

c) Public safety

PLEASE SEE ANNEX A

d) The prevention of public nuisance

PLEASE SEE ANNEX A

e) The protection of children from harm

PLEASE SEE ANNEX A

Section 19 of 19

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000-14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00

Continued from previous page...

Capacity 80000-89999 £56,000.00
Capacity 90000 and over £64,000.00

* Fee amount (£)

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name
Street
District
City or town
County or administrative area
Postcode
Country

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to 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.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name
* Capacity
Date (dd/mm/yyyy)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
 2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/city-of-london/apply-1> to upload this file and continue with your application.
- Don't forget to make sure you have all your supporting documentation to hand.

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

ANNEX A

- 1. CCTV must be installed at the premises. Tapes and visual images recorded shall be retained for a period of 31 days and the system installed at the premises must be at least in accordance with the specification issued by the Licensing Authority. Access to the system must be made available to an Authorised Officer on request.**
- 2. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.**
- 3. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.**
- 4. A proof of age scheme, such as Challenge 25, shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.**
- 5. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.**
- 6. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.**

6 Carmelite Street
Conditions Consistent with the Operating Schedule

1. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points will be covered enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record whilst the premises are open to the public and recordings shall be kept available for a minimum of 31 days with date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public. This staff member shall be able to show the police or the Licensing Authority recent data or footage with the absolute minimum of delay when requested. (MC01)
2. A prominent sign shall be displayed at all exits from the premises requesting that patrons leave quietly. (MC15)
3. A 'Challenge 25' Scheme shall operate to ensure that any person attempting to purchase alcohol who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, a photo card driving licence or an industry approved proof of age identity card. (MC21)
4. A log shall be kept at the premises and record all refused sales of alcohol for reasons that the person(s) is, or appears to be, under 18 years of age. The log shall record the date and time of the refusal and the name of the member of staff who refused the sale. The log will be made available on request by the Police or an authorised officer of the City of London Corporation. (MC19)

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Breese, Robert

From: Seal, Garry
Sent: 05 January 2015 15:42
To: M&CP - Licensing; Davenport, Peter
Cc: Sambells, Rachel
Subject: Contemporary Pub Company Limited, 6 Carmelite Street, EC4Y OBX

The pollution team makes the following representations concerning the application for the premises licence for the above premises:

The licence application Licensing Objectives, does not contain adequate information to meet the licensing objective 'prevention of public nuisance' and the city of London Policy document: Statement of licensing Policy.

Namely:

The applicant should supply sufficient information as set out in the licensing policy in relation to paragraphs 34 and 38 for the reasons expressed at paras 39 & 40 using the City of London Code of Good Practice for Licensed Premises

This would then cover the areas where we have concerns:

The adjacent properties contain a large proportion of residential properties, taking into account the proposed closing times the applicant has not evidenced the proposals for quiet dispersal.

We would like to see the following conditions attached to this application:-

MC15 A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to neighbours.

MC16 Prominent signage shall be displayed at all exits from the premises requesting that customers leave quietly.

MC17 Customers permitted to temporarily leave and then re-enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

MC18 There shall be no sale of alcohol in unsealed containers for consumption off the premises.

MC19 The Licence holder shall make available a contact telephone number to nearby residents and the City of London Licensing Team to be used in the event of complaints arising.

Regards

Garry

Garry Seal
Environmental Health Officer
City Of London
Markets and Consumer Protection
Pollution Team
PO Box 270
Guildhall
London EC2P 2EJ

T: 020 7332 3591

M: 07860 843560

email: garry.seal@cityoflondon.gov.uk

Breese, Robert

From: [REDACTED]
Sent: 05 January 2015 16:04
To: M&CP - Licensing
Subject: Objection to the Premises Licence Application by Contemporary Pub Company Limited (Whitefriars House, 6 Carmelite Street

RE: Objection to the granting of the Premises Licence Application by Contemporary Pub Company Limited in respect of premises at Whitefriars House, 6 Carmelite Street

Dear Sir/Madam,

Please accept our objection to the aforementioned premises Licence Application as indicated below.

As owners of a flat situated in Temple House on the [REDACTED] floor (on Tallis Street side) We are concerned for the negative effects of the granting of the Application aforementioned.

Unfortunately as much as I respect the intraprenurial spirit of the company applying for the licence, We feel ourself dreading the opening of such a business just few steps away from my building.

Please let us highlight our main area of concern:

1) We feel that with the opening of yet another would further add public nuisance to all living and working in the area.

Tallis street/Carmelite street is primarely an office and residential area. We already have some clear nuisance late at night from inebriated individuals who leave Jamies at 36 Tudor Street or the Tempio restaurant on 3 Temple avenue. During the summer time the open windows exacerbates the problem; (it is not possible to install air conditioning systems in our building due to regulatory issues) in fact it makes it impossible to sleep till such bar/restaurant close down for the night at the patrons leave loudly such premises. The opening of yet another business of such a nature will make the area even more prone to alteration of the relative quiet needed in each home. In more than one instance My husband and I preferred to walk (especially late in the evening) away from these two places in order to avoid encounters with people who clearly have no more civilized controls over their actions.

2) We are also afraid the presence of another business like this would clearly increase the possibility to being further exposed to criminal behaviour. As we all know criminals concentrate their efforts where they see multiple opportunities to perpetrate their criminal plans. Another bar/restaurant (and this time more upscale, judging from the business plan presented) could attract more unwanted attention from criminals as they see the number of affluent customers such a business could attract. We all know how uneffective CCTV cameras are at preventing crimes. We clearly all know that most of the time criminals have their faces covered and could care less about cameras. We would not welcome being witness to a crime right under our own windows.

3) We are concerned of possibly exposing our children to a further concentration of unsocial and criminal behaviour. Quite often we have our nieces and nephews coming to visit us in order to attend english courses. They are all turning in their pre-teen years and while we always felt we could take responsibility for their education and safety while with us, we are now afraid this opening could make the area less safe for them. Several premises are left vacant of Fleet street and we feel such a businesses should (where possible) stay away from residential areas as much as feasible to help the community to limit as much as possible early exposure to unsocial and possibly criminal behaviours of very impressionable children. My niece two years ago came back all distraught from a brief walk with her dog as she saw a clearly inebriated group of 3 people yelling something about her dog and totally oblivious to the mark that act would leave on such a young mind. I understand we can not completely isolate them from harm but where is possible we should avoid concentrating the possibility of being witness to such uncivilized behaviours.

We hope you will give consideration to our concerns and are confident you will take the right decision for all involved.

