



LICENSING (HEARING) SUB COMMITTEE

Date: WEDNESDAY, 10 APRIL 2024

Time: 10.00 am

**Venue: COMMITTEE ROOM - 2ND FLOOR
WEST WING, GUILDHALL**

APPLICANT:

**Bloomsbury Leisure Holdings Limited,
Basement of Tavistock Hotel, Bedford
Way, London, WC1H 9EU**

PREMISES:

**Tokyo Hit, 165 Fleet Street, London,
WC4A 2AE**

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LICENSING 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 himself 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 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): 10/04/2024	Item no.
Subject	Licensing Act 2003 - Public Hearing in Respect of an Application for the Grant of a Premises Licence	
Name of Premises	Tokyo Hit	
Address of Premises	165 Fleet Street, London, WC4A 2AE	
Report of: Bob Roberts – Interim Executive Director Environment	Public / Non-Public	
Ward (if appropriate): Castle Baynard		

1. Introduction and Purpose

- 1.1. The purpose of this sub-committee is to consider and determine, by public hearing, an application for the grant of a premises licence under the provisions of the Licensing Act 2003, taking into consideration the representations of responsible authorities and other persons, as detailed in paragraph 4, together with policy considerations detailed in paragraph 8 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:

**Bloomsbury Leisure Holdings Limited,
Basement of Tavistock Hotel,
Bedford Way,
London,
WC1H 9EU**

was received by the City of London licensing authority on 16 February 2024 for the grant of a premises licence in respect of the premises:

Toyko Hit, Ground Floor & Basement, 165 Fleet Street, WC4A 2AE

- 2.2. Full details of the application can be seen as Appendix 1.
- 2.3. The proposed application is to facilitate a premises licence to allow the sale of alcohol on and off the premises, and various entertainment and late night refreshment, as part of their operation. The ground floor is proposed to be a themed mini golf course with bars and a food offering, with the basement floor to be used as a bowling alley with bars and fixed seating.
- 2.4. The application seeks permission for:
- a) the sale of alcohol for consumption on and off the premises
 - b) films
 - c) live music (e)
 - d) recorded music (f)
 - e) similar to (e) (f) (g)
 - f) late night refreshment
- 2.5. The hours applied for each activity in the application are shown in column 2 of the table below.

<u>Activity</u>	<u>Proposed licence hours</u>
Supply of alcohol for consumption on and off the premises	Sun-Sat 10:00-02:00
Films, Live Music (e), Recorded Music (f), Similar to (e) (f) (g)	Sun-Sat 10:00-02:00
Late Night Refreshment	Sun-Sat 23:00-02:00
Opening Hours	Sun-Sat 10:00-02:30

3. Deregulation considerations

3.1 The applicant has applied for Live Music and Recorded Music with some part of the hours applied for before 23:00 hours.

3.2 The following sections/paragraphs of the statutory guidance issued under S182 of the Licensing Act 2003 are particularly relevant to this part of the application (revised December 2022):

- a. Paragraph 16.6 - As a result of deregulatory changes that have amended the 2003 Act, no licence permission is required for the following activities:

Live music: when a performance of unamplified live music takes place between 08.00 and 23.00 on any day, on any premises. When 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, and alcohol is available for sale for consumption on those premises in accordance with the existing premises licence.

Recorded music: 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, and alcohol is available for sale for consumption on those premises in accordance with the existing premises licence.

- b. Paragraph 16.36 – Any conditions added on a determination of an application for a premises licence, which relate to live music or recorded music, are suspended between the hours of 08.00 and 23.00 on the same day where the following conditions are met:

at the time of the music entertainment, the premises are open for the purposes of being used for the sale or supply of alcohol for consumption on the premises; if the music is amplified, it takes place before an audience of no more than 500 people; and the music takes place between 08.00 and 23.00 on the same day.

3.3 In respect of this application, it can be noted that the proposed sale or supply of alcohol for consumption on the premises is from 10:00 hours until 02:00 hours daily. In line with 3.2 above, permission for regulated entertainment is not required for live unamplified music until 23:00 hours. Permission is not required for live amplified music or recorded music until

23:00 hours subject to an audience of less than 500 persons. Where the audience capacity is more than 500 persons, live amplified music and recorded music is always regulated. Any conditions added on the determination of this application for a premises licence which relate to live or recorded music will remain in place but are suspended before 23:00 hours when the criteria in paragraph 3.2 are met.

4. Representations

Representations from Responsible Authorities

- 4.1 There are 2 representations received from responsible authorities, namely the City of London Environmental Health Pollution Team, and the City of London Planning Team. These representations can be seen in full as Appendix 2 (i) and 2 (ii).

Representations from Other Persons

- 4.2 There are 33 representations from other persons, including 8 from elected members of the City of London. All but one of these representations seek for the application to be either rejected or amended, on the basis that granting the licence as applied for would undermine the licensing objective of the prevention of public nuisance. Some also suggest an adverse impact on the licensing objectives of the prevention of crime and disorder and public safety. Appendix 2 (xviii) details a representation in favour of granting the application as applied for.
- 4.3 These representations can be seen in full as Appendix 2 (iii) – 2 (xxxiv).

5 Conditions

Conditions drawn from the Operating Schedule

- 5.1 The operating schedule submitted with the applications suggests steps intended to be taken to promote one or more of the four licensing objectives. Conditions that are consistent with the steps described in the operating schedule and appropriate for the promotion of the licensing objectives can be included on the premises licence. A summary of such conditions is attached as Appendix 3. Where the condition has a similar effect as one from the Corporation's pool of model conditions, this has been indicated in the summary.

Conditions agreed with Responsible Authorities

- 5.2 The City of London Police specified in their response that with the inclusion of proposed conditions 1-3 as shown in Appendix 3 they have no representations to make.

6 Licensing/Planning History and Planning response

- 6.1 The premises has been occupied previously by HSBC retail bank (Class A2/Class E) between 2008 and 2021.
- 6.2 By virtue of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, any reference to Class A2 above should now be read as Class E (Commercial, Business and Service) uses.
- 6.3 The planning officer is of the view that the permitted use of the area to which this premises licence application applies is Class E (Commercial, Business and Service) use. To be in accordance with the permitted use of the premises, other activities, such as the consumption of alcohol on the premises, can only be undertaken on site if they are ancillary to the primary use. Any activity not ancillary to the primary use may constitute a material change of use requiring planning permission.
- 6.4 The planning officer states that from the limited documentation it is not clear that the operation of the site would fall entirely within the permitted (Class E) use of the premises.
- 6.5 Upon the planning officer's recommendation, the applicant was advised to submit a detailed business/operation plan to the Planning Team for consideration before implementing the use.

7 Map and Plans

- 7.1 A map showing the location of the premises, and a table detailing terminal hour for alcohol sales and late-night refreshment, are attached as Appendix 4.
- 7.2 The plan of the premises can be seen as Appendix 5.

8 Policy Considerations

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

City of London Corporation's Statement of Licensing Policy (2022)

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

Pages 15-17 address the licensing objective 'The prevention of crime and disorder' and pages 22-25 address the licensing objective 'The prevention of public nuisance'.

Paragraph 92 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.

Paragraph 92 also states an overriding policy principle namely, that each application will be determined on its individual merits.

Certain aspects of paragraphs 97 – 99 are relevant as they address the need of care when controlling noise from those persons leaving a premises – which can apply equally to staff at the premises.

Paragraph 104 considers various factors that should be taken into account when considering whether any licensable activity should be permitted.

Paragraphs 138-144 (Section 13) state the City of London 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

8.3 The following sections/paragraphs of the statutory guidance issued under S182 of the Licensing Act 2003 are particularly applicable to this application (revised December 2022):

Chapter 2 of the guidance covers the four licensing objectives. In particular, paragraph 2.20 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 2.21 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 standardised conditions which ignore these individual aspects should be avoided.’ To which is added; ‘Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.’

9 Summary

9.1 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 City of London 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 of London.

10 Options

10.1 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:

- (a) 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;
- (b) exclude from the scope of the licence any of the licensable activities to which the application relates;
- (c) to refuse to specify a person in the licence as the designated premises supervisor;

(d) reject the application

For the purposes of paragraph 10.1(a) conditions consistent with the operating schedule are modified if any of them are altered or omitted or any new condition is added

10.2 Where a licensing authority takes one or more of the steps stated in paragraph 10.1 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.

11 Recommendation

11.1 It is therefore RECOMMENDED that your Sub-Committee determine this application for a new premises licence in accordance with paragraph 10 of this report.

