



LICENSING (HEARING) SUB COMMITTEE

Date: WEDNESDAY, 23 AUGUST 2017

Time: 11.00 am

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

**APPLICANT:
ZEBRANO**

**PREMISES:
DUKES HOUSE, DUKES PLACE,
LONDON, EC3A 7LP**

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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(s): Licensing Sub-Committee | Hearing Date(s): 23 August 2017 | Item no. |
| Subject: Licensing Act 2003 - Application for a new premises license | | |
| Name of premises: Zebrano Address of premises: Dukes House, Dukes Place, EC3A 7LP | | |
| Report of: Director of Markets and Consumer Protection | Public / Non-Public | |
| Ward (if appropriate): Aldgate | | |

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:
Zebrano Bars & Clubs Limited
130 Shaftesbury Avenue
2nd Floor
W1D 5EU

was received by the City of London Licensing Authority on 4 July 2017 for a new premises licence in respect of the premises at:

**Dukes House
Dukes Place
(18-22 Houndsditch)
EC3A 7LP**

- 2.2 Full details of the application are contained in the copy of the Application Form at Appendix 1.
- 2.3 It should be noted that the original application was amended on 17 July 2017 following consultation with the City of London Police Licensing Team. Details of this amendment are contained in an email sent to the Licensing Team on 17 July 2017 and is attached as Appendix 1a.
- 2.3 The application (as amended) is to provide the following activities:

| <u>Activity</u> | <u>Current Licence</u> | <u>Proposed</u> |
|--|------------------------|------------------------------|
| Supply of Alcohol | N/A | Mon-Sun 11:00 – 03:00 |
| Late Night Refreshment | N/A | Mon-Sun 23:00 – 03:00 |
| Live Music | N/A | Mon-Sun 21:00 – 03:00 |
| Recorded Music, Anything similar to live music or recorded music | N/A | Mon-Sun 11:00 – 03:00 |

- 2.4 The premises is to be open to the public between 11:00 and 03:30 Mon to Sun.
- 2.5 The supply of alcohol is for both on and off the premises.
- 2.6 The Operating Schedule submitted by the applicant suggests ‘further details’ and ‘seasonal variations’ are contained in a former premises licence, namely LN/200500086. These references were made by the applicant in error and should be ignored.

- 2.7 The Operating Schedule submitted by the applicant requests nonstandard timings on New Year's Eve. These have now been removed in the amended application (see Appendix 1a).
- 2.8 The Operating Schedule also suggests that the steps to be taken in order to promote the four licensing objectives, and which can be used as conditions consistent with the operating schedule, are contained in an Annex A. This Annex actually refers to the conditions (Annex 2) of the aforementioned previous licence.
- 2.9 However, following the amendment referred to in paragraph 2.3 references in the operating schedule to 'Please See Annex A' can now be ignored. The only conditions which are consistent with the operating schedule are contained in Appendix 2 to this report.
- 2.10 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.
- 2.11 To summarise the current application:
- The terminal hours in the table above for supply of alcohol, late night refreshment, live music, recorded music and anything similar to live/recorded music are now 03:00.
 - The New Year's Eve variation has been removed.
 - The only conditions that are now consistent with the operating schedule are those listed in Appendix 2.

3 Licensing History of Premises

- 3.1 A premises licence was originally issued to Kenglaze Ltd trading as Dukes Restaurant on 1 September 2005. The licence was transferred to Glen Eagle Limited in October 2008 and again in July 2010 to Gerald Cole where it was now trading as T-Bar.
- 3.2 The licence was once again transferred to Glen Eagle Limited in July 2010 and again in March 2015 to Automa Ltd, trading as Zebrano. The licence is no longer in existence as Automa Ltd went into administration.

- 3.3 The current application is to operate the premise in a similar way to that previously as a bar/club.

Complaints

- 3.4 Not applicable as premises not yet trading.
- 3.5 The premises received no complaints during the time the previous licence was in force.

4 Representations from Responsible Authorities

- 4.1 There are no representations from responsible authorities.

5 Representations From Other Persons

- 5.1 There are four representations from ‘other persons’. The representations are against the granting of the licence on the basis that if granted it will lead to the licensing objective of ‘the prevention of public nuisance’ being undermined. One of the representations suggest that the cumulative effect of a number of late night premises in the vicinity is a contributable factor. The representations can be seen in full as Appendix 3(i) to 3(iv).

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.

Paragraphs 27 and 75 state that residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23:00 and 07:00.

The boxed comment on page 19 states the need to strike a fair balance between the benefits to a community of a licensed venue, and the risk of disturbance to local residents and workers.

The boxed comment on page 19 also states an overriding policy principle namely, that each application will be decided on its individual merits.

Paragraphs 79 – 81 address the need of care when controlling noise particularly from those persons leaving a premises.

The boxed comment on page 22 considers various factors that should be taken into account when considering whether any licensable activity should be permitted.

Paragraphs 115-121 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.

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 April 2017):

Chapter 2 of the guidance covers the four licensing objectives. In particular, paragraph 2.15 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 2.16 indicates that the prevention of public nuisance could, in appropriate circumstances include, ‘the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.’

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 4. A key of those premises is included which indicates the maximum permitted hours for alcohol sales or other licensable activity in respect of each premises.
- 7.2 Plans of the premises are attached as Appendix 5.

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

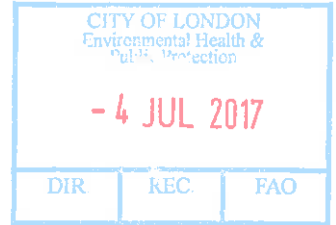
10.1 It is therefore RECOMMENDED that your Sub-Committee determine this application for a premises licence in accordance with paragraph 9 of this report.

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 2017) | MCP | 5th Floor Walbrook Wharf |
| Statutory Guidance – ‘Revised Guidance Issued Under Section 182 Of The Licensing Act 2003’. April 2017 | | Statutory Guidance |

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**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

L.D.R : 01.08.17

You may wish to keep a copy of the completed form for your records.