Regards

Lucia and Guido Murru

 Temple House


Breese, Robert

From: [REDACTED]
Sent: 05 January 2015 15:43
To: M&CP - Licensing
Subject: Premises Licence Application - Contemporary Pub Company Ltd - 6 Carmelite Street, London EC4Y 0BX

Importance: High

I am the owner of [REDACTED] Temple House and request that this application be rejected on the following grounds:

- noise pollution - the streets are narrow and surrounded by high rise buildings. Of particular concern is the way in which people congregate on streets and the impact that this will have on the residents of Tallis Street and the entry to Temple House. As the proposal is to cater for approximately 124 people the noise will be considerable
- the surrounding area already affords plenty of bars and restaurants - businesses and tourists are more than catered for by a range of places within walking distance
- the location is not suitable for this type of venture - the space has been vacant since 2003. We have already seen similar businesses fail in Whitefriar Street (junction with Tudor Street). This space is much more suited to a restaurant/bar due to passing trade; however, this space has been vacant for a number of years

I'm struggling to understand why the licensing sub committee would authorise this application when this part of the City is designated as residential and the impact it will have on residents. If the application is granted, can the following conditions be imposed:

- a closing time of 2300 hours
- all doors and windows to be closed at all times, with the exception of an emergency
- customers are not permitted to smoke or drink in Tallis Street
- customers are not permitted to congregate in large numbers in Tallis Street or near the entrance to Temple House due to the safety and security of residents

Please acknowledge receipt by return.

Robert Coppage

Sent from Windows Mail

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Victoria House
25 Tudor Street
London
EC4Y 0DD

City of London Licensing Team
Markets and Consumer Protection
PO Box 270
Guildhall
London
EC2P 2EJ

5 January 2015

By email only to: licensing@cityoflondon.gov.uk

Dear Sirs

Premises Licence Application
Applicant: Contemporary Pub Company Limited
Subject Premises: 6 Carmelite Street, London EC4Y 0BX

I write to make representations in opposition to the above premises licence application, which is made in respect of the ground floor and basement at 6 Carmelite Street, London EC4Y 0BX ("the Premises"). The Premises are situated on the corner of Tallis Street and Carmelite Street. They lie a short distance from Temple House and Victoria House, a development of 60 residential apartments. A number of the Temple House apartments actually face onto Tallis Street itself, with bedrooms and reception rooms on that side of the building.

I understand from information displayed on the Applicant's website as at today's date (www.contemporarypubs.com) that the Applicant has been incorporated for the purpose of opening and (in the shorter term) operating a series of five "contemporary pubs". The Applicant describes the Premises (to be known as The Carmelite) as the intended "flagship venue" in the chain and is currently seeking to raise £300,000 to fund the fit-out. The Applicant's website also indicates that the team behind the Applicant hopes to sell the company in 2019 and provide a threefold return to shareholders. This is not, therefore, an application by an operator which plans to be a long-term member of the local community; rather, it is an application made with a view to an onward sale of the business at substantial profit within a short period of time.

I am the owner of Apartment [redacted] Victoria House, which has been my home for 9 years. As I explain below, given (i) the proximity of the Premises to Temple House and Victoria House; (ii) the (limited) information provided by the Applicant regarding the Premises; and (iii) the hours for which a premises licence is sought, I am concerned that the granting of the application will have a significant impact upon residential amenity for those of us living nearby.

General observations

According to the City of London website, the Premises were granted planning consent for A3¹ use (as a “restaurant/wine bar”) in 2000 (under City of London ref. 5203N). However, they have remained vacant ever since, due (I believe) to the side-street location and lack of passing trade. In 2009, following a number of years of unsuccessful marketing of the premises to the hospitality trade, the (then) owner of the Premises applied for permission for change of use to class B1 (office) use, which was granted. In August 2012, Christie & Co, the current owners of the Premises (and the Applicant’s prospective landlords), applied for and obtained an extension of time (until August 2015) for implementing the extant permission for B1 use. The rest of the building at 6 Carmelite Street is used as offices, and in light of the proximity of the building to a large number of residential apartments, a non-licensed, office use of the Premises would be a very welcome alternative to the current application.

The Prevention of Public Nuisance

The premises licence application form describes the Premises as a “*contemporary bar with a high end food offering*”. No further detail is provided regarding the proposed nature, ambience and operation of the Premises. This is of particular concern to me, because both (i) the Applicant’s website; and (ii) the premises plans submitted as part of the licence application clearly refer to the Premises as a “*pub*”. Likewise, the Applicant’s recent planning applications for an accessible entrance and the plans submitted therewith proceeded on the basis that the Premises were to be a pub. Furthermore, the Applicant’s website states that the (proposed) Premises “...*sits within the ‘all day’ bracket of licensed outlets in the UK where guests can enjoy whatever they like from the menus at any time without the need to adhere to traditional times for lunch or dinner*”. I believe this description to be consistent with that of a public house with an all-day food offering.

In any event, however the Applicant seeks to describe the Premises, I believe that due to their location, proposed scale and intended trading hours, the Premises are likely to cause significant public nuisance. The proposed scale of the operation is substantial. The premises plans submitted with the licence application refer to 124 covers (60 ground floor and 64 basement). Neither the application form nor the accompanying premises plans specify maximum capacities. However, the Applicant’s website states that “*the venue has a total capacity of 130 all seated or up to 330 for standing functions...*”. It is reasonable to assume that tables in the Premises may be occupied more than once in the evening, and that standing customers will come and go – meaning that a very much larger number of customers may pass through the Premises during the evening and night time. I am also concerned that, notwithstanding the availability of food, sales of alcohol will in practice predominate, which in turn is likely to fuel noise disturbance as customers leave the Premises.

Although the Applicant is aware of our existence (residents having made representations in connection with its recent planning applications) the licence application omits to mention or adequately address the fact that the Premises’ neighbours include 60 residential apartments, a number of which (in Temple House) face onto Tallis Street and are located within yards of the Premises. I do not believe that the conditions proposed by the Applicant in Annex A to

¹ As I understand it, the unimplemented A3 consent permits what is now classified as A4 (public house) use.

its application form will prevent the Premises causing significant public nuisance. The area around the Temple presently benefits from very low ambient noise levels very early in the mornings, at night and at weekends. This factor, plus the “echo chamber” effect caused by a combination of high buildings and narrow streets in Tallis Street and Temple Avenue, means that when noise does occur, it is magnified to the detriment of nearby residents. I believe that due to the nature and capacity of the Premises and the proposed licensing hours², residents will inevitably be disturbed during sleeping/unsocial hours by customers and staff entering/exiting the Premises and making their way home along Tallis Street, Temple Avenue, Tudor Street and Carmelite Street. I am also concerned to see that permission is being sought for off sales, as I believe that this is likely to exacerbate the risk of public nuisance.