Prepared by Robert Breese, Licensing Officer
Robert.breese@cityoflondon.gov.uk

Background Papers

<u>BACKGROUND PAPER</u>	<u>DEPT</u>	<u>FILE</u>
Corporation of London Statement of Licensing Policy (revised Jan 2022)	MCP	3rd Floor Guild Hall
Statutory Guidance – ‘Revised Guidance Issued Under Section 182 Of The Licensing Act 2003’. (December 2022)		Statutory Guidance

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.

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

I/We Bloomsbury Leisure Holdings 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 Ground Floor & Basement 165 Fleet Street			
Post town	London	Postcode	WC4A 2AE

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ N/A

Part 2 - Applicant details

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

Please tick as

- | | | |
|--|-------------------------------------|-----------------------------|
| 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 | <input checked="" type="checkbox"/> | 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 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		I am 18 years old or over <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)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

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					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential 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 Bloomsbury Leisure Holdings Limited
Address Basement of Tavistock Hotel Bedford Way London WC1H 9EU
Registered number (where applicable) 07126903

Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any)
E-mail address (optional)

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

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>The Ground Floor shall be a themed mini golf course with bars and a food offering. The Basement Floor is to be used as a bowling alley with bars and fixed seating.</p>

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) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |

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)

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

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										
Tue										
Wed							<u>State any seasonal variations for performing plays</u> (please read guidance note 5)			
Thur										
Fri							<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)			
Sat										
Sun										

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films 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	<u>Please give further details here</u> (please read guidance note 4) <u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5) <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)		
Mon		02.00			
	10.00				
Tue		02.00			
	10.00				
Wed		02.00			
	10.00				
Thur		02.00			
	10.00				
Fri		02.00			
	10.00				
Sat		02.00			
	10.00				
Sun		02.00			
	10.00				

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 5)
Tue			
Wed			
Thur			
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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon				Please give further details here (please read guidance note 4)	
Tue			Please give further details here (please read guidance note 4)		
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Fri			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)		
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			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)		

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)								
Mon		02.00									
	10.00										
Tue		02.00									
	10.00										
Wed		02.00				State any seasonal variations for the performance of live music (please read guidance note 5)					
	10.00										
Thur		02.00									
	10.00										
Fri		02.00							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)		
	10.00										
Sat		02.00									
	10.00										
Sun		02.00									
	10.00										

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded 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)								
Mon		02.00									
	10.00										
Tue		02.00									
	10.00										
Wed		02.00				State any seasonal variations for the playing of recorded music (please read guidance note 5)					
	10.00										
Thur		02.00									
	10.00										
Fri		02.00							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)		
	10.00										
Sat		02.00									
	10.00										
Sun		02.00									
	10.00										

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance 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								
Tue								
Wed						<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur								
Fri						<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)		
Sat								
Sun								

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Mon		02.00		Outdoors	<input type="checkbox"/>
	10.00			Both	<input type="checkbox"/>
Tue		02.00	<u>Please give further details here</u> (please read guidance note 4)		
	10.00				
Wed		02.00			
	10.00		<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)		
Thur		02.00			
	10.00				
Fri		02.00	<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)		
	10.00				
Sat		02.00			
	10.00		Sun		
Sun		02.00			
	10.00				

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	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)					
Mon		02.00						
	23.00							
Tue		02.00						
	23.00							
Wed		02.00				<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
	23.00							
Thur		02.00						
	23.00							
Fri		02.00	<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)					
	23.00							
Sat		02.00						
	23.00							
Sun		02.00						
	23.00							

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	<input checked="" type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon		02.00						
	10.00							
Tue		02.00						
	10.00							
Wed		02.00						
	10.00							
Thur		02.00				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)		
	10.00							
Fri		02.00						
	10.00							
Sat		02.00						
	10.00							
Sun		02.00						
	10.00							

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 Jon Charles Dalton	
Date of birth 14.05.1973	
Address 8 Crediton Hill West Hampstead London	
Postcode	NW6 1HP
Personal licence number (if known) 16/11267/LIPT	
Issuing licensing authority (if known) London Borough of Camden	

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).

n/a

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon		02.30	<u>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</u> (please read guidance note 6)
	10.00		
Tue		02.30	
	10.00		
Wed		02.30	
	10.00		
Thur		02.30	
	10.00		
Fri		02.30	
	10.00		
Sat		02.30	
	10.00		
Sun		02.30	
	10.00		

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)

Promoted events will not be held at the premises. A promoted event is an event where the musical entertainment is provided at any time by a person or persons other than the licence holder, and one or some of them are not an employee of the licence holder, and the event is promoted to the general public independent of the licensee.

b) The prevention of crime and disorder

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 always be present on the premises when they are open to the public. This staff member shall be able to show the police or Licensing Authority recordings of the preceding two days immediately when requested.

An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the City of London Corporation. The log shall record the following with the date and time of the incident/refusal:

- (a) all crimes reported to the venue
- (b) all ejections of customers
- (c) all refusals of entry
- (d) all refused sales of alcohol to persons under the age of 18, or appearing under the age of 25 without valid ID
- (e) any incidents of disorder (disturbance caused either by one person or a group of people)
- (f) any seizures of drugs or offensive weapons

c) Public safety

d) The prevention of public nuisance

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

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. A copy of the policy shall be retained on the premises and made available for inspection by a police officer and/or authorised officer of the licensing authority on request.

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

e) The protection of children from harm

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 ID must bear a photograph, date of birth and a holographic mark or an ultraviolet feature, or be in any other form specified by the Home Office as being acceptable for age verification of sales of alcohol.

Checklist:

Please tick to indicate agreement

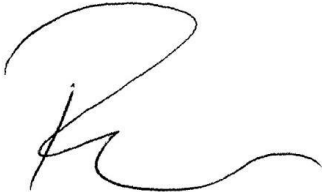
- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [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 or my share code issued by the Home Office online right to work checking service (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). 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 licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	15.02.2024
Capacity	Solicitor to applicant

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Piers Warne TLT LLP One Redcliff Street			
Post town	Bristol	Postcode	BS1 6TP
Telephone number (if any)	0333 006 1739		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Piers.Warne@TLT.com			

From: Callan-Day, Claire
Sent: Mon, 26 Feb 2024 16:15:00 +0000
To: Breese, Robert
Cc: Austin, Hazel;Whitehouse, Robin
Subject: RE: New Premises Application Licensing Act 2003 - Tokyo Hit, Ground Floor & Basement 165 Fleet Street EC4A 2AE

Hi Rob

In the absence of adequate information as to how noise at, or associated with, the premises will be controlled I wish to make a representation in respect of this application on the basis of public nuisance.

I have particular concerns as to how amplified music spill, noise associated with the bowling, noise from patrons outside (for smoking, etc.) and dispersal noise will be controlled as there is a significant risk that if not managed robustly there will be a detrimental impact to those in the environs of the premises, in particular residents and other noise sensitive receptors.

I also believe that there is risk that public nuisance could be caused by noise associated with the offering of food at a late terminal hour, i.e. the noise associated with bins being emptied and other food-service related noise. Furthermore, there is a potential risk of public nuisance caused by odour and fumes from the premises given that I have no information to inform me to the contrary.

Due to all of the above, may I make a representation on behalf of the Pollution Control Team please?

Best wishes

Claire



**Claire Callan-Day (she/her) | Environmental Health Technician
Pollution Control Team**

Switchboard: 020 7606 3030

City of London | Environment Department | Guildhall | London | EC2V 7HH

claire.callan-day@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Bob Roberts

Interim Executive Director Environment

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NOTE: Saturdays working hours throughout the city are 09:00 to 14:00.

Register non-road mobile machinery (NRMM) via this link: nrmm.london

From: Newman, Tony
Sent: Wed, 28 Feb 2024 16:38:09 +0000
To: M&CP - Licensing
Subject: RE: Application for a premises licence-Tokyo Hit Ground Floor & Basement, 165 Fleet Street, London, EC4A 2AE (Castle Baynard)

Dear Team,

Occupier History

The premises (ground floor and basement) were occupied by HSBC retail bank (Class A2/Class E) use between 2008 and 2021. It is currently vacant.

By virtue of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, any reference to Class A2 above should now be read as Class E (Commercial, Business and Service) uses.

Permitted Use

I am of the view that the permitted use of the area to which this premises licence application applies is Class E (Commercial, Business and Service) use.

To be in accordance with the permitted use of the premises, other activities, such as the consumption of alcohol on the premises, can only be undertaken on site if they are ancillary to the primary use. Any activity not ancillary to the primary use may constitute a material change of use requiring planning permission.