I/We ZEBRANO BARS & CLUBS LIMITED

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

Part 1 – Premises details

| | | | |
|--|--------|-----------------|----------|
| Postal address of premises or, if none, ordnance survey map reference or description ZEBRANO, DUKES HOUSE, DUKES PLACE, | | | |
| Post town | LONDON | Postcode | EC3A 7LP |
| Telephone number at premises (if any) | | | |
| Non-domestic rateable value of premises | | £0 | |

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | |
|--|--------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | X | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

| | | | | | |
|--|------------------------------|-------------------------------|-----------------------------|--|--|
| Mr <input type="checkbox"/> | Mrs <input type="checkbox"/> | Miss <input type="checkbox"/> | Ms <input type="checkbox"/> | Other Title (for example, Rev) | |
| Surname | | | First names | | |
| Date of birth over | | I am 18 years old or | | <input type="checkbox"/> Please tick yes | |
| Nationality | | | | | |
| Current residential address if different from premises address | | | | | |
| Post town | | | | Postcode | |
| Daytime contact telephone number | | | | | |
| E-mail address (optional) | | | | | |

SECOND INDIVIDUAL APPLICANT (if applicable)

| | | | | | |
|-----------------------------|------------------------------|-------------------------------|-----------------------------|--------------------------------|--|
| Mr <input type="checkbox"/> | Mrs <input type="checkbox"/> | Miss <input type="checkbox"/> | Ms <input type="checkbox"/> | Other Title (for example, Rev) | |
|-----------------------------|------------------------------|-------------------------------|-----------------------------|--------------------------------|--|

| | | | |
|--|--|----------------------|--|
| Surname | | First names | |
| Date of birth over | | I am 18 years old or | <input type="checkbox"/> Please tick yes |
| Nationality | | | |
| Current postal address if different from premises address | | | |
| Post town | | Postcode | |
| Daytime contact telephone number | | | |
| E-mail address (optional) | | | |

(B) OTHER APPLICANTS

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

| |
|---|
| Name ZEBRANO BARS & CLUBS LIMITED |
| Address 130 SHAFTESBURY AVENUE, 2 ND FLOOR, LONDON, W1D 5EU |
| Registered number (where applicable) 07026627 |
| Description of applicant (for example, partnership, company, unincorporated association etc.) PRIVATE LIMITED COMPANY |
| Telephone number (if any) [REDACTED] |
| E-mail address (optional) [REDACTED] |

Part 3 Operating Schedule

When do you want the premises licence to start?

| | | | | | | |
|----|----|------|---|---|--|--|
| DD | MM | YYYY | | | | |
| | A | S | A | P | | |

If you wish the licence to be valid only for a limited period, when do you want it to end?

| | | | | | | |
|----|----|------|--|--|--|--|
| DD | MM | YYYY | | | | |
| | | | | | | |

Please give a general description of the premises (please read guidance note 1)

Application for a new premises licence as the current premises licence has lapsed pursuant to Section 27 of the Licensing Act 2003 due to the holder entering into a CVA. For the avoidance of doubt the hours, conditions and terms applied for should be exactly as those on the current premises licence [REDACTED]

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

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

x

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

x

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

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

E

| | | | | | |
|--|--------------|---------------|--|----------|-------------------------------------|
| Live music Standard days and timings (please read guidance note 7) | | | Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input checked="" type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | Please give further details here (please read guidance note 4) ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER XXXXXXXXXX | | |
| Mon | 21:00 | 03:00 | | | |
| | | | State any seasonal variations for the performance of live music (please read guidance note 5) | | |
| Tue | 21:00 | 03:00 | | | |
| | | | Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6) From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. | | |
| Wed | 21:00 | 03:00 | | | |
| | | | | | |
| Thur | 21:00 | 04:00 | | | |
| | | | | | |
| Fri | 21:00 | 06:00 | | | |
| | | | | | |
| Sat | 21:00 | 06:00 | | | |
| | | | | | |
| Sun | 21:00 | 04:00 | | | |
| | | | | | |

F

| Recorded music Standard days and timings (please read guidance note 7) | | | Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3) | |
|---|-------|--------|--|--------------------------|
| Day | Start | Finish | Indoors | Outdoors |
| Mon | 11:00 | 03:00 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | | | |
| Tue | 11:00 | 03:00 | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | |
| Wed | 11:00 | 04:00 | | |
| | | | | |
| Thur | 11:00 | 05:00 | | |
| | | | | |
| Fri | 11:00 | 06:00 | | |
| | | | | |
| Sat | 11:00 | 06:00 | | |
| | | | | |
| Sun | 11:00 | 04:00 | | |
| | | | | |

Will the playing of recorded music take place indoors or outdoors or both – please tick
(please read guidance note 3)

Indoors **Outdoors** **Both**

Recorded music Standard days and timings (please read guidance note 7)

Day **Start** **Finish**

Mon 11:00 03:00

Tue 11:00 03:00

Wed 11:00 04:00

Thur 11:00 05:00

Fri 11:00 06:00

Sat 11:00 06:00

Sun 11:00 04:00

Please give further details here (please read guidance note 4)
ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER [REDACTED]

State any seasonal variations for the playing of recorded music
(please read guidance note 5)

Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)
From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.

G

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

H

| | | | | | |
|--|-------|--------|---|----------|--------------------------|
| <p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p> | | | <p>Please give a description of the type of entertainment you will be providing</p> | | |
| Day | Start | Finish | <p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)</p> | Indoors | x |
| Mon | 11:00 | 03:00 | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Tue | 11:00 | 03:00 | <p><u>Please give further details here</u> (please read guidance note 4) ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER [REDACTED]</p> | | |
| Wed | 11:00 | 03:00 | | | |
| Thur | 11:00 | 04:00 | <p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)</p> | | |
| Fri | 11:00 | 06:00 | | | |
| Sat | 11:00 | 06:00 | <p><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6) From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day.</p> | | |
| Sun | 11:00 | 04:00 | | | |