Various other practical issues – and their potential impact upon local residents – have not been addressed by the Applicant. Firstly, the application does not explain when deliveries, including food and alcohol, would take place. I am concerned that early morning or late night deliveries could cause appreciable noise disturbance, for the reasons explained in the preceding paragraph. It is also unclear how the Applicant proposes to deal with issues arising from the congregation of smokers and/or drinkers outside or adjacent to the Premises (i.e. noise and litter/other detritus). I note further that the application contains no information regarding proposed ventilation of the Premises and effective odour control (either in relation to the ground floor kitchen or the ‘ventilated refuse room’ at basement level). Nor does it explain what measures will in fact be taken to avoid noise and vibration escaping from the Premises and causing a nuisance. Given the proximity of the Premises to residential dwellings and offices, I am surprised that such issues have not been addressed.

The prevention of crime and disorder and public safety

At present, I would describe the area around Temple House and Victoria House as safe and generally quiet. However, I believe that the nearby addition of “all-day” pub-style premises with a substantial capacity and permission for off sales would significantly increase the risk of anti-social and disorderly behaviour in the evenings, at night and during the Christmas and New Year period.

Conclusion

For the reasons set out above, I object to the granting of the premises licence sought and respectfully request that the Committee refuses the application in its entirety.

If, however, contrary to my representations, the Committee should nevertheless decide that a premises licence is to be granted, I would respectfully request that the following matters are taken into account in formulating the terms of the licence:

Reduction in licensed hours and refusal of off-sales

The licensed hours sought by the Applicant should be reduced, so that the sale of alcohol and the provision of regulated entertainment ceases at 22:30 Monday to Saturday and 21:30 on Sunday. In addition, no off-sales should be permitted.

² 11:00 to 00:00 Monday to Saturday; 11:00 to 22:30 on Sunday.

Additional conditions to be attached to any licence granted

In addition to the conditions proposed by the Applicant, and on the basis of the limited information provided to date regarding the Premises, I would request that (at least) the following conditions be attached to any licence granted, in the interests of minimising public nuisance and assisting in the prevention of crime and disorder and the promotion of public safety. Where conditions are taken from the City of London Pool of Model Conditions, their reference number is provided:

MC02 There shall be no promoted events on the premises.....

MC03 (makes provision for an incident log to be kept and specifying the contents.)

MC09 (with a suggested variation to the wording) There shall be no admission or readmission of customers to the premises after 22:30 hours Monday to Saturday and after 21:30 Sunday.

MC13 (with a suggested variation to the wording) All doors and windows shall remain closed at all times save for entry, exit or in the event of an emergency.

MC17 Customers permitted to temporarily leave and then re-enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

MC19 The Licence holder shall make available a contact telephone number to nearby residents and the City of London Licensing Team to be used in the event of complaints arising.

MC28 There shall be no sales of alcohol for consumption off the premises.

Other matters

Planning permission for a new accessible entrance (on Tallis Street) was recently granted to the Applicant. That permission (reference: 14/00998/FULL) was made subject to conditions in order to preserve residential amenities, the amenity of adjoining premises and the area generally, including in particular the following:

“3. The entrance doors hereby approved shall be used for ingress and egress purposes only whilst the premises are in operation and shall be kept closed at all other times, and shall not be used to service the premises or for refuse collection purposes.”

4. The entrance doors hereby approved must be fitted with opening and self-closing mechanisms, details of which shall be submitted to and approved by the local planning authority before they are brought into use, and the mechanisms thereby approved shall be retained for the life of the premises.

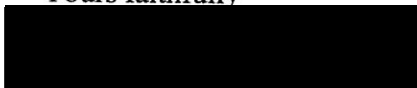
5. The entrance lobby shown on drawing number 1135-12-010G shall not be used for any activities associated with the Class A4 use other than for access purposes and for entering or leaving the premises.”

In the event that a licence is granted to the Applicant, I would invite the Committee to reiterate to the Applicant (and/or formally note) the existence of these planning conditions.

Finally, it appears from the Applicant's website that the proposed Designated Premises Supervisor for the Premises, Mr D'ell Ross, divides his time between interests in the UK and the US. Whilst of course appreciating that Mr D'ell Ross is not required to be physically present on the Premises at all times, in the event that a licence is granted, I would welcome his confirmation that he will be readily available to deal with any issues arising from the operation of the Premises on a day to day basis.

I should be grateful if you would kindly acknowledge receipt of this letter and notify me in due course of the date of the hearing.

Yours faithfully

A black rectangular redaction box covering the signature of Natalie Stopps.

Natalie Stopps

Bleddyn Rees
Apartment [REDACTED]
Temple House
Temple Avenue
London
EC4Y 0DF

By Email: licensing@cityoflondon.gov.uk
The City of London Licensing Team
Markets and Consumer Protection
Guildhall
London
EC2P 2EJ

5 January 2015

Dear Sirs,

Premises Licence Application – Contemporary Pub Company Ltd – 6 Carmelite Street London EC4Y 0BX

I live in Apartment [REDACTED] Temple House, a [REDACTED] floor apartment which fronts Tallis Street.

My primary concern with the proposed License Application is the possible public nuisance which will be caused if the license is granted.

I have seen the letter to you from Mr. Graham Packham dated 2nd January 2015 and I agree with his reasons both to oppose the application and his suggestions for conditions in the event that you grant the application. I agree with his comments for the reasons he has stated. Accordingly I oppose the Application.

In addition to his suggested conditions in the event that you grant the Application I would request the additional conditions to reduce the public nuisance risk:

- (a) the opening hours (and provision of entertainment) Monday to Saturday are 11:00 to 22:30;
- (b) the provision of refreshment is to 22:30 only so no provision of late night refreshment between 23:00 and 00:00; and
- (c) there are no deliveries of alcohol, food or other supplies before 08:00 to avoid traffic noise (e.g. including lorries parking with engines running prior to unloading).

Yours faithfully,

[REDACTED]

R. Bleddyn V. Rees

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Hewitt, Andre

From: Christine's Gmail [REDACTED]
Sent: 01 January 2015 15:48
To: M&CP - Licensing
Cc: Stuart Counsell
Subject: Premises Licence Application by Contemporary Pub Company Limited in respect of premises at Whitefriars, 6 Carmelite Street

Dear Sir

My husband and I are owner-occupiers at [REDACTED] Victoria House and have been since 2003.