Representations

There are a large number of nearby residential occupiers, particularly those immediately to the south of the site, that could be negatively affected by the proposed operation of licensable activities, namely the provision of alcohol sales for consumption on and off the premises until 2am Monday to Sunday, and the spilling out of large numbers of people into the surrounding streets and alleyways in the early hours of the morning when (02:00 Monday to Sunday) when there is an expectancy for local residential occupiers to be able to sleep.

The application, as laid out, provides significant potential for public nuisance. This might be addressed by the imposition of suitable conditions limiting the terminal hour of the licensable activities, particularly the sale of alcohol for consumption on and *off the premises, and (if applicable under the licencing regime) requiring a customer management plan.



**In this location I would question why “off sales” are required*

Other Comments

From the limited documentation it is not clear that the operation of the site would fall entirely within the permitted (Class E) use of the premises. The applicant is advised to submit a detailed business/operation plan to the Planning Team for consideration before implementing the use.

Kind regards

Tony

Tony Newman
Senior Planning Officer (Planning Enforcement)
Environment Department
www.cityoflondon.gov.uk



From: City of London Licensing <licensing@cityoflondon.gov.uk>

Sent: Friday, February 16, 2024 3:56 PM

To: Newman, Tony <Tony.Newman@cityoflondon.gov.uk>

Subject: Application for a premises licence-Tokyo Hit Ground Floor & Basement, 165 Fleet Street, London, EC4A 2AE (Castle Baynard)

[View this email in your browser](#)



Dear all,

A premises licence application has recently been received by our Licensing section, which you can view [online](#). In addition, you can find information in this [briefing](#).

If you have any further queries, please do not hesitate to contact the Licensing Team on 020 7332 3406 or via email licensing@cityoflondon.gov.uk

Kind regards

Loreen Williams

Business Delivery Technical Officer

Markets and Consumer Protection

City of London

This email was sent to Tony.Newman@cityoflondon.gov.uk

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City of London · Town Clerks Department, P O BOX 270 · Guildhall · London, London EC2P 2EJ · United Kingdom



██████████
██████████
██████ Tudor Street
London EC4Y 0DD
22nd February 2024

To: City of London Licensing Team

Premises License Application: Tokyo Hit Ground Floor & Basement, 165 Fleet Street, London, EC4A 2AE

Dear Sir/Madam,

I write to object to the above application which seeks the following:

1. To permit the sale of alcohol on and off the premises, 10am – 2am Monday to Sunday.
2. To permit regulated entertainment, live and recorded music, provision of films, 10am – 2am Monday to Sunday.
3. To provide late night refreshment, 11pm – 2am Monday to Sunday.

Although Fleet Street primarily hosts retail outlets and offices, there are several residential blocks and dwellings on the street and in the alleys near the premises including, Crane Court, Johnson Court, 171 Fleet Street, Red Lion Court, 148 Fleet Street, Hind Court, Bolt Court, and a residential block of flats on Pleydell Street opposite.

Fleet Street becomes quiet at night and loud noises then are intrusive and prevent residents enjoying the amenities of their dwellings.

This application unless changed is likely to have a serious impact on the residences listed above, which will result from anti-social behaviour that regrettably accompanies licensed premises that trade after midnight.

The Corporation Licensing policy (paragraph 29) states:

“The Licensing Authority has not set framework hours believing that it is best placed to make decisions about appropriate opening hours in the area based on its local knowledge, in consultation with the responsible authorities and other persons. ***However, residents have a reasonable expectation that the terminal hour for the sale of alcohol ceases at 11pm every day.***”

It follows that if a licence is granted the terminal hour for the sale of alcohol should be set at 11pm not 2am to conform to the above section of the policy.

To avoid a breach of the four licensing objectives in particular the prevention of crime and disorder and prevention of public nuisance, the following updated model conditions recently authorised by the Corporation of London’s Licensing Committee on February 8th, 2024, should be added to the premises license if the application is granted:

MC2 - Promoted events will not be held at the premises. A promoted event is an event 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 licence holder, and the event is promoted to the general public independent of the licensee.

MC14 - 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.

MC17 - 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. A copy of the policy shall be retained on the premises and made available for inspection by a police officer and/or authorised officer of the licensing authority on request.

MC18 - Prominent signage shall be displayed at all exits from the premises requesting that customers leave quietly.

MC19 - All external doors, lobby doors, and windows shall be kept closed save for entry or exit, or in the event of an emergency.

MC21 - Loudspeakers shall not be located in the entrance lobby.

MC22 - All music and digital announcements shall be controlled through a digital sound processing unit (DSP) with a limiter, the limits for which shall be set and maintained at a level agreed with environmental health. The sound limiter controls shall be kept locked and only accessed by the licensee or a person authorised by the licensee.

MC23 - A noise management plan shall be in place to identify how noise arising from all sources of noise including regulated entertainment, plant, pa systems and patrons shall be effectively controlled so as to minimise the risk of public nuisance and how any complaints of noise will be dealt with. A copy of the plan shall be retained on the premises and made available for inspection by a police officer and/or authorised officer of the licensing authority on request.

MC24 - 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.

MC26 - There shall be no sale of alcohol in unsealed containers for consumption off the premises.

This is a large number of conditions on a licence which normally I would never advocate, but because of the nature of the application and the location of the premises I feel that this is necessary.

The proposal to bring the building back into commercial use is welcome given the impact of the pandemic and the unprecedented scale of redevelopment in the Fleet Street area, but this application as it stands has the potential to cause serious disruption to residents and the changes suggested in my letter would significantly help to mitigate the negative impacts of the proposed application.

Please acknowledge receipt of this objection and let me know when the hearing will take place to consider this application.

Your sincerely

A solid black rectangular box used to redact the signature of the sender.

Graham Packham CC

Ward Member Castle Baynard

From: Grekos, Martha
Sent: Tue, 20 Feb 2024 20:40:40 +0000
To: Breese, Robert;M&CP - Licensing
Subject: Objection to new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

Dear Robert,

As Alderwoman of Castle Baynard ward, I am writing to object on behalf of some of the residents in the ward (specifically for those living at 6 Bolt Court which is directly behind 65 Fleet Street) for the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

The objection is based on three out of the four “licensing objectives”: namely for the prevention of crime and disorder; public safety; and the prevention of public nuisance.

On the side of and directly behind 65 Fleet Street, there are block of residential premises: 6 Bolt Court, 4 Crane Court, Red Lion Court and individual flats within Johnson’s Court.

These residents are already unable to enjoy the amenity of their homes as the area is undergoing an enormous amount of transformational change. Fleet Street is a construction site at the moment. It is undergoing a huge amount of unprecedented redevelopment. So as much as the area will be flourishing in four years’ time, at the moment it is on its knees. This means that the community is suffering too as the area is attracting more anti-social behaviour given the state that it is in (e.g. over the summer we had teenagers harassing staff in shops and the Police had to be called and we also had several break-ins on Fleet Street and just off Fleet Street too); people are flouting the rules as rubbish are left out during the day; and we have a large increase of homeless people sleeping in the alley-ways just off Fleet Street. We are trying to control the situation the best we can to make sure the community is kept safe (and clean); that anti-social behaviour and crime is minimised and there is minimal public nuisance; and that the homeless people are also kept safe and are helped.

By providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am) is inappropriate for such a residential area when that will reduce the living and environmental conditions of these residents. The noise, in the early hours (11pm to 2am) will mean large disturbance to residents’ sleep and unfortunately potentially an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign to leave quietly and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Other license applications in this area have had their hours restricted to either 7pm, 9pm or 11pm for such reasons - which is far more suitable for a residential, given the local concerns of public nuisance and anti-social behaviour we are witnessing especially in our alleyways and courtyards just off Fleet Street.

The ward has roughly 300 residents and opposite 165 Fleet Street there is a proposal coming forward to have circa 750 students in a student accommodation block. This area will therefore have a footfall of nearly 1000 residents – the majority living near 165 Fleet Street. We need to be mindful of the community currently there but also potentially in the future, because this will be the only place till 2am and will attract the wrong crowd. The target client market for the sell of alcohol is more likely to be those who are going to cause some anti-social behaviour by drinking on the streets, causing disturbance and noise (whether it is visitors into this area for parties such a hen do etc or even students). The new premises license will just fuel the issues we already are trying to control in the area and create more public nuisance for such footfall. The client market is unlikely to be local residents who will want to enjoy the amenity of their homes to be able to sleep at night or even the business workers who will have left the area when the restaurants / pubs etc have closed. If they do venture to 165 Fleet after other venues have closed, this is more than likely to be to consume more alcohol from 11pm till 2am and are very unlikely to be leaving those premises quietly come 2.30am.