I

| Late night refreshment Standard days and timings (please read guidance note 7) | | | Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | X |
|---|-------|--------|--|--------------------------|--------------------------|
| Day | Start | Finish | | Outdoors | <input type="checkbox"/> |
| Mon | 23:00 | 03:00 | <u>Please give further details here</u> (please read guidance note 4) ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER XXXXXXXXXX | <input type="checkbox"/> | <input type="checkbox"/> |
| Tue | 23:00 | 03:00 | | | |
| Wed | 23:00 | 03:00 | <u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5) | <input type="checkbox"/> | <input type="checkbox"/> |
| Thur | 23:00 | 04:00 | | | |
| Fri | 23:00 | 06:00 | <u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. | <input type="checkbox"/> | <input type="checkbox"/> |
| Sat | 23:00 | 06:00 | | | |
| Sun | 23:00 | 04:00 | | | |

J

| | | | | | | | | |
|---|--------------|---------------|--|------------------|--------------------------|--|--|--|
| Supply of alcohol Standard days and timings (please read guidance note 7) | | | Will the supply of alcohol be for consumption – please tick (please read guidance note 8) | On the premises | <input type="checkbox"/> | | | |
| | | | | Off the premises | <input type="checkbox"/> | | | |
| | | | | Both | X | | | |
| Day | Start | Finish | State any seasonal variations for the supply of alcohol (please read guidance note 5) ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER [REDACTED] | | | | | |
| Mon | 11:00 | 03:00 | | | | | | |
| Tue | 11:00 | 03:00 | | | | | | |
| Wed | 11:00 | 03:00 | | | | | | |
| Thur | 11:00 | 04:00 | | | | | | |
| Fri | 11:00 | 06:00 | | | | | | |
| Sat | 11:00 | 06:00 | | | | | | |
| Sun | 11:00 | 04:00 | | | | | | |
| | | | | | | Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. | | |

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

| | |
|--|--------|
| Name Donald James Cameron | |
| Date of birth [REDACTED] | |
| Address [REDACTED] Lightfoot Road, London, | |
| Postcode | N8 7JQ |
| Personal licence number (if known) [REDACTED] | |
| Issuing licensing authority (if known) London Borough of Haringey | |

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).
 NONE

L

| | | | |
|---|-------|--------|--|
| Hours premises are open to the public Standard days and timings (please read guidance note 7) | | | State any seasonal variations (please read guidance note 5) ALSO AS PER THE CONDITIONS ON PREMISES LICENCE NUMBER [REDACTED] |
| Day | Start | Finish | |
| Mon | 11:00 | 03:00 | Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day. |
| | | | |
| Tue | 11:00 | 03:00 | |
| | | | |
| Wed | 11:00 | 03:00 | |
| | | | |
| Thur | 11:00 | 04:00 | |
| | | | |
| Fri | 11:00 | 06:00 | |
| | | | |
| Sat | 11:00 | 06:00 | |
| | | | |
| Sun | 11:00 | 04:00 | |
| | | | |

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

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

PLEASE SEE ANNEX A

b) The prevention of crime and disorder

PLEASE SEE ANNEX A

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

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. x
 - I have enclosed the plan of the premises. x
 - I have sent copies of this application and the plan to responsible authorities and others where applicable.
 - I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. x
 - I understand that I must now advertise my application. x
 - I understand that if I do not comply with the above requirements my application will be rejected. x
 - x
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

| | |
|--------------------|--|
| Declaration | <ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). |
|--------------------|--|

| | |
|-----------|---|
| | <ul style="list-style-type: none"> The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licesable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15) |
| Signature | [REDACTED] |
| Date | 4 JULY 2017 |
| Capacity | Joelson JD LLP Solicitors for and on behalf of the applicant. |

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

| | |
|-----------|--|
| Signature | |
| Date | |
| Capacity | |

| | | | |
|---|------------|----------|---------|
| Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) CORINNE HOLLOWAY JOELSON JD LLP SOLICITORS [REDACTED] PORTLAND PLACE | | | |
| Post town | LONDON | Postcode | W1B 1LZ |
| Telephone number (if any) | [REDACTED] | | |
| If you would prefer us to correspond with you by e-mail, your e-mail address (optional) [REDACTED] | | | |

Notes for Guidance

- Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
- In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.

- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;

- any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the

right of abode in the UK [please see note below about which sections of the passport to copy].

- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.

- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Breese, Robert

From: Holmes Paul [REDACTED]
Sent: 17 July 2017 13:08
To: Corinne Holloway; M&CP - Licensing
Cc: Niall McCann; Marilyn Phillips; Don Cameron
Subject: RE: Zebrano, Dukes House, London, EC3A 7LP - Premises Licence Application (NOT PROTECTIVELY MARKED)

Classification: NOT PROTECTIVELY MARKED

Thanks Corinne with the inclusions we have no further objections to the application.

Paul Holmes
Licensing Officer
City of London Police
[REDACTED]

From: Corinne Holloway [REDACTED]
Sent: 17 July 2017 12:57
To: licensing@cityoflondon.gov.uk
Cc: Niall McCann; Marilyn Phillips; Holmes Paul
Subject: Zebrano, Dukes House, London, EC3A 7LP - Premises Licence Application

-- This email has reached the Force via an External source --

Dear Sir/Madam,

I refer to our application for a premises licence for Zebrano, Dukes House, London, EC3A 7LP.

I confirm that our client is agreeable to the conditions in italics below (as proposed by the Police) being placed on the premises licence and should be grateful if the application could be amended accordingly.

- A. *Terminal hour to be 03:00 every day Monday to Sunday*
- B. *New Year's Eve variation to hours **not** to be requested on the application.*

To include the following conditions:

1. *The premises licence holder shall advise the Police of any promoted event that is to take place at the premises by completing a Risk Assessment form provided by the Police. Promoted events shall only be held on a Saturday night and the form must be submitted to the City of London Police Licensing Office, at least 14 days before the event. Promoted events may only commence on or after 1800 hours on Saturday and must have ceased no later than 0300 the following day. Police have the absolute right to veto any promoted event where they consider that the Licensing Objectives will be undermined if it were to go ahead. A promoted event is defined as follows:*

** A promoted event is an event involving music and/or dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the licensee (premises license holder) and/or the event is (independent of the licensee) promoted to the general public.*

2. *When promoted events are held door supervisors shall be employed on a ratio of 1:50 patrons. At least one member of the door staff shall be female. All door supervisors will wear and use functioning body worn cameras. The images captured on body worn cameras will be made available for viewing by Police or other authorised persons immediately on request.*

3. *The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public 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 recordings of the preceding two days immediately when requested.*

To remove all of the Annex 2 conditions which are proposed on the application dated 4th July 2017, numbered 1-9 inclusive as well as mention of the safer clubbing code.