We would like to make representation about the above application. We are concerned on the issue of public nuisance as we believe the proposed licensing hours of 11.00 - 00.00 for the sale of alcohol, provision of regulated entertainment and of late night refreshment are too long and inappropriate, particularly on week nights, when so close to a substantial number of residential properties.

The area is currently quiet in the evenings and at night so the granting of the proposed lengthy licensing hours would risk creating an unwelcome contrast. We are aware that the premises that are the subject of the application have permission for change of use to office premises - this would seem to us to be far more appropriate.

Yours faithfully

Christine Watts and Stuart Counsell

Sent from my iPad

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Apartment ■ Temple House
6 Temple Avenue
London
EC4Y 0DF

04/01/15

Application For A New Premises Licence
Contemporary Pub Company Ltd
6 Carmelite Street, EC4Y 0BX

Dear Sirs,

I write with reference to the above New Premises Licence Application.

I wish to **OBJECT** to this wholly unsuitable application in the strongest possible terms. I am an extremely concerned resident of Temple House, with my bedroom window located a mere 25 yards from the applicant's front door. The application is to be set in the context of being located adjacent to two large residential blocks, Temple House and Victoria House, combined totalling some 60 separate apartment blocks.

Set in the context of the City of London Licensing Act 2003, I consider each of my objections under the relevant Licensing Objectives;

The Prevention of Crime and Disorder

Given the hidden location of the property from passing traffic/police surveillance and quiet surrounding streets, I would suggest that this area is wholly unsuitable for the policy of Designing Out Crime, especially that caused by late night alcohol consumption. There has been an increase year on year of crime and anti-social behaviour, fuelled largely by alcohol in the area and further potential problems do not need to be permitted.

The property is not suitable for a pub/wine bar due to its poor, hidden location (evidenced by the fact that it has never let) and significant surrounding competition and to make the proposal financially viable, I imagine the operator will be looking to run a significant number of "Promoted Events" taking the form of cheap drink offers and later opening hours, events/DJ nights etc encouraging irresponsible drinking and exacerbating anti-social behaviour. Clearly, holding Promoted Events in this location is completely inappropriate.

Public Safety

Most of my comments in this regard are covered below in respect of the increasing crime and anti-social behaviour in the area. This is a serious cumulative issue and further late night licensing is not needed.

The Prevention of Public Nuisance

The applicant proposes a ground floor and lower ground floor pub and wine bar with a "total capacity of 130 all seated or up to 330 for standing functions" (confirmed from the applicants website). Despite food being for sale, clearly there is nothing preventing alcohol sales being the predominate driver of the operation. Indeed, the operation is described as a "Contemporary pub". The lower ground floor is marked as a 'wine cellar' on the applicants plan with no reference to any associated restaurant use and interestingly the kitchen area is very small. Clearly what we are being asked to comment on is a large scale pub and wine bar, potentially selling a bit of food on the side, despite all the fancy descriptions and marketing spin.

The applicant is seeking funding for the operation through "crowd funding" and will have little regard to the residents and local community, this being one of a series of chain pubs/wine bars that are planned to open. This has already been evidenced through the planning application process whereby initially the applicant sought to have large windows that opened thereby clearly ignoring the impact on the neighbouring residents. Indeed, upon inspection of the applicants website, there is a clear business plan to sell the Company within 4 years and 'max out' the return to investors as quickly as possible.

The scale and nature of the application is wholly inappropriate for the area. The location is a stones throw from two large residential blocks, Temple House and Victoria House. Combined, there are 60 apartments across the two blocks. The bedrooms of a significant number of apartments are located no more than 25 yards from the applicant's front door.

Whitefriars is designated as a residential area in the City of London Local Plan and residents have a right to quiet enjoyment of their property. Residents already experience isolated instances of disturbance from the wine bar opposite Temple House, Tempio, and the surrounding pubs, Jamie's and The Harrow. There have been numerous occasions when residents have contacted the Environmental Health and/or The City of London Police departments, often out of hours, to report such noise disturbances and this is an ongoing issue. During my 8 years of living at Temple House, there has been a clear increase in anti social behaviour and late night issues, nearly all alcohol related. This has included numerous fights involving anywhere between 2-6 people, on occasion threatening to kill each other and security people coming out of the neighbouring office buildings and calling the police. There is a constant issue of people urinating in doorways, vomit and instances of blood, all caused by the affects of alcohol. Unfortunately, there has also been a noticeable drop in the street cleaning service and therefore the effects of alcohol are even more obvious. These instances are all outside what a resident should reasonably accept and I believe licensing should reflect the effects of gradual accumulation of licensed establishments. Given the scale and nature of the proposal, licensing should not be looking to encourage people to come into the area at unsociable hours. Residents will rightly ask, why do we need yet another licensed premises in the area, (potentially stretching already heavily burdened emergency services further) especially one that obviously has so little regard to residential amenity.

Further potential disturbance does not need to be encouraged.

The City of London is home to relatively few but strongly established pockets of residential communities. It is important to note the unique locational characteristics of the area. The application area is naturally quiet in the evenings with very little footfall after 7pm and

virtually none at the weekend with all of the Licensed Premises closed. Noise is however particularly exaggerated on the Tallis St frontage by the narrow, high sided buildings trapping sound and funnelling it upwards. Any isolated noise late at night is made by the surrounding pubs and wine bars, all of which are shut by 11pm at the very latest.

With regard to the current application, it is impossible to design or condition out any noise by customers leaving the premises late at night/in the early hours of the morning. This is particularly true of any large scale establishment serving alcohol, irrespective of whether there is food offered. As we all know, simply asking a drunken person to "leave quietly please" or putting up a polite notice, has little or no impact and is an insufficient solution. This is irrespective of the "type" of customer that the operator is looking to attract- people of all ages and background cause noise when intoxicated.

The proposed hours are not in keeping either with the surrounding residential area nor the other competing licensed establishments. Most competing licensed establishments are closed or nearly empty by around 22.00 and are shut at weekends. it is not understood why the applicant would need a licence until midnight (00.00) and to trade at the weekends especially in such a quiet, sensitive residential area? Indeed, many of the premises on the heavily commercial Fleet St have shorter hours than those proposed by the applicant. It can only be speculated that they are targeting the "drunk market" in great volume who are circulating the area looking for "one last drink". As The City of London will recognise, the risk of disturbance to local residents is greater when licensable activities continue late at night and into the early hours of the morning. The risk of drunken customers leaving the premises in the early hours of the morning is clearly not acceptable and the only true helpful condition that can be applied is limiting the licensing hours.