This will really be a huge detriment to the area and for the people living there now and coming in the future. For the reasons above, I object to the new premises application and urge you to decline it.

With best wishes,
Martha

Alderwoman Martha Grekos,
Leader of Castle Baynard Ward
City of London | Guildhall |
London | EC2V 7HH
Mobile: 07815052001
martha.grekos@cityoflondon.gov.uk
www.cityoflondon.gov.uk

From: Raja, Alpa (Deputy)
Sent: Wed, 28 Feb 2024 10:17:28 +0000
To: M&CP - Licensing
Subject: 165 Fleet Street- Tokyo Hit Objection

Whilst, I am keen to welcome All new business ventures into my Ward to enhance the Ward economically and increase the foot fall.

I am concerned with this application on the long opening hours requested and accordingly would object to the application unless the hours are restricted from midday to 11pm given the 300 residents that live nearby the proposed site.

Please register my objection on the grounds of public nuisance.

Kind regards,

Alpa Raja

Deputy Alpa Raja CC
Castle Baynard Ward
City of London Members Room- Guildhall -
London EC2V 7HH
<http://www.cityoflondon.gov.uk>



From: John Griffiths
Sent: Sat, 16 Mar 2024 14:54:07 +0000
To: Breese, Robert
Cc: Griffiths, John
Subject: Objection to new premises license application: Tokyo Hit Ground Floor & Basement, 165 Fleet Street, London, EC4A 2AE

THIS IS AN EXTERNAL EMAIL

Dear Robert

I am writing to object to the above application which is requesting the following:

1. To permit the sale of alcohol on and off the premises, 10am – 2am Monday to Sunday.
2. To permit regulated entertainment, live and recorded music, provision of films, 10am – 2am Monday to Sunday.
3. To provide late night refreshment, 11pm – 2am Monday to Sunday.

My objection is based on the grounds that, as a licensing authority, our objectives include preventing crime and disorder and public nuisance, whilst also ensuring public safety.

In my capacity as one of the local Ward Councillors for Castle Baynard, I support those residents and constituents who have expressed their opposition to this application on the grounds that it will most likely increase levels of crime, disorder and noise. This will have a detrimental impact on their quality of life and wellbeing at the same time as reducing levels of public safety in the Fleet Street area.

There are specific aspects of the application which, if permitted, will contribute these negative effects:

- Allowing the playing of live music and serving of alcohol up from 10am up until 2am every day
- Providing late night refreshments inside and outside the premises from 11pm till 2am each day

As there are no other premises in the area open until 2am and selling alcohol at that time of the early morning, the premises are likely to be a magnet for drinkers from other parts of the City after other venues have served last orders. This will only contribute added noise and public nuisance in the Fleet Street area late at night and into the early morning.

Other license applications in this area have had their hours restricted to 11pm, which is far more suitable for an area with a significant residential population and one which is already experiencing growing cases of public nuisance and anti-social behaviour.

Thank you.

Yours sincerely,



John Griffiths
Councillor for Castle Baynard Ward

07887 643980 / [LinkedIn](#)



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From: Hudson, Michael
Sent: Sat, 16 Mar 2024 11:08:57 +0000
To: M&CP - Licensing
Subject: Tokyo Hit - 165 Fleet Street

I write as a Member of Common Council to object to the application for a licence for 165 Fleet Street. The grounds are public nuisance and the prevention of crime and disorder.

There are a considerable number of residences nearby, in Bolt Court, Wine Office Court and Cheshire Court as well as Mary Queen of Scots House and other properties in Fleet Street and alleyways off Fleet Street. Residents are entitled to a period of quiet for sleep between 11.00pm and 7.00am and the proposed hours are contrary to this policy. Drinking outside the premises is sought but the subject property has no outside space. Fleet Street is not a wide street and outside drinking will cause obstruction to pedestrians.

The hours sought are too long and should be reduced. The licence should be restricted consumption on the premises only.

Regards

Michael Hudson
A Member for Castle Baynard Ward

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From: McGuinness CBE CC, Catherine
Sent: Sat, 16 Mar 2024 12:29:03 +0000
To: M&CP - Licensing
Subject: Premises License Application: Tokyo Hit Ground Floor & Basement, 165 Fleet Street, London, EC4A 2AE

To whom it may concern:

I write as a councillor for the ward of Castle Baynard to object to the premises license application by Bloomsbury Leisure Holdings Limited in respect of Tokyo Hit.

Fleet Street and its surrounding streets and courts are home to many residents, who already have to balance their lives with the busy business district in which they live, and the extra pressures, noise and disruption caused by ongoing building work on a number of sites in the area, which is likely to continue for some time.

It is also an area which becomes quiet at night, when the businesses are closed, and because of the heavily built up nature of the area noise can be particularly intrusive.

If this application is granted as requested, it will have a serious deleterious impact on these residents, and, whatever mitigations are put in place, will encourage – not prevent – **public nuisance**, as customers come to and from the premises late at night.

It is also likely to encourage the anti social behaviour which is often attracted to late night licensed premises, and **will not promote the prevention of crime**.

I urge you to **decline** the application, or if you grant it to do so with the changes and conditions proposed by my ward colleague Graham Packham in his objection.

Yours faithfully,

Catherine McGuinness



Catherine McGuinness, CBE
Common Councillor, Castle Baynard Ward
Chair, City of London Academies Trust
City of London Corporation | Guildhall | Gresham St | London EC2V 7HH
Telephone : +44 (0)7909876115
www.theglobalcity.uk | www.cityoflondon.gov.uk

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From: [Durcan, Mary](#)
To: [Breese, Robert](#) licensing
Subject: application 15 March
Date: 2024 16:50:21

Dear Robert

I wish to comment on the licensing application relating to 65 Fleet street as it is in the ward I represent. I'm assuming I'm not prohibited due to my membership of the Licensing Committee. I obviously won't be sitting on the application hearing. If I am prohibited, can I ask that you ignore this email. I am particularly concerned about the 2 am licensing hour. Premises closing at 2.30am are likely to create a disturbance for nearby residents as customers leave. I'm not aware of any other nearby premises closing at such a late hour. I would ask the applicants, if granted a licence, to reconsider these hours.

Fleet street is going through difficult times with substantial redevelopment being carried out and causing much disruption. I would as an elected representative, welcome new businesses to the area but I would hope that they would make a significant positive contribution to the community. With these premises serving alcohol for such lengthy hours and into the small hours of the morning, it is difficult to accept that the advantages outweigh the disadvantages which are the increase in public nuisance.

With best wishes,

Mary

Mary Durcan JP CC

Common Councillor for Castle Baynard Ward

Chairman Port Health & Environmental Services Committee

Chairman Health & Wellbeing Board

Email:mary.durcan@cityoflondon.gov.uk



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From: Priest, Henrika
Sent: Sat, 16 Mar 2024 22:48:24 +0000
To: M&CP - Licensing
Cc: Breese, Robert
Subject: Objection: 165 Fleet Street - Tokyo Hit

Dear Licensing

I wish to object to the recent application by Bloomsbury Leisure Holdings Limited for a themed mini golf course with bars and a food offering, including the basement floor is to be used as a bowling alley with bars and fixed seating.

By granting this application, I strongly believe that the licencing objective of the Prevention of Public Nuisance will not be promoted given that that want to sell alcohol on and off the premises to 02.00 am Monday to Sunday.

There will be an increase in noise and anti-social behaviour on the pavement and at dispersal time which will affect local residents both on Fleet Street and in the surrounding small alleyways leading off Fleet Street. No amount of signage asking customers to be quiet, or CCTV notices will make customers behave better or leave quietly once they've had a lot to drink. Furthermore, once customers are on the street, there's absolutely nothing that the premises can do to manage the dispersal away from the premises. With these timings, the streets won't be completely clear or quiet until 02.30 or later.

As mentioned in The City Corporation's Statement of Licensing it considers that the risk of disturbance to local residents is greater when licensable activities continue late at night and into the early hours of the morning. **Residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00.**

I further believe that a venue open till 02.00 could possibly have difficulty in promoting the Prevention of Crime & Disorder, particularly if they apply for TENs as this would invite people who have no connection to the area whatsoever.

I cannot think of a more inappropriate use of the former HSBC premises and cannot see how this activity would add anything to the re-generation of Fleet Street, or benefit the local residents and businesses – this type of activity belongs in Soho – and therefore would strongly recommend that this application is rejected.