I trust the above is satisfactory, but if you have any queries please do not hesitate to contact me.

Kind regards,

Corinne

Corinne Holloway

Senior Paralegal – Licensing, Gambling & Regulatory

Direct: [REDACTED]

Joelson

www.joelsonlaw.com

30 Portland Place, London W1B 1LZ

Legal 500 Recommended Firm 2016, Ranked in Chambers UK 2016, London & Partners Commercial Part

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Zebrano – Dukes Place
Conditions Consistent with the Operating Schedule

1. The premises will install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public 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. All recordings shall be stored for a minimum period 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) - *[Following amended application]*
2. When a promoted event is held, SIA registered door supervisors shall be employed on a ration of 1:50 customers. - *[Following amended application]*
3. At least 1 female door supervisor shall be engaged at the premises at such times as door supervisors are required to be provided. (MC06) - *[Following amended application]*
4. The premises licence holder shall advise the Police of any promoted event that is to take place at the premises by completing a Risk Assessment form provided by the Police. Promoted events shall only be held on a Saturday night and the form must be submitted to the City of London Police Licensing office at least 14 working days before the event.

Promoted events may only commence on or after 18:00 on Saturday and must cease no later than 03:00 the following day. Police have the right to veto any promoted event where they consider that the licensing objectives will be undermined if it were to go ahead.

A promoted event is defined as follows:

A promoted event is an event involving music and/or dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and/or the event is (independent of the licensee) promoted to the general public. (MC02) - *[Following amended application]*

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Breese, Robert

From: Phyllis Chan [REDACTED]
Sent: 31 July 2017 14:23
To: M&CP - Licensing
Subject: RE: Zebrano licence application

To: City of London licensing authority, Walbrook Wharf, 78-83 Upper Thames Street, London EC4R 3TD

To whom it may concern

I am writing in respect of Zebrano's intention to renew/extend its licence operation/hours for its operations in the area near my flat.

In addition to the recent applications for three new late-night venues around the area of our flats (namely Beer and Buns, Brewskee and Bob-Bob Exchange), I am shocked to know that there is yet another application to the late night entertainments in the area.

My experience from living in Creechurch Lane for the last eight years has shown me time and time again that licensed premises are unable and uninterested at controlling the early morning noise created by their clientele when they leave the premises. I am being woken up in the early hours of morning by punters leaving Swingers, Zebrano, Pause and Revolution regularly in the weekends.

I now note that Zebrano is applying to remain open until 3am Monday-Wednesday, 4am Thursday and Sunday and 6am on Friday/Saturday. Together with the long hours and a Sunday opening means that there would not be one night/early morning when I will have any respite from revellers noise.

In addition to noise, punters also leave litter on the street. More alarmingly, our courtyard is also being regularly used as an urinal (and on one occasion even worse) by punters.

All the above effects are not only unpleasant in the extreme but also create a sense of physical insecurity within the close space of my home.

All these worries have also been justified by the murder from stabbing, committed after just such a late night licenced event, in the Caravaggio Restaurant on Leadenhall Street near to my flat last year.

Discussions with the City of London Police and the noise control team at your corporation, who are in agreement with us in not wanting any more licensed premises in the City, apparently have had no effect as I see more and more late night licensing applications being considered.

In view of the likely effects on our well being and quiet enjoyment of our home, my fellow residents and I would really appreciate if Zebrano's application for extended licensing hours could be curtailed now.

Any assistance that you could provide on this matter would be gratefully received.

Best regards,
Phyllis Chan

[REDACTED]
Creechurch Lane
London

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Breese, Robert

From: Yvonne Courtney [REDACTED]
Sent: 31 July 2017 12:12
To: Breese, Robert
Cc: Fredericks, Marianne; M&CP - Licensing
Subject: Zebrano license application - residents representation

Dear Robert,

In that case, I am upholding my representation, as off sales = outside noise - and a 3am licence means being impacted until 4-5am as it takes that long for people to carry out some screaming/shouting before they eventually leave the area.

We didn't get a chance to object to the initial license as unfortunately didn't learn of the bar until it opened. This doesn't mean we haven't been unhappy about its operation. As for complaining, sometimes we do contact the noise team, but if we can't detect which bar is the culprit, they will dress/head out at 4am, not to mention the fear of facing drunken punters usually stops us from pursuing further.

We frequently see bottles, drug paraphernalia etc in/outside our courtyard as they head towards Fenchurch St station... WHY are these licensed premises not made to better enforce the quiet dispersal of their clientele? Perhaps an extra surcharge could be payable to the City Police so that they handle this?

Regards,
Yvonne.

PS - On a separate note - I am being hounded by the lawyers representing Beer & Buns who are insistent at either meeting or speaking over the phone, which I am finding a little unnerving (I'm somewhat perturbed you gave them my private email - what's happened to data protection?)

On 31 Jul 2017, at 11:52, Breese, Robert <[REDACTED]> wrote:

Dear Marianne,

Licence is amended to 3am both on and off sales, no restrictions or conditions. There were no restrictions on off sales on the previous licence until 6am - having spoken to the Police they don't believe off sales will be any kind of issue due to the nature of the operation they're proposing to run.

Regards

Robert

Robert Breese
Licensing Officer
Markets & Consumer Protection
Licensing
[REDACTED]

www.cityoflondon.gov.uk

We are continually seeking to improve our service and obtaining your feedback is a vital part of this process. It would be gratefully appreciated therefore if you could take just a small amount of time to complete this survey.

Any Questions Please Ask.

From: Fredericks, Marianne
Sent: 31 July 2017 11:25
To: Breese, Robert; 'Yvonne Courtney'; M&CP - Licensing
Subject: RE: Zebrano license application - residents representation

Robert

Thank you for copying me in.

Is the license amended to 3am both on and off sales - or just terminal hour 3am on sales only?

Is there a condition regarding no off sales in unsealed containers after a certain time? Has that been included?