At the moment, a number of disturbances are caused by those keeping anti social hours and using the smaller streets around the subject area as a way through to the embankment and crossing the river. If the proposed licensing hours are granted, this will be a real "find" for those wishing to continue their anti social behaviour.

All of the competing licensed premises have self contained areas for customers to smoke and potentially drink outside. The applicant hasn't given this any thought in the application. Potentially intoxicated customers could stand directly under resident's windows given the location of the Barclays Cycle Hire docking station and narrow pavement outside the entrance, talking loudly, smoking and drinking until midnight (00.00). This is clearly not an acceptable position.

The impact of traffic going to and from the licensed premises would also be considerable, given the proposed licensing hours. The increase in number of taxis arriving in a residential street would be particularly intrusive at night when ambient noise levels are much lower.

An important point to consider is that by 2016 there will be a new road layout when the major introduces bike lanes in the area. Tallis St will become a main through route for traffic to the embankment. Deliveries in a small road will impact on traffic flow. Deliveries at night will impact on residents.

Finally, a similar point can be made regarding existing deliveries and refuse collection. I would expect that given the large volume of waste (beer bottles, food waste etc) generated,

that refuse will need to be carefully managed and more importantly, delivery times are controlled so as not to disturb residents.

Respectfully I would ask that licensing is restricted to Monday-Friday only and between the hours of 12- 10 pm. Given the residential adjacencies and surrounding licensed premises, there is no need to extend licensing beyond these times.

The City of London should be looking to encourage residential and commercial uses to co-exist with the understanding that residents amenity is protected in the evening and early hours of the morning. As you will be aware, The City of London Corporation Statement of Licensing Policy recognises in the regard to the current residential community that "it is vital that their residential amenity is protected". This is also emphasised in the Unitary Development Plan, where one of the aims is to "Protect and improve the existing stock and encourage additions to it in suitable locations". With respect to these statements, I would propose that rather than encourage more residential development, applications such as the above are more likely to drive residents away from The City as this sort of licensing is wholly incongruous within an established residential area. Such licences would surely be more suitable to already established late night entertainment areas such as Liverpool St.

Speaking both personally and on behalf of many residents, some of whom have young children, some of whom aware elderly, I would like to reiterate the huge reduction in quality of life that granting such an application would have on the residents of both Temple House and Victoria House. Many of the residents have high pressurised jobs working long hours and would see their relaxation time permanently altered and affected by a completely unsuitable proposal that could not adequately, in my opinion, be controlled by condition.

As mentioned, The City is a unique environment whereby business, commercial and residential users all co-exist together. To maintain this and indeed promote further pockets of residential development in suitable locations, residents must be able to enjoy their premises without fear of completely unjustifiable disturbance and late night alcohol related problems. Such a proposal would no doubt drive out many residents and discourage further City living, especially when such a use could be contained in an alternative already established commercial City location.

General

The applicant is seeking to sell alcohol both on and off the premises up until midnight, including on Saturday (00.00). Again, the question must be asked why the applicant feels there is a need to be allowing customers to potentially take away alcohol into the streets at 00.00? Exactly what sort of clientele does this encourage and in light of the comments above, does this highlight an applicant that has though through their proposal with due regard to the neighbouring residents?

Regrettably, in the event that the applicant is successful, I have given further thought to relevant conditions that need to be applied to any premises licence;

The Prevention of Crime and Disorder

MC02- There shall be no promoted events on the premises. A promoted event is an event involving music and dancing where the musical entertainment is provided at any time between 22.00 and 08.00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

Suggested additional conditions;

There shall be no "one off/individual" extension of licensing hours for private hire (e.g. Private party) or at certain times of the year (e.g. Christmas or new year).

Public Safety

MC11- All glasses in use at the premises shall be either toughened glass or polycarbonate material

MC12- No drinks of any sort are to be supplied to customers in glass bottles

The Prevention of Public Nuisance

MC14- Loudspeakers shall not be located in the entrance lobby or outside the premises

MC15- A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to neighbours.

MC16- Prominent signage shall be displayed at all exits from the premises requesting that customers leave quietly.

MC17- Customers permitted to temporarily leave and then re-enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

MC19- The licence holders shall make available a contact telephone number to nearby residents and the City of London Licensing Team to be used in the event of a complaint arising. A senior member of staff will deal with any complaints immediately.

Suggested additional conditions;

Proposed opening hours;

Sale and supply of alcohol (for consumption on the premises only)

Monday to Friday: 12.00- 22.00

Provision of regulated entertainment, including recorded music and films

Monday to Friday: 12.00- 22.00

Provision of late night refreshment

Not permitted

Proposed trading hours (i.e. Overall opening hours)

The premises would be open during the following hours:

Monday to Friday: 12.00- 22.00

No amplified music or noise shall be audible outside the premises. The only music provided will be recorded background music.

During opening hours, smokers will be encouraged and directed, both by clear signage and trained members of staff, towards a designated, clearly marked area by way of a barrier partition to be located to the Carmelite St frontage ONLY. Customers are to be clearly discouraged from smoking along the Tallis St frontage by signs and staff regularly checking.

There is to be absolutely no outside seating or tables in connection with the licence.

No customers shall be allowed to take drinks outside the premises at any time. Staff will be trained to ensure that they are aware of this condition and a sign will clearly state that no drinks are allowed outside at any time.

All Entrance Doors (including service doors and disabled access) are to be kept closed at all times, subject to customers entering and exiting the premises.

No deliveries will take place between 22.00 and 10.00 on any day of the week to avoid disturbing residents.

There will be an allocated designated area for rubbish within the building at street level on the Carmelite St frontage, not on the pavement.

General

MC27- Alcohol shall be sold to customers by waiter/waitress service only.

MC28- There shall be no sales of alcohol for consumption off the premises.

MC29- There shall be no self service of spirits on the premises.

MC32- No entertainment, performance, service, or exhibition involving nudity or sexual stimulation shall be permitted.

Yours faithfully,

James Honeyman

Breese, Robert

From: Barry Hutt [REDACTED]
Sent: 03 January 2015 15:07
To: M&CP - Licensing
Subject: Premises Licence Application - Contemporary Pub Company Ltd - 6 Carmelite Street
London EC4Y 0BX

[REDACTED] Victoria House
Tudor Street
London EC4Y 0DD

3rd January 2015

Premises Licence Application - Contemporary Pub Company Ltd - 6 Carmelite Street
London EC4Y 0BX

Dear Sirs

I object to the license application at 6 Carmelite Street London EC4Y 0BX and ask for it to be rejected. This part of the City is designated a residential area in the City Local Plan and Tallis Street currently enjoys a low level of ambient noise late at night.