Yours sincerely

Henrika Priest
Common Councilman and local resident– Castle Baynard Ward



Henrika Priest | Common Councilman – Castle Baynard Ward

City of London Corporation | Guildhall | Gresham Street | London EC2V 7HH

Phone: +44 7747 638 215 | **Email:** henrika.priest@cityoflondon.gov.uk

www.cityoflondon.gov.uk | <https://castle-baynard.org.uk/>

From: Joe Sullivan
Sent: Wed, 13 Mar 2024 17:54:09 +0000
To: M&CP - Licensing
Subject: Objection to Licensing Application for 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

We are writing to you today to object in the strongest terms to the proposed licence application for: Ground Floor & Basement, 165 Fleet Street, EC4A 2AE (Premises: Tokyo Hit, Applicant: Bloomsbury Leisure Holdings Limited). We have read the application in its entirety and believe our concerns are warranted and are likely to transpire, regardless of any measures the applicant may implement to mitigate them.

We live on the first floor of a nearby residential building (█ Bolt Court, EC4A 3DQ) and have several concerns around the proposed application. We believe that the grant of this application will lead to:

- 1) increased disorder and crime in the area
- 2) decreased public safety
- 3) increased chance of public nuisance.

Importantly, if this premise is granted the licence to serve alcohol from 10am to 2am every day of the week, **it will change the very nature of our small community.**

1) Increased disorder and crime

Today, our neighbourhood is relatively empty (and therefore quiet) on the weekends and late in the evenings because **no other public establishments in the vicinity are open between the hours of 23:00-00:00**. The service of alcohol over such a long period and on the weekends will change the character of our neighbourhood. It will bring an increase of noise and disorder to our quiet streets, and with it the increased potential for crime. Our building has seen two attempted break ins within the last 60 days, and we fear this new licence will only increase the frequency of such crime.

2) Decreased public safety

Unfortunately, we have seen a rise in anti-social behaviour recently as well. There have been significant acts of vandalism in the area, considerable litter building up and increased instances of unhoused residents sleeping on St. Dunstan's court (which is adjacent to the proposed licence site). We fear that the addition of late night alcohol will only increase the instances of

such behaviour and make us feel less safe whenever we step out our door. The applicant has proposed to have signage and CCTV cameras to abate such acts, but we have no reason to believe that this will slow down instances of nuisance and crime. The area already has significant camera coverage and this has not done anything to prevent the anti-social behaviour we have seen.

3) Increased public nuisance

In addition, we have serious concerns about the levels of increased noise and public nuisance that this proposed licence would bring. Speaking plainly, our bedroom is on the first floor of 6 Bolt court, and allowing live and recorded music as well as the playing of films until 2am will naturally cause a significant disturbance to our sleep as well as the sleep of other residents. No other premises in this area are open until 2am, much less selling alcohol that late, and this proposal is a threat to the relative tranquillity that the area maintains after a certain time of night.

Taking in all of the considerations outlined above, we hope that you will reject this application outright.

Sincerely,

Joseph Sullivan and Katherine Bellerose

█ Bolt Court, █, EC4A 3DQ

Alcohol Licensing Application 165 Fleet Street: Objection

Application by Bloomsbury Leisure Holdings Limited re “Tokyo Hit”

Castle Baynard Ward

My London Flat Address: [REDACTED] Bolt Court (off Fleet Street) EC4A 3DQ

My attention has helpfully been drawn by the City of London Licensing Officer to the four Alcohol License conditions ie

“the prevention of crime and disorder; public safety; the prevention of public nuisance; the protection of children from harm.”

I write in support and agreement to the measured and precise submissions of my Ward Councillors (eg Graham Packham, Henrika Priest, Martha Grekos) and my neighbours.

My own comments are based on observing and participating in the rhythm of work and life in this specific ward, over two decades of work in this ward, and one decade of living in this ward in our second family home. This is currently let to a fellow mature professional while I work in Scotland before return to the City of London. It is located just behind the Application Premises, adjacent to Dr Johnson’s historic house.

The Application fails on all four tests, a fortiori outside working hours late at night and at weekends.

The proposed venue will attract large groups who are not committed to and responsible for continuing work or living in the Ward.

The Evening Standard reported the implications at the Applicants’ site in Camden:

<https://www.standard.co.uk/news/crime/bloomsbury-bowling-lanes-scraps-hip-hop-and-urban-music-nights-in-wake-of-nearfatal-stabbing-a3174186.html>.

The Police made urgent demands for Camden Council to review critically the late night Alcohol and Entertainment Licenses, to deal with the aftermath of a mass brawl and near fatal stabbing linked to the venue. Camden did not withdraw the License, demonstrating that a fait accompli is too late to amend.

The Ward and its historic surrounds, including existing and fully adequate licensed premises with appropriate hours and behaviour monitoring (eg Ye Olde Cheshire Cheese, Wynkyn de Worde etc) are an enclave of remarkable calm and civility, during and after work hours, in a network of footlanes.

The area is dominated by professional service Firms (Legal, Accounting, Financial) and I have not previously worried about inevitable late night working and commuting for male and female employees and residents, young or mature, and my own Family. I will if this Application is granted.

Andrew Gavan

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From: Alex Izett
Sent: Fri, 15 Mar 2024 09:25:24 +0000
To: Breese, Robert;M&CP - Licensing
Cc: Grekos, Martha;Philippa Mitchell
Subject: Objection to new premises license application | Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit)
Attachments: Photos - 165 Fleet Street.pdf

THIS IS AN EXTERNAL EMAIL

Dear Robert

I am writing on behalf of Daniel Watney LLP who occupy the [REDACTED] at [REDACTED] Fleet Street, to object to the new premises license application for the ground floor and basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

The objection is based on two out of the four “licensing objectives”: the prevention of public nuisance; and the prevention of crime and disorder.

The Prevention of Public Nuisance

The licensee has requested the supply of alcohol both in and outside the premises, this has the potential to create significant disturbances in the surrounding tranquil courtyards and alleyways during working hours. As mentioned above, there are no door staff to help keep disturbances to a minimum.

There will be an increased amount of people standing on the street, alleyways and the courtyards smoking/ vaping. The street and alleyways are narrow and with the increased number of people on the street could cause the entrance to the office building to be blocked with people either on the street or in the doorway smoking/ vaping.

Most importantly, St Dunstan Court and St Johnsons Court which run either side of the building are the only fire exits and designated fire assembly points for the building. There can be around 500 people moving in and out of the building on any given day. If people are drinking, smoking/ vaping and/or queuing in the alleyways either side of 165 Fleet Street, this could create a significant risk to the occupiers in the building who would need to exit quickly in the event of a fire.

In addition to the narrow streets and alleyways, we are concerned that some of our staff will feel uncomfortable when leaving the building if they have to make their way through people who are inebriated and smoking. This is most concerning for employees who cycle to work as the bike shed is located on the side of the building down St Johnsons Court. It is a very narrow alleyway which does not have the space for people lingering as well as being used as a thoroughfare.

Please find photos demonstrating our concerns regarding access to the building’s bike storage, fire exits and fire assembly points.

The Prevention of Crime

Tokyo Hit have requested the license be permitted for the supply of alcohol and late night refreshments until 2am every day of the week for both on and off the premises. This is likely to

increase the risk of anti-social behaviour i.e. public urination, regurgitation in doorways and nearby alleyways and an increase in littering on the streets. This would inevitably fall on our own cleaning staff to clean the external areas of our office building and alcoves before the working day starts to ensure the entrance is pleasant for all workers and visitors. Live Music performances will inherently attract larger crowds and therefore increase the chances of anti-social behaviour.

There is no mention in the licensee's request that door staff will be on-hand to help reduce the risk of anti-social behaviour and help move people away from the building when they leave the premises. This does not suggest that the premises will be 'good neighbours' and have considered the surrounding buildings and occupiers in their application.

There are several restaurants and drinking establishments on Fleet Street, all of which close by latest 11am. This application is not in keeping with the surrounding business working hours. If this application were to be accepted, it could create a domino effect for the other restaurants and/or drinking establishments to wish to extend their premises license to the early hours of the morning. This would further increase the risk of anti-social behaviour in the area.

Please also be aware that 165 Fleet Street is located on the top of a hill that sweeps down to Ludgate Circus. The ability to easily pick up speed on a bike has mean the top of Fleet Street has been made a perfect target for thieves snatching phones from oblivious pedestrians. We witness phone snatchings almost ever week by men with masked faces dressed incognito as Deliveroo drivers. Due to the lack of outdoor "smoking area" space the building officers and the very narrow width of the pavement this location will inevitably become an even greater target with even more phones snatched.

We hope we have highlighted the unsuitability of this proposed premises license.