Best wishes
Marianne

Sent with Good (www.good.com)

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

From: Breese, Robert
Sent: Monday, July 31, 2017 08:40 AM GMT Standard Time
To: Yvonne Courtney; M&CP - Licensing
Cc: Fredericks, Marianne
Subject: RE: Zebrano license application - residents representation

Dear Yvonne,

The Police have agreed a 3am terminal hour for all licensable activities for this application so the application has now been amended to reflect that.

Please confirm whether you are happy to withdraw the below representation in light of the amended application, or whether you wish to uphold it. There are no other representations received so if you wish to uphold it we will prepare the application to go to a hearing.

Regards

Robert

Robert Breese
Licensing Officer
Markets & Consumer Protection
Licensing

[REDACTED]
[REDACTED]
www.cityoflondon.gov.uk

We are continually seeking to improve our service and obtaining your feedback is a vital part of this process. It would be gratefully appreciated therefore if you could take just a small amount of time to complete this [survey](#).

Any Questions Please Ask.

From: Yvonne Courtney [REDACTED]
Sent: 28 July 2017 19:08
To: M&CP - Licensing
Cc: Fredericks, Marianne
Subject: Zebrano license application - residents representation

To:- City of London licensing authority, Walbrook Wharf, 78-83 Upper Thames Street, London EC4R 3TD

To whom it may concern,

In additional to the recent applications for 3 new late-night venues around the area of our flats (namely Beer and Buns, Brewskee and Bob-Bob Exchange) - we understand Zebrano is looking to renew/extend its licence operation/hours - due to a CVA.

We residents know from experience that licensed premises are unable and inept at controlling the early morning noise their clientele submits us to as they leave the premises. Consequently we are regularly woken at 2,3 4am by punters leaving Swingers, Zebrano, Pause and Revolution.

We note that Zebrano's are looking to remain open until 3am Monday-Wednesday, 4am Thursday and Sunday and 6am on Friday/Saturday. The long hours and a Sunday opening means there is not one night/early morning when we have respite from revellers noise.

Punters noise - thanks to not being properly/effectively dispersed - is not the only issue from late-nighters. Besides the inevitable litter, more seriously, we suffer from our courtyard being used as an urinal and on one occasion even worse...

I trust you will appreciate that this is unpleasant in the extreme and something that no-one should have to suffer.

Lastly, and most seriously, it may be recalled that when Caravaggios near us on Leadenhall Street enjoyed a late-night licence, there was a death by stabbing.

This has lead to residents feeling very unsafe when returning at night; a situation we should not have to live through again.

Following encounters with the City Police and your noise team, they are in agreement about not wanting any more licensed premises in the City - yet this falls on deaf ears.

It would be much appreciated if this application's licensing hours are curtailed because of the impact on us residents.

Many thanks for any assistance.

Best regards,
Yvonne Courtney/Misha Stavrides

Flat [REDACTED]

[REDACTED] Creechurch Lane. London. EC3A 5AY

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Breese, Robert

From: David Rees [REDACTED]
Sent: 31 July 2017 13:22
To: M&CP - Licensing
Subject: Application to grant a premises licence- Zebrano, Dukes House, Dukes Place, EC3A 7LP (Ward Aldagate)

To whom it may concern,

I write to object to the application for extended opening hours at the subject premises.

I live at Flat [REDACTED] Creechurch Lane, London. EC3A 5AY.

I have seen a number of applications in recent weeks, all of which have the potential to affect the quality of life in our area. I suspect that those making the applications consider the area as a business district and have little or no consideration to the fact that there are residents.

As the matter stands, even with few of these establishments in our area, we suffer from late-night noise. Additionally, we find that our courtyard is regarded by their clientele as a convenient place to urinate and, on one occasion, even to defecate. I hope that it will be agreed that for we residents to have to suffer this is unreasonable and that it is a threat to our health.

I know (because I have been contacted directly by one of them) that the proprietors think that they can control their clientele after they have left the premises to keep disruption to a minimum. My experience is that they cannot and that regardless of their efforts, we suffer from their presence so late into the morning.

Lastly, it will be recalled that, when Caravaggio was allowed a late licence, there was a death by stabbing. I was extremely grateful that the establishment closed its late-night doors soon after, as the presence of the clientele in our neighbourhood late at night caused much concern for personal safety when returning home at the wrong time. I do not want to have to feel unsafe in my own neighbourhood.

I hope that this and the other applications will be dealt with the full consideration that this is a residential area and that we have a right to a certain quality of life which should not be impacted by late-night noise or, indeed, a fear for our own safety.

Many thanks.

David Rees
Flat [REDACTED]
[REDACTED] Creechurch Lane,
London. EC3A 5AY

Licensing Act 2003 – Application for a premises licence

Application has been made to the City of London for the grant of a premises licence for the following premises:-

Ward: Aldgate

Premises: Zebrano

Address: Dukes House, Dukes Place, EC3A 7LP

Applicant: Zebrano Bars & Clubs Limited

Application:

- 1) To permit the sale of alcohol on and off the premises, 11am – 3am Monday to Wednesday. 11am – 4am Thursday and Sunday. 11am – 6am Friday and Saturday.

- 2) To provide late night refreshment, 11pm – 3am Monday to Wednesday. 11pm – 4am Thursday and Sunday. 11pm – 6am Friday and Saturday.

- 3) To permit regulated entertainment, such as recorded music, 11am – 3am – Monday and Tuesday, 11am – 4am Wednesday and Sunday. 11am – 5am Thursday. 11am – 6am Friday and Saturday.

- 4) To permit regulated entertainment, such as live music, 9pm - 3am Monday to Wednesday. 9pm - 4am Thursday and Sunday. 9pm - 6am Friday and Saturday.

Last date for objections:

1 August 2017

This notice is primarily for information only, however, anyone wishing to oppose the application must give notice in writing to the Town Clerk, City of London, Guildhall, London, EC2P 2EJ specifying the grounds of opposition.

The last date for objections is stated above.