The premises in question is an unattractive location for a licensed business because of the absence of passing trade and this is evidenced by the two failures of similar businesses nearby in recent years.

If this application is granted the premises is likely to pose a significant threat of public nuisance to the residents nearby, caused by noise emanating from the premises, customers drinking and smoking outside and inebriated patrons leaving noisily in the early hours of the morning on foot and by taxi.

For these reasons I oppose the application and suggest that it is rejected.

Yours faithfully

Dr B C Hutt

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Victoria House
Tudor Street
London EC4Y 0DD
2nd January 2015

***Subject: Premises Licence Application - Contemporary Pub Company Ltd - 6 Carmelite Street
London EC4Y 0BX***

Dear Sir

I am a Common Councillor for Castle Baynard but write as a Ward resident and Chairman of the Residents' Association for Temple and Victoria Houses.

The location of the premises in the application is on the corner of Carmelite Street and Tallis Street, and is 25 yards away from Temple House; Temple House is a building containing 30 residential apartments.

This part of the City is designated a residential area in the City Local Plan.

Tallis Street currently enjoys a low level of ambient noise late at night, however, the street is narrow and has tall buildings on both sides, and these reflect noise and serve as an echo chamber. This means that even modest levels of noise from ground level are clearly audible in the apartments that front onto Tallis Street when background noise levels are low.

The Contemporary Pub Company is a start-up, on their web site the company states that it plans to set up four more pubs after Carmelite Street and then exit the business in 2019. This is clearly an operation which will seek to maximise revenue to facilitate a quick profitable sale rather than building a sustainable long term business.

The premises in question is an unattractive location for a licenced premises because of the absence of passing trade, the premises has been unoccupied since 2003 and a nearby location on the junction of Tudor Street and Whitefriars Street which is more suitable is also currently vacant following two failures of similar businesses there in recent years.

Because of its location and the business strategy, this application if granted is likely to pose a significant threat of public nuisance to the residents nearby, caused by noise emanating from the premises, customers drinking and smoking outside and inebriated patrons leaving noisily in the small hours.

For these reasons I oppose the application and suggest that it is rejected.

However, if the Licensing sub-committee is minded to grant the application, it is clear that the premises should not be permitted to sell alcohol or provide regulated entertainment after 23:00 hours.

In addition I would suggest the following City of London Model Conditions be imposed to minimise public nuisance.

MC02 - No promoted events to be staged.

MC09 – There shall be no admission or readmission of customers to the premises after 23:00 hours.

MC13 – (variant) All doors and windows shall remain closed at all times save for entry, exit or an emergency.

MC17 – Customers permitted to temporarily leave and then re-enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

MC28 – There shall be no sales of alcohol for consumption off the premises.

In addition the applicant should be reminded of the following conditions applying to the new door on Tallis Street which were imposed by the Planning Committee recently which must be conformed to in addition to the above:

Planning Conditions:

The entrance doors hereby approved shall be used for ingress and egress purposes only whilst the premises are in operation and shall be kept closed at all other times, and shall not be used to service the premises or for refuse collection purposes.

REASON: In order to protect residential amenities in accordance with the following policies of the Core Strategy: CS15, CS21.

The entrance doors hereby approved must be fitted with opening and self-closing mechanisms, details of which shall be submitted to and approved by the local planning authority before they are brought into use, and the mechanisms thereby approved shall be retained for the life of the premises.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

The entrance lobby shown on drawing number 1135-12-010G shall not be used for any activities associated with the Class A4 use other than for access purposes and for entering or leaving the premises.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

In addition the plans on the web site contain no details about the arrangements for ventilation of the kitchen. I recognise that this is not a licensing issue but is a concern to nearby residents so may I request that you draw this issue to the attention of your colleagues in Environmental Health so that this aspect can be scrutinised, this may also give rise to additional planning issues.

Please confirm receipt of this letter and let me know when the hearing will be arranged to consider this application.

Yours sincerely



Graham Packham CC

Hewitt, Andre

From: Rhodri Price Lewis [REDACTED]
Sent: 31 December 2014 09:33
To: M&CP - Licensing
Subject: Licensing application at Carmelite Street EC4

Dear Sirs

We wish to object to this application because of the potential for these premises to cause nuisance and harm to the amenities of those residents whose flats face onto Tallis Street near one of the proposed entrances to these premises.

We support the representations made by our neighbours who would be so affected. If the application is to be granted it will be essential to impose strict conditions on the hours of operation and other aspects of the operations in order to protect the amenities of the nearby residents.

My wife and I live at [REDACTED] Victoria House.

Yours faithfully



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Hewitt, Andre

From: Alastair Lyons [REDACTED]
Sent: 28 December 2014 16:51
To: M&CP - Licensing
Subject: Premises Licence Application by Contemporary Pub Company Limited in respect of premises at Whitefriars House, 6 Carmelite Street

Sir,

I write in respect of the above licensing application lodged by the Contemporary Pub Company Ltd with yourselves on 6 December 2014.

I wish to object to this licence being granted for the consumption of alcohol and food, and the playing of recorded music, for the hours envisaged, being until midnight on every day except Sunday when there is a 22-30 proposed finish. These premises, which have entrances on the corner of Tallis St and Carmelite St, and a new entrance on Tallis St, are in a very quiet area of the City of London and are in the vicinity of a large block of apartments, being Temple House and Victoria House. Having large numbers of people leaving the proposed premises late into the night will create a public nuisance for the residents of the area as they are likely to remain in the vicinity talking, shouting and singing as already happens when people leave the pub at Temple Bar having consumed significant quantities of alcohol. There is a planning constraint on Victoria House and Temple House which prevented the apartments having double glazing fitted, hence there is a significant transmission of noise from outside in the street to the apartments. These tend to be lived in by those such as myself who work in the City and, therefore, tend to start early in the morning and hence get to bed at a reasonable hour – for me between 10:30 and 11. There is nothing worse than just getting off to sleep and then being woken up by noise, following which getting back off to sleep again tends to be very difficult. It is unlikely that those using these premises will be local residents, hence I do not see why, as a resident paying for local amenities through my council tax, I should suffer nuisance for the tenuous benefit of individuals who are purely using the premises for transient entertainment before returning home elsewhere.