Kind Regards,

Alex Izett | MRICS IRRV (Hons

)

Partner | Business Rates



Connect via [LinkedIn](#)

Daniel Watney

Building Consultancy | **Business Rates** | Capital Markets | Commercial Agency | Commercial Property Management | Development Agency | Lease Advisory | Leasehold and Block Management | Planning | Residential and Portfolio Management | Residential Services | Valuation Services

Office: 165 Fleet Street, London EC4A 2DW

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From: Adela Gregory
Sent: Sat, 16 Mar 2024 14:48:15 +0000
To: M&CP - Licensing
Subject: Objection to Planning Application for a Premises Licence by Tokyo Hit

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I am writing to formally object to the above application on the grounds of potential nuisance it may create for local residents and business workers.

As one of the business workers in the Castle Baynard ward, I am deeply concerned about the potential adverse effects this establishment could have on our community.

Specifically, I fear that it may lead to increased noise levels and littering, which could significantly impact the quality of life for both residents and workers alike.

Moreover, while the area currently serves as a pleasant socializing spot for office workers after hours, allowing establishment's operating hours until 2am every day of the week seems excessive. Given that most workers tend to leave the area by 11pm, such extended hours are unlikely to benefit either the workers or the residents.

In light of these concerns, I urge you to carefully consider the proposed operating hours and their potential impact on our community. Thank you for your attention to this matter.

Many thanks.

Kind regards,

Adela Gregory

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Toby Brown

██████████
Bolt Court
London, EC4A 3DQ
████████████████████

16 March 2024

Dear City of London Licensing

Re: objection to new premises license for “Tokyo Hit” at 165 Fleet Street, London EC4A 2AE, applied for by Bloomsbury Leisure Holdings Limited

I write as a local resident to object to the above premises license application, which if granted would create serious nuisance and disruption to local residents and business workers. In reality, it would make living next door unbearable.

By way of background, I live next door at 6 Bolt Court, having been a permanent resident for 13 years, and I work nearby as a barrister.

The envisaged licensed premises would be completely inappropriate given the licensing objectives of the prevention of both public nuisance and of crime, due to:

- (a) **the adjacent narrow alleyway and small square**, and
- (b) **the close proximity of our residential building** (and offices too).

Immediately adjacent to the premises is a narrow alleyway, St Dunstan’s Court, into which a large number of patrons will inevitably congregate or pass through, both in arriving, leaving or to smoke/vape. Experience and common sense indicates that a proportion will be drunk. From the narrow alleyway, a number of patrons will unavoidably spill or travel into Bolt Court, which is continuous with St Dunstan’s Court.

St Dunstan’s Court, showing the premises at 165 Fleet Street on the right (looking South towards Fleet Street)



Bolt Court, showing the residential premises 6 Bolt Court on the left (looking East from the edge of St Dunstan’s Court i.e. just next to the proposed licensed premises)



Some of those patrons congregating in or travelling through St Dunstan's Court and Bolt Court will inevitably cause a public nuisance and/or commit the criminal offences of:

- (a) Public urination and vomiting;**
- (b) Littering of cigarette butts, disposable vapes, and drinks containers;**
- (c) Rowdy noise as expected from drunks and other revellers;**
- (d) In some cases, abusive/threatening language to residents/office workers;**
- (e) In the worse cases, fights/violent disorder from drunk or high patrons.**

These are not academic or unlikely concerns, rather it is common sense that such public nuisance and criminal offences will very likely result from the proposed premises license, especially given its size, location, and likely number of patrons given the floor plans which accompany the application. Just to share some of my own personal experience:

Re (a) above, we already see some late night/early night public urination in St Dunstan's Court and in Bolt Court, which would clearly be significantly worse with the proposed licensed premises. The first photo on the right is recent night time urination to the corner of our residential premises. The second photo on the right I took this morning in St Dunstan's Court, showing the side exit from the proposed premises at 165 Fleet Street.



Re (c), in the past week about 7.30pm a few minutes walk from my flat I encountered 3 drunk men, shouting and urinating in a small residential square (see photo to the right), including urinating against a residential door, and one of whom was simulating a sex act. This was directly outside a pub, whose staff did nothing to control or warn against their behaviour.



Re (d) I previously asked a drunk man adjacent to Bolt Court who was making noise to please keep the noise down, and in return he threatened to assault me, following me back to the door of our building. Unsurprisingly, most residents will likely be scared to ever try to ask patrons from the proposed premises to keep the noise down, not to urinate or to disperse.

To be clear, the area traditionally does not suffer significant public nuisance or crime, being usually a peaceful area especially from Friday evening through to Monday morning.

Given the public nuisance and related criminal behaviour which is very likely to result from the proposed license, the impact on residents at 6 Bolt Court will be significant. In

reality, such noise, urination etc will blight their lives, given the proposed licensing hours end at 2am, made even worse by the lack of any respite from Friday evening through Sunday evening (when residents currently enjoy peace and quiet).

But even if the hours were limited e.g. to 10pm, and to only open Monday to Thursday, one would still expect a level of public nuisance and related criminal activity, both in afternoons and evenings, which would affect both residents and local officer workers. People can and obviously do get drunk in the early evening, and act inappropriately as exemplified by what I saw locally at only 7.30pm as mentioned above, and such revellers can hang-about causing disruption for some time before they move on.

It is common sense that the application's mitigations of CCTV and signage "to leave quietly" will, in reality, do little to prevent such nuisance. We have all seen drunk revellers leave premises noisily and carry out anti-social behaviour, completely ignoring CCV and such ineffectual signage. And even with bouncers, they cannot effectively police the activities of patrons once they have left the premises, especially once they walk in the next door square.

Unsurprisingly, I was advised by someone with substantial policing experience, but who could not comment officially, that the proposed licensed premises would be "**a nightmare to police**".

For the above reasons, the City of London is respectfully asked to refuse the application.

I would be grateful to be given notice of any oral hearing of the application, so that I can make oral representations.

Yours sincerely

Toby Brown

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████████ Pemberton Row
London
EC4A 3BA

4 March 2024

Licensing Département
City of London Corporation
PO Box 270
London EC2P 2EJ

Ref: Application for a Premises Licence Ground Floor and Basement 165 Fleet Street

Dear Mesdames and Sirs,

I write as a local resident in the vicinity of the premises. The bedroom of my flat overlooks the rear of 165 Fleet Street. I am concerned that the application is not in conformity with the objectives of the Licensing Act 2003.

Fleet Street is a mixed residential and business area, with an increasing number of residents living in the immediate area, particularly in the lanes and courts to the north of Fleet Street. There are residential properties on Fleet Street itself, at numbers 101, 143 and 171, and a few metres away in Crane Court, Red Lion Court, Bolt Court, Hind Court, Wine Office Court, Cheshire Court and Poppins Court. Further residential properties within the immediate vicinity are in Pemberton Row and East Harding Street. Office-to-residential conversions are underway in Red Lion Court and Crane Court.

The application fails to promote the licensing objectives.

The floor plans, which form part of the application, are deficient to an extent that they are rendered nugatory. They have no scale. The ground floor plan is “fuzzy”- when the plan is enlarged on-line details are still unclear. This is important, as the premises extend northwards towards the east-west leg of Johnson’s Court behind the Curator’s Cottage of Dr Johnson’s House, No 5 Pemberton Row and 4 Johnson Court.

It is difficult to assess the extent of nuisance from noise break-out from the basement into the “void” which runs alongside this part of Johnson’s Court. This will have an impact on properties in Johnson’s Court, Gough Square and Pemberton Row. No indication has been provided of any measures being put in place to eliminate noise break-out from the rear of the premises.

I note that although the premise has “themes” of golf on the ground floor and bowling in the basement, these themes may change over time. With bowling, this is a “competitive” activity. There may be much shouting and cheering amongst the competing participants, particularly when they are “well-tanked” after several hours of drinking. The bowling alleys are located at the north end of the basement.

Residents have a right to the quiet enjoyment of their homes – this is taken to mean that residents should not be disturbed by noise between the hours of 11pm to 7am. Strict limits are set in planning conditions for the operation of air-conditioning units in residential areas – with permitted levels only a few dB above ambient noise levels at night. Similar limits should apply to noise break-out from licensed premises.

My other concern, which is linked to the Prevention of Crime and Disorder, concerns the operating hours sought in the application. A licence for the sale of alcohol and for other activities is being sought until 2am seven days a week, with the premises closing at 2.30am. This would lead to the dispersal of people in the local streets until around 3am, possibly later, as people mingle and wait for taxis to arrive to take them home.

People in a crapulent state are not exactly known for their quietude. Considerable nuisance may be caused to local residents as dispersal takes place during the night until around 3am, both along Fleet Street and northwards through the lanes and alleys towards Holborn as people go in search of night buses and taxis. They may have problems co-ordinating their mental and physical functions. With such a late licence, there may be an increase in the amount of vomiting in the lanes and alleys – an added cost to the City's Environmental Services department.