Contact for further information:

Tel: 020 7332 3406

email: licensing@cityoflondon.gov.uk

Breese, Robert

From: Jonathan Whitby [REDACTED]
Sent: 31 July 2017 13:30
To: M&CP - Licensing
Subject: Objection To Application to grant a premises licence- Zebrano, Dukes House, Dukes Place, EC3A 7LP (Ward Aldagate)

Importance: High

To whom it may concern,

I write to object to the application for extended opening hours at the subject premises.

I live at Flat [REDACTED] Creechurch Lane, London. EC3A 5AY.

I have seen a number of applications in recent weeks, all of which have the potential to affect the quality of life in our area.

While these applications appear to be being dealt with on an individual basis the overall impact on what is a residential / business district is not being considered.

This is not an area that can support such establishments without attracting those in from other areas with the resulting impact on late night noise and disturbance.

As the matter stands, even with few of these establishments in our area, we suffer from late-night noise. Additionally, we find that our courtyard is regarded by their clientele as a convenient place to urinate and, on one occasion, even to defecate. I hope that it will be agreed that for we residents to have to suffer this is unreasonable and that it is a threat to our health.

The owners of these establishment have no control over their clientele once they have left the premises and it is at this stage that the disturbances are caused by which time identifying the specific establishment is difficult.

It is totally unreasonable that the residents should have the prospect of perpetually disturbed nights while the City Licences these establishments without providing any additional policing / crowd disbursement control

I hope that this and the other applications will be dealt with the full consideration that this is a residential area and that we have a right to a certain quality of life which should not be impacted by late-night noise or, indeed, a fear for our own safety.

Many thanks.

Jonathan Whitby

Flat ■

■ Creechurch Lane,

London. EC3A 5AY

Licensing Act 2003 – Application for a premises licence

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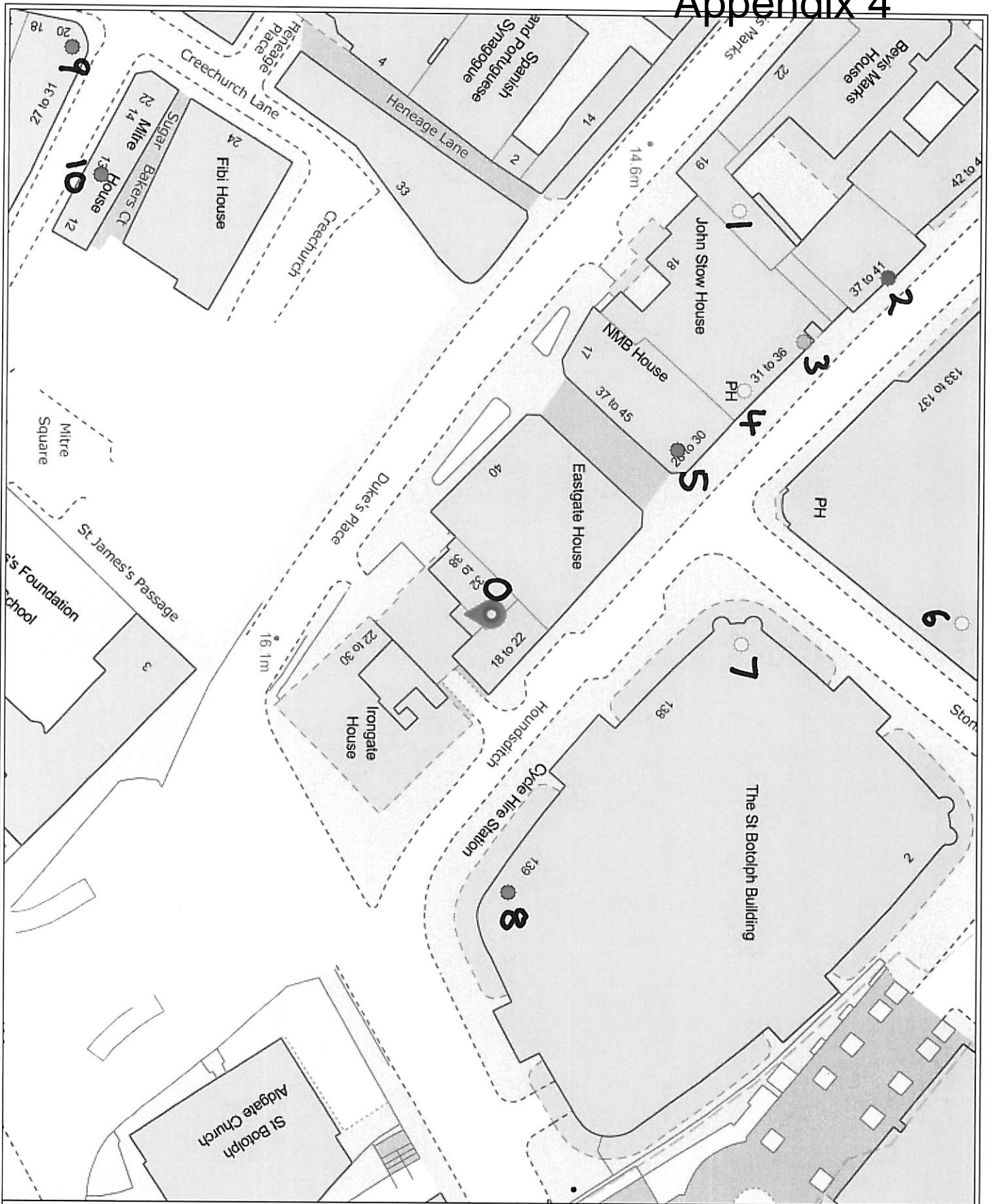
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The last date for objections is stated above.