Please let me know if you require me to provide any further information

Yours,

Alastair Lyons

[REDACTED] Victoria House

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TEMPLE HOUSE
TEMPLE AVENUE
LONDON

28 December 2014,



Dear Sirs,

I am writing to strongly object to the application for a new premises licence by Corinne Holloway for 6 Carmelite Street.

I am a resident at Temple House and our front entrance is metres along from the above premises. We live in a quiet residential area and the increase in late night noise from revellers will directly affect the peace and quiet enjoyment of our property at times when we are likely to be trying to sleep.

In addition there are several babies in the block whose bedtime is likely to be around 7pm.

There will be additional environmental pollution from taxis, delivery lorries and refuse collection lorries which are already a noise pollutant in the area.

Extra street rubbish is inevitable - there are no waste bins on the roads for security reasons. Extra cigarette butts thrown outside our property, incidences of unclean vomit, the list goes on.

There are more than sufficient restaurants, bars & other eateries a few minutes walk away in the commercial area of Fleet St. and therefore this proposal is superfluous to requirements which residents need, more than catered for.

In addition there are several vacant restaurant/bar premises in the nearby area which give testament to this and could also be used by new business ventures.

Please could you acknowledge receipt of my comments and let me know of any intended hearing into the licensing application.

Yours faithfully

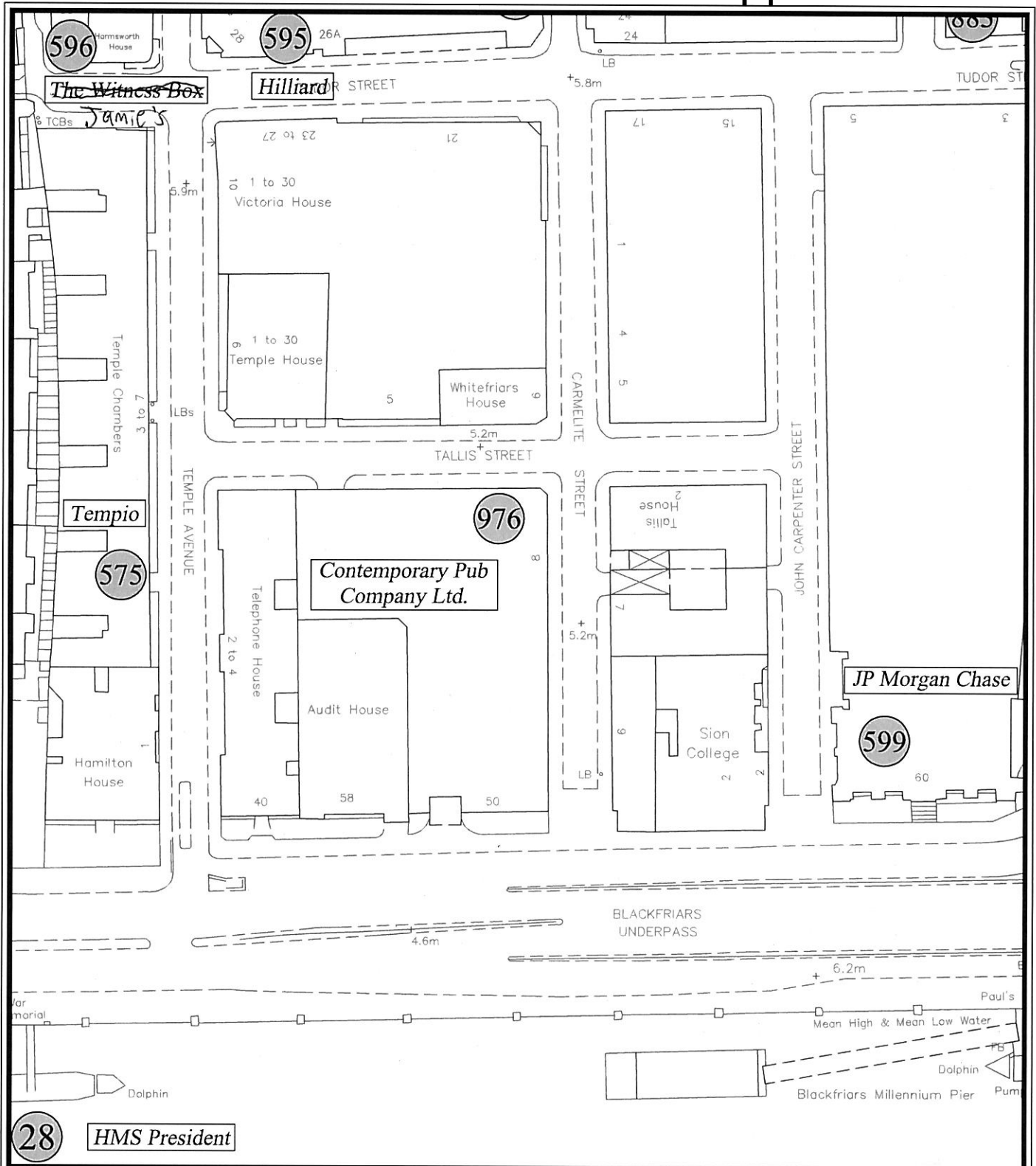


PHILIP M. LOBB

FLAT , TEMPLE HOUSE,
TEMPLE AVENUE

London
Page 64

EC4Y 0DF



Address :
Contemporary Pub Company Ltd.
 (ref 976),
 White Friars House,
 6 Carmelite Street,
 London, EC4Y 0BS.

PLAN PREPARED BY THE CARTOGRAPHIC
 CAD & RESEARCH SECTION OF THE
 CONSTRUCTION PROJECTS DIVISION
 P.G.Bennett, MA (Cantab) FRICS
 City Surveyor