The City is a mixed residential and business area. A balance between the interests of all City stakeholders needs to be achieved. It is not appropriate for a licensed premise to be open until 2.30am in the morning in Fleet Street. Considerable nuisance is likely to result to local residents.

I oppose the application on the grounds that it is incompatible with at least two of the four licensing objectives. Licensable activities in the Fleet Street area should end no later than 11pm, with premises closing at 11.30pm.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Jeremy Simons

From: stevenpdicker (null)
Sent: Sat, 16 Mar 2024 17:35:55 +0000
To: M&CP - Licensing
Subject: 165 Fleet Stret

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

As a resident of Red Lion Court whose bedroom window overlooks the rear of 165 Fleet Street, I would like to object to the proposed conversion to a licensed entertainment venue and particularly to the late night nature of the proposal.

This is a quiet, residential sub area of the City between Fleet Street and New Street Square, especially after about 9pm when the people who work nearby generally leave the local licensed venues that there are currently. A venue open to 2am would radically change this and be inconsistent with the residential area, leading to late evening and night disruption and nuisance from the venue itself and especially people arriving at and leaving the venue. There is also a significant risk of anti-social behaviour and potentially crime as a result of people leaving licensed premises in the early hours of the morning.

The wider redevelopment of the Fleet Street area is very welcome and generally improving the area. This proposed development would detract from that general improvement and would be a retrograde step for this important, historic part of the City.

Yours faithfully
Steven Dicker



Red Lion Court
London
EC4A 3EB

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From: Michael Murphy
Sent: Sat, 16 Mar 2024 16:55:50 +0000
To: Breese, Robert;M&CP - Licensing
Subject: Re: Bloomsbury Leisure Holdings Limited application at 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

Dear Robert

I am writing in my capacity as a resident of the neighbouring premises of 6 Bolt Court and I wish to object to this application.

I chose to move to this location due to the proximity to my work and the unique characteristic of this area, primarily the fact it is a location where the noise after typical working hours is minimal.

This area of the City has a very characteristic network of streets and alleyways which features a Grade 1 listed building, a City of London Corporation blue plaque on 6 Bolt Court itself, and the only English Heritage blue plaque to be found in the square mile, just around the corner at Dr Johnson's house.

Part of this unique character is how quiet it is. In allowing the use of 165 Fleet Street as an entertainment venue and to allow for late night opening with the sale and consumption of alcohol, pretty much on my doorstep, I fear we will lose the tranquility the area currently has to offer, and that this would be impactful in my daily life and the lives of my neighbouring residents, as well as having a detrimental impact on the character of this area.

When any group of people leave a venue, it can be loud and immediately disruptive to the surrounding areas - regardless of how much signage is used. The sound levels within a group I find typically increase with the introduction of alcohol and a competitive group setting such as offered by the social activities proposed here. What is an acceptable noise level at 6pm would sound very different, and louder, at 10pm in the evening as the ambient noise in the area changes, more so at 2am. Therefore, any noise coming from the users of this establishment will be a disturbance to the immediate area and is something that will become more intrusive as the night progresses. From my observations, whenever alcohol is involved, and a group of people need to organise themselves to leave an area, noise levels escalate. At the minimum I would therefore anticipate unacceptable noise coming from this location at closing time when myself and neighbouring residents are sleeping, but generally throughout the evening as groups come and go from this venue.

The residents of 6 Bolt Court, and particularly those who are facing directly on to the court adjoining these properties, would get the full impact of this disturbance. Properties within this period building are not double glazed and we need to rely on having windows open to let any cool air in, so we cannot simply shut out the sound that will come from this venue or those who congregate into the late hours outside. Instead we are subject to the amplification of noise as it

travels through the narrow lanes and echoes from the surrounding buildings, something which is exacerbated at night time.

I am concerned that if this proposal were to go ahead there would be a negative impact on the day to day living conditions of residents, myself included, and feel that there is nothing beneficial to the immediate community from this venue opening. I therefore respectfully urge that you please deny this application.

regards

Mike Murphy
[REDACTED] Bolt Court

To: City of London licensing authority
Guildhall
Aldermanbury
EC2V 7HH

From: Andreea Irimia
Manager
Crown and Sugarloaf
█ Bride Lane
EC4Y 8DT

15th of March 2024

Regarding: Tokyo Hit

To whom it may concern,

My name is Andreea Irimia and I manage the Crown and Sugarloaf on █ Bride Lane and I live next door at █ Bride Lane. I am writing to express my personal support to grant Tokyo Hit a license to serve food and alcohol between 10am and 2am.

I believe that it would be in the best interest of the area to have more nightlife hubs as this one intends to be as this would offer a place for people to drink in a regulated manner and it would offer a place of entertainment after the traditional closing times of the pubs around. A venue serving alcohol until 2 am that can cut off people at any moment if the servers suspect they might be drunk would serve as an alternative to buying bigger amounts of alcohol from shops and drinking it past one's limit leading to aggressive or anti-social behaviour. Furthermore, it would offer people a place to go rather than disperse and drink on the streets.

Also, since there is a student accommodation being built nearby, Tokyo Hit could be a place to meet and drink safely close to their living spaces, minimising the risk of being attacked when they are travelling back home from other areas of London, minimising street drinking, and other anti-social behaviour. Increased footfall during night could generally lead to a prevention of crime and disorder as there would be more people around to intimidate possible attackers or provide help and support in case something does happen.

I have read arguments against granting Tokyo Hit a license such as disturbance to the residents' sleep, risk of increased crime/disorder, and public nuisance. This is the most condensed area when it comes to pubs, bars and restaurants, some dating from the 17th century. The pub I manage dates from the 1840s. They are like museums and are highly appreciated by Londoners and tourists as well. These residents were perfectly aware when they moved here of what this area has to offer and why people mainly come here. To impede the opening of Tokyo Hit based on imaginary data or made-up expectations could harm the further development of this area and alienate office workers or tourists even more.

Moreover, Tokyo Hit would provide a fun, new way for residents, office workers, and tourists to unwind and enjoy more time in this historic district. I am often asked by my patrons where they could grab a drink after the pub closes and I have to direct them to Farringdon or Bank since there are no venues open past 11pm. Tokyo Hit would allow them 3 extra hours to spend enjoying a night out. A venue like this represents an asset during daytime too since it has the potential to draw customers from other parts of London as well that could shop around or have drinks before or after their booking.

Currently, Fleet Street bleeds people in the evening as workers and tourists leave for other parts of London with a more vibrant nightlife. Giving Tokyo Hit a late-night license represents the first step in reversing this trend and creating a safe, vibrant nighttime economy, which will provide a strong boost to the many pubs and restaurants in this area.

In conclusion, I would like to reiterate my support for granting Tokyo HIT a license to serve food and alcohol until 2am based on the prospect of increasing revenue on Fleet Street, providing an attraction for people to come in the offices and spend more time in this area after finishing work, and to help minimise noise and anti-social behaviour.

Thank you for your time.

Kind regards,
Andreea Irimia

From: Rosemarie Hutchinson
Sent: Tue, 20 Feb 2024 21:42:18 +0000
To: Breese, Robert
Cc: M&CP - Licensing
Subject: Objection to new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

THIS IS AN EXTERNAL EMAIL

Dear Robert

I am a resident of a flat in [REDACTED] Bolt Court, London. EC4A 3DQ

I am writing to make an objection to the license application for the ground floor and basement of 165 Fleet Street made by Tokyo Hit.

It is a reasonable assumption that the business model for this leisure business is dependent upon the sale of alcohol. The application for a license seven days a week from 10 am until 2 am seems to confirm this assumption.

It is my view that it is inappropriate that premises licensed to sell alcohol until 2 am are sited in residential areas.

The extended hours for which alcohol will be available for purchase presents opportunities for people to be drinking for extended periods of time and there is potential for consequent antisocial behaviour. It is inevitable that there will be occasions when disturbance is caused at closing time, particularly if people have been drinking for many hours, and since closing time is 2:30 am it is likely that the sleep of local residents will be disturbed.

The application also seeks permission to serve late night refreshments both inside and outside the premises from 11 pm until 2 am seven days a week. The proximity of seating areas in Gough Square make it highly likely that alcohol and food served from 165 Fleet Street will be consumed there. In recent years, there have been problems with the littering of this area and the subsequent and consequent arrival of vermin. There is also the possibility of Gough Square being used as a urinal and a convenient place to vomit as so often happens in relatively private areas close to nighttime venues serving alcohol.