Contact for further information:

Tel: 020 7332 3406

email: licensing@cityoflondon.gov.uk



Zebrano
EC3A 7LP

- Latest Licensed Activity**
- Up to 23:00
 - 23:01 - 00:00
 - 00:01 - 02:00
 - 02:01 or later
 - 24 hour opening
- City of London Boundary

Created By:

Date Created
15 Aug 2017

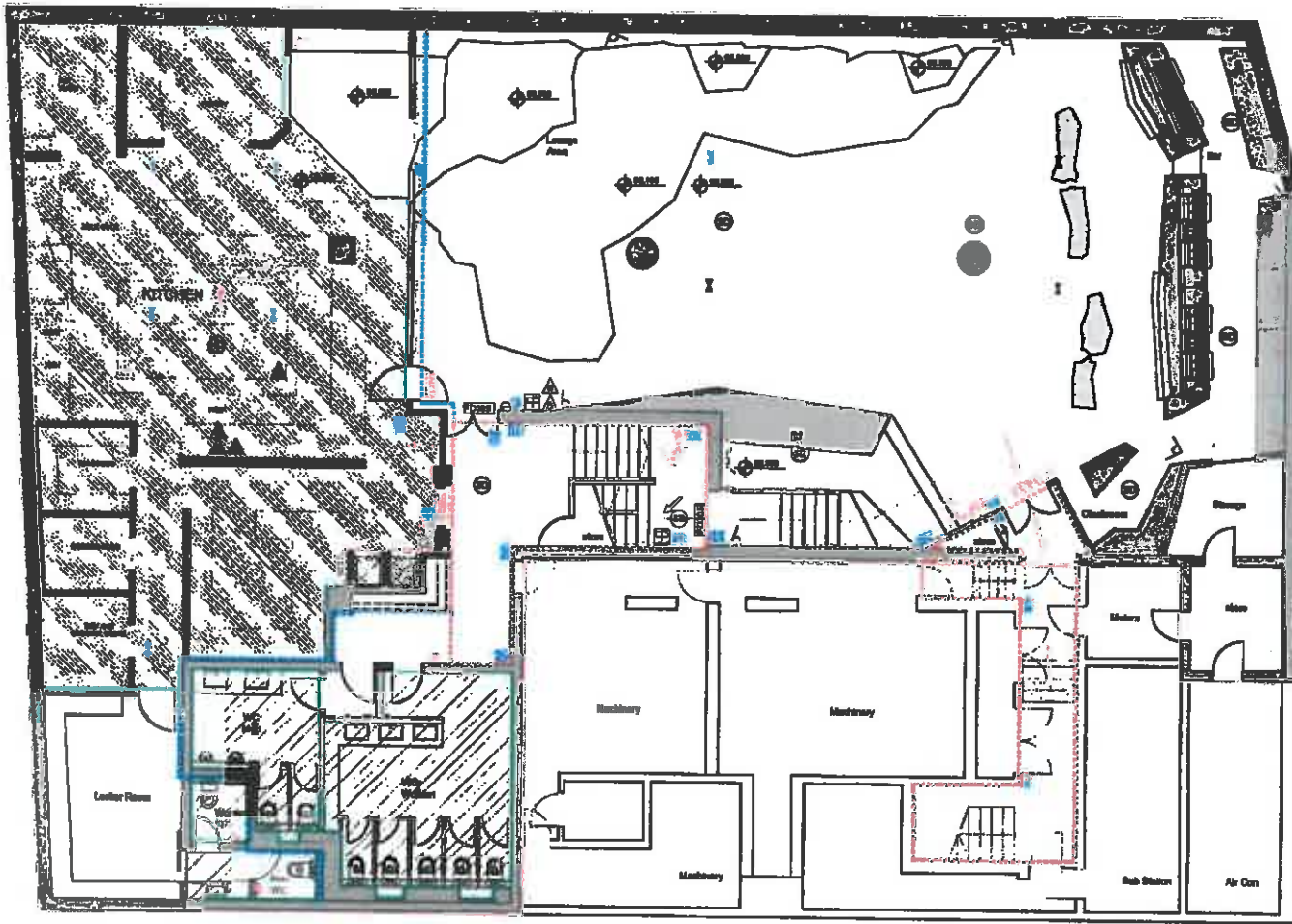


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100023243

Zebrano
Dukes House, Dukes Place
EC3A 7LP

| | <u>Premises</u> | <u>Permitted hours for alcohol sales or other licensable activity with a greater terminal hour</u> |
|----|------------------------------------|---|
| 0 | ZEBRANO | |
| 1 | La Fenice Rossa | 11:00 – 00:00 |
| 2 | Rajasthan III | 10:00 – 00:00 (23:00 – 05:00)* |
| 3 | Fora Restaurant | 10:00 – 02:00 |
| 4 | The Lion | 10:00 – 00:00 |
| 5 | Secret Frog Coffee Co | 11:00 – 22:00 |
| 6 | OneSixty City | 08:00 – 00:00 |
| 7 | JLT Management Services Ltd | 08:00 – 23:00 |
| 7 | Clyde & Co | 08:00 – 00:00 |
| 8 | Tesco | 07:00 – 23:00 |
| 9 | Jamies | 11:00 – 23:00 |
| 10 | Adriatico | 10:00 – 23:59 |

* Late Night Refreshment



- KEY:**
- Boundary of the Premises
 - Stairs
 - Toilet
- KEY:**
- 60 Minutes Fire Resisting Structure
 - 30 Minutes Fire Resisting Structure
 - 30 Minutes Fire Resisting Door
 - Escape Route
 - Main Chemical, Oil or Gas Filled Storage Container
 - Composite Protected Vent Detector
 - Fire Alarm Call Point
 - Water Fire Extinguisher (over ceiling)
 - Carbon Dioxide Fire Extinguisher
 - Foam Fire Extinguisher
 - Fire Blanket in Container
 - Wet Chemical Fire Extinguisher
 - Fire Alarm
 - Escape Lighting
 - CCTV



1. The client is responsible for providing all the data required for the design of the fire alarm system. It is the responsibility of the client to ensure that the data provided is accurate and complete. The architect is not responsible for the accuracy or completeness of the data provided by the client.

2. The architect is responsible for the design of the fire alarm system. It is the responsibility of the architect to ensure that the design is in accordance with the relevant fire safety regulations and standards. The architect is not responsible for the accuracy or completeness of the data provided by the client.

3. The architect is responsible for the design of the fire alarm system. It is the responsibility of the architect to ensure that the design is in accordance with the relevant fire safety regulations and standards. The architect is not responsible for the accuracy or completeness of the data provided by the client.