CITY SURVEYOR'S DEPARTMENT
 Tel : 020 7332 1507



CITY OF LONDON

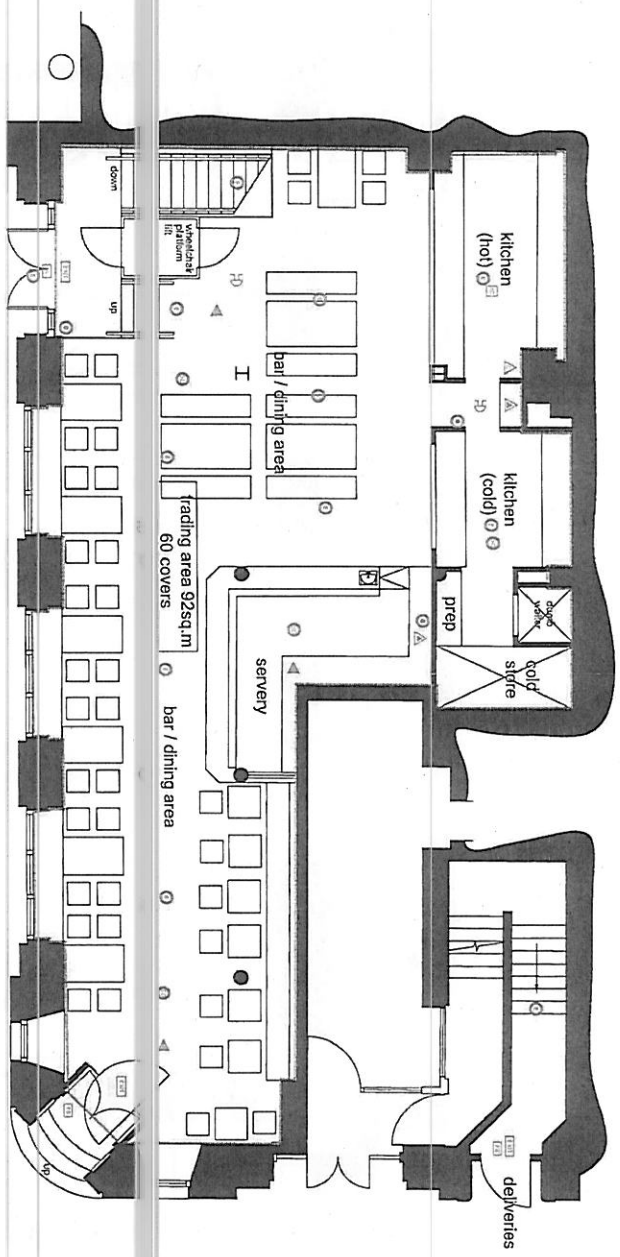
MARKETS AND CONSUMER PROTECTION
 Environmental Health and Public Protection
 Section

PO BOX 270, GUILDHALL,
 LONDON, EC2P 2EJ.
 Tel : 020 7332 3227 Fax : 020 7332 3536

Print Scale : 1 : 1 @ A3	<p>Scale 1:750</p> 
Date : Jan 2015	
Drawn by : M.J.B.	
Drawing No : 5-C-38465	
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Contemporary Pub Company, 6 Carmelite Street, London, EC4Y 0BS

<u>Map Reference</u>	<u>Name</u>	<u>Maximum Permitted Hours for Alcohol Sales</u>
1. (28)	HMS President	Sun – Sat: 10:00 – 02:00
2. (599)	JP Morgan Chase	Mon – Sat: 10:00 – 23:00
3. (575)	Tempio	Fri – Sat: 10:00 – 02:00
4. (596)	Jamie's	Fri – Sat: 08:00 – 012:00
5. (595)	Hilliard	Sun – Sat: 07:00 – 23:00



No.	SYMBOLS FOR THE FITTINGS
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2	EXIT
3	STAIRS
4	TOILETS
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THE CARMELITE
a contemporary pub

Alterations at
6 Carmelite Street,
London EC4Y
Dalziel and Vine

Ground Floor Plan
Licensing
Scale: 1:100@A3
1135-14-020B
Drawn: DRK
Date: June 2014

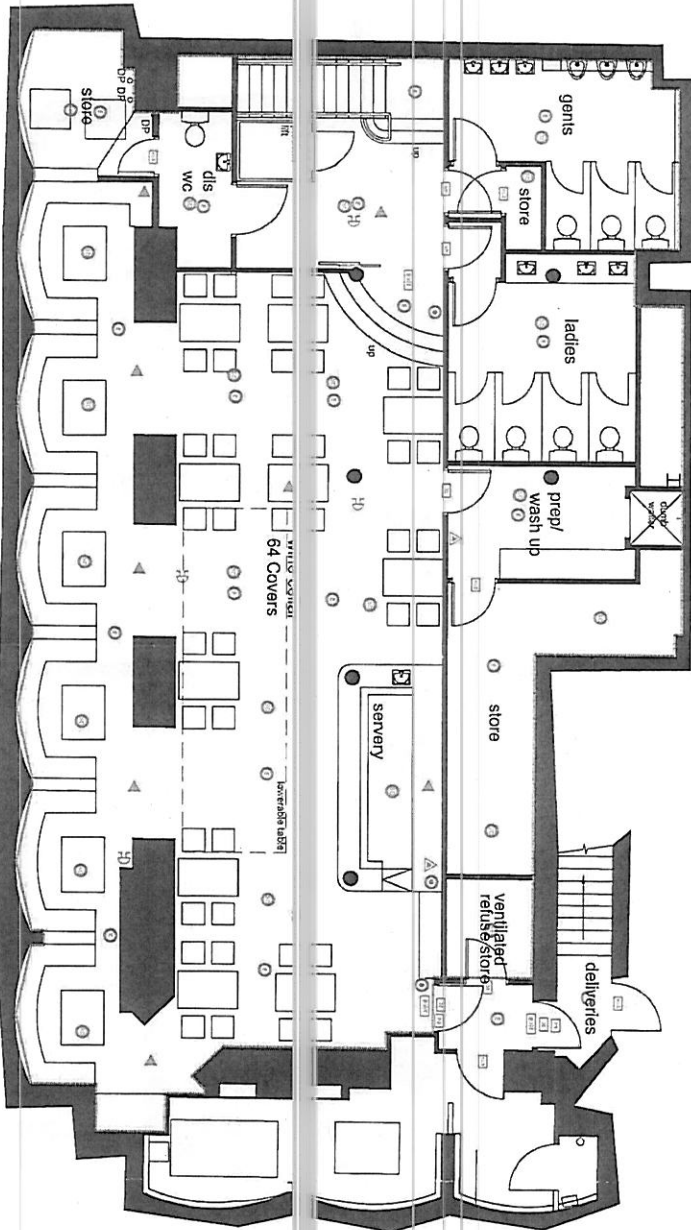


Darren Law
Architecture
81 Steed Close Pagniton TQ4 7SP
01803 844961 info@dl-arch.co.uk

THE CARMELITE

a contemporary pub

Alterations at
6 Carmelite Street,
London EC4Y
Dalziel and Vine



Key	SYMBOLS FOR THE REGULATIONS
1	SMOKE EXHAUST SYSTEMS
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Lower Ground Floor Plan
Licensing
Scale: 1:100@A3
1135-14-021B
DRAWN: DRL
Date: June 2014
LABC

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