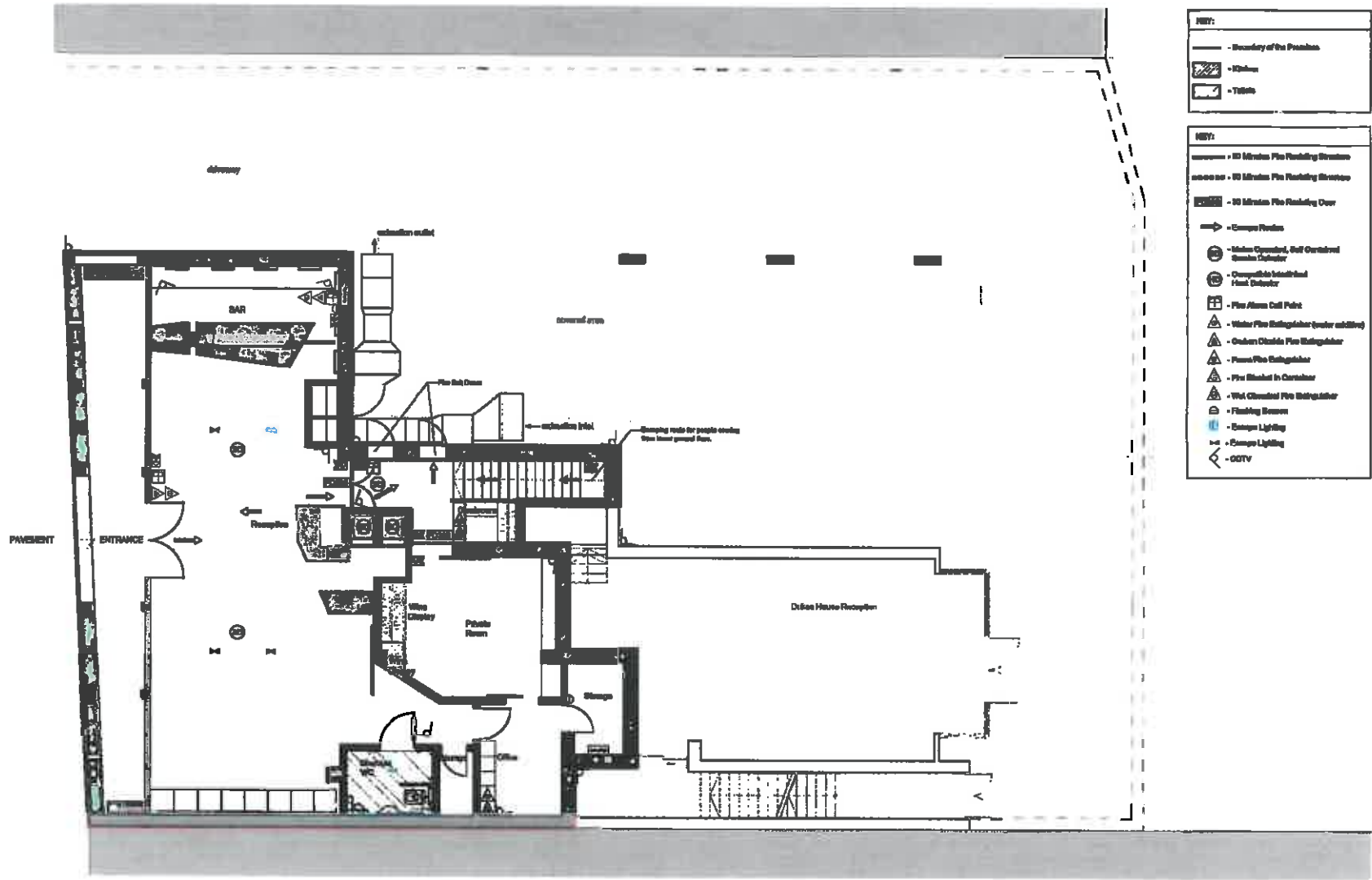
Client: **Don Curran and Carol Finn**
 Job: **Duffin House Ground and basement**
 Date: **08/01/2010**
 Drawn: **LOWER GROUND FLOOR**
 Title: **LICENSING PLAN**

Scale: **PROPOSED**
 Date: **LICENSE**
 Drawn by: **RE**
 Checked by: **RE**
 Date: **08/01/2010**

ARCHITECTURE

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 info@amc-arch.co.uk
 www.amc-arch.co.uk

| | | |
|--------|-----|------|
| Number | 200 | 2010 |
|--------|-----|------|



KEY:

- - - - - Boundary of the Premises
- [Hatched Box] - Floor
- [Box with Dashed Line] - Toilet

KEY:

- [Symbol] - 30 Minutes Fire Resisting Structure
- [Symbol] - 60 Minutes Fire Resisting Structure
- [Symbol] - 90 Minutes Fire Resisting Door
- [Symbol] - Escape Route
- [Symbol] - Motor Operated, Self-Closing Smoke Door
- [Symbol] - Compartmented Hand Detector
- [Symbol] - Fire Alarm Call Point
- [Symbol] - Water Fire Extinguisher (water extinguisher)
- [Symbol] - Carbon Dioxide Fire Extinguisher
- [Symbol] - Foam Fire Extinguisher
- [Symbol] - Fire Blanket in Cabinet
- [Symbol] - Wet Chemical Fire Extinguisher
- [Symbol] - Fire Fighting Beacon
- [Symbol] - Escape Lighting
- [Symbol] - CCTV



1. This is a preliminary or indicative plan and is not to be used for construction purposes. It is subject to change and is not to be used for any other purpose without the written consent of the architect.

2. There is a liability or disclaimer of liability on the part of the architect in relation to the design of the building and its contents. The architect is not responsible for any damage to the building or its contents.

3. The architect is not responsible for any damage to the building or its contents.

4. The architect is not responsible for any damage to the building or its contents.

Client: Guy Dawson and Great Hire
Site: Dishes House, Ground and basement
30-00 Dishes Plans, ECR4 RLP
Stage: GROUND FLOOR
LICENSING PLAN

Drawn by: PROPOSED
Check by: LICENSE
Drawn by: PROPOSED
Check by: LICENSE

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 www.mcquinn.co.uk

ARCHITECTURE

| | |
|-------------|------|
| Project No. | 200 |
| Year | 2011 |