The nature of the courts, alleys and squares immediately behind 165 Fleet Street make these areas attractive to persons engaging in criminal and illicit activities. The passageways are narrow, labyrinthine and poorly lit (due to the historic lighting). It is unlikely that cctv would be installed in these areas and thus criminal activity and violent incidents would go unnoticed and unrecorded.

Furthermore residents of 6 Bolt Court, by necessity, must use these passageways to access the building. Residents are likely to come into very close proximity with persons who have visited the leisure facility. There is a realistic possibility that residents will have to weave their way through revellers just to get to their front doors, particularly if they return from work late, as many residents do, and access Bolt Court via Gough Square.

It is unlikely that this leisure venue will serve the local community. The senior lawyers, Drs and business persons who live in Gough House are unlikely to be frequenting a themed mini golf bar or live music events until 2am. Indeed there is a slight irony that should there be unsociable behaviour and overindulgence in alcohol it is the likes of the local residents who will be

administering the medical attention in the local A and E departments and representing the miscreants in court.

Gough Square is a popular tourist destination. It is the location of the Dr Johnson Museum and the statue of Dr Johnson's cat is popular with children. The Fleet Street Christmas 2023 trail also brought many children to the area with snowmen positioned in Gough Square and Pemberton Row. It would be inappropriate and unsafe to have trails bringing children to sites in such close proximity to licensed premises operating all day. Furthermore if the sale of alcohol and food is permitted for 165 Fleet Street it is inevitable that some of it will be consumed in Gough Square. The possibility of children stroking Dr Johnson's cat whilst inebriated persons sit on the bench a metre away is unacceptable.

In summary:

- I think that there is a strong possibility that the extended licensing hours will result in some antisocial behaviour as a result of excessive alcohol consumption.
- I think that there is a strong possibility that a nighttime venue situated in close proximity to poorly lit narrow passageways will provide cover for criminal activity
- Local residents are likely to have their peace and sleep disturbed by activities consequent on businesses serving alcohol until 2am
- The serving of food and alcohol for consumption off the premises will lead to public health issues in Gough Square
- Gough Square is likely to be turned into an extension of the premises for the consumption of food and alcohol and thus making it an unsafe area for residents, tourists and particularly children.

Kind Regards
Rosemarie Hutchinson

 Bolt Court
London
EC4A 3DQ

From: Stathis
Sent: Wed, 21 Feb 2024 15:36:09 +0000
To: Breese, Robert
Cc: M&CP - Licensing
Subject: Objection for the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit)

THIS IS AN EXTERNAL EMAIL

Dear Robert,

My name is Efstathios kapelis and i am a resident at █ bolt Court.

I am writing to object for the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

The objection is based on three out of the four “licensing objectives”: namely for the prevention of crime and disorder; public safety; and the prevention of public nuisance.

On the side of and directly behind 65 Fleet Street, there are block of residential premises: 6 Bolt Court, 4 Crane Court, Red Lion Court and individual flats within Johnson’s Court.

These residents are already unable to enjoy the amenity of their homes as the area is undergoing a huge transformational change. Fleet Street is a construction site at the moment. It is undergoing a huge amount of unprecedented redevelopment. So as much as the area will be flourishing in four years’ time, at the moment it is on its knees. This means that the community is suffering too as the area is attracting more anti-social behaviour given the state that it is in (e.g. over the summer we had teenagers harassing staff in shops and the Police had to be called and we also had several break-ins on Fleet Street and just off Fleet Street too); people are flouting the rules as rubbish are left out during the day; and we have a large increase of homeless people sleeping in the alley-ways just off Fleet Street. We are trying to control the situation the best we can to make sure the community is kept safe (and clean); that anti-social behaviour and crime is minimised and there is minimal public nuisance; and that the homeless people are also kept safe and are helped.

By providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am) is hugely inappropriate for such a residential area when that will reduce the living and environmental conditions of these residents. The noise, in the early hours (11pm to 2am) , will mean huge disturbance to residents’ sleep and unfortunately potentially an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign and also CCTV footage, this will not abate such

nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Other license applications in this area have had their hours restricted to either 7pm, 9pm or 11pm which is far more suitable for a residential, given the local concerns of public nuisance and anti-social behaviour.

The ward has roughly 300 residents and opposite 165 Fleet Street there is a proposal coming forward to have circa 750 students in a student accommodation block. This area will therefore have a footfall of nearly 1000 residents – the majority living near 165 Fleet Street. We need to be mindful of the community currently there but also potentially in the future, because this will be the only place till 2am and will attract the wrong crowd. The target client market for the sell of alcohol is more likely to be those who are going to cause some anti-social behaviour by drinking on the streets, causing disturbance and noise (whether it is visitors into this area for parties such a hen dos etc or even students). The new premises license will just fuel the issues we already are trying to control in the area and create more public nuisance for such footfall. The client market is unlikely to be local residents who will want to enjoy the amenity of their homes to be able to sleep at night or even the business workers who will have left the area when the restaurants / pubs etc have closed. If they do venture to 165 Fleet after other venues have closed, this is more than likely to be to consume more alcohol from 11pm till 2am and are very unlikely to be leaving those premises quietly come 2.30am.

This will really be a huge detriment to the area and for the people living there now and coming in the future. For the reasons above, I object to the new premises application and urge you to decline it.

All the best Stathis

████████████████████
████ Bolt Court

London EC4A 3DQ

27 February 2024

Dear Mr Breese

Premises License Application: Bloomsbury Leisure Holdings Ltd for Tokyo Hit, Ground Floor and Basement , 165 Fleet Street, London EC4A 2AE

I write to object to this license application. The application relates to a themed mini golf course on the ground floor with bars and a food offering, plus a bowling alley with bars and fixed seating on the basement floor. The premises extend from Fleet Street along St Dunstan's Court.

The application seeks:

1. Sale of alcohol to be consumed on and off the premises from 10am to 2am, seven days a week.
2. To provide entertainment, live and recorded music, films for the same hours over seven days.
3. Provision of late night refreshments both indoors and outdoors from 11pm to 2am, seven days a week.
4. Closure of the premises at 2.30 am, seven days a week.

My objection is based on the four licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

My husband and I have owned and lived in our flat in 6 Bolt Court since 2006. I am a barrister practicing from chambers in the Inner Temple.

The premises at 165 Fleet Street is in close proximity to residential premises, not only in Bolt Court but also in Crane Court, Red Lion Court and Dr Johnson's Court. The licensing application if granted would seriously affect residents. It is my understanding that there is a plan for student residential accommodation opposite 165 Fleet Street, in the premises formerly housing Freshfields. Furthermore, the application if granted would cause problems for Bolt Court and Gough Square more generally, which are frequented regularly not only by local residents but by pedestrians, tourists and visitors including children.

The sale of alcohol for 16 hours every day of the week appears to be an integral part of the business plan for the leisure facility to be operated by Tokyo Hit.

The premises at 165 Fleet Street has no outside space for the consumption of alcohol off the premises all day, or of late night refreshments. Inevitably, public areas adjacent would be used by customers, in particular the courts running immediately off Fleet Street, Bolt Court and Gough Square.

The sale of alcohol for 16 hours every day of the week for consumption on and off the premises clearly has the potential for crime and disorder, threat to public safety, public nuisance and the risk of harm to children. Drunken customers may well frequent the adjacent courts throughout the day.

There is potential for antisocial behaviour, in the form of aggression and other activities such as littering, vomiting, urination and defecation. The latter two regrettably occur frequently in St Dunstan's Court and I already contact on a regular basis the City of London Street Cleansing Service and the Ambassadors of the Fleet Street Quarter to provide an urgent remedy.

The disruption to residents in Bolt Court and the other courts from late night sale of alcohol and refreshments for consumption off the premises until 2am is self-evident. Nor can residents be assured that customers leaving the premises by 2.30am would do so quietly.

There are in addition matters of more general concern, not confined to residents of nearby courts. Bolt Court is used as a pedestrian thoroughfare and has attractive planters. There is already a problem with the planters being used for cigarette butts and disused drinking cans, with consequent littering. The steps at the entrance to 6 Bolt Court are frequently used by unauthorized persons for consumption of food and drink. These problems would be exacerbated were the license application to be approved. Furthermore, the use of Gough Square must be considered. Gough Square is an historic precinct with Dr Johnson's House, attractive visitor seating and the much loved statue of Dr Johnson's cat Hodge. Individual tourists and tourist guided groups visit Gough Square through the day. In addition, during the Christmas/New Year Season 2023 – 2024, Gough Square was on the popular Snowman trail and attracted many families with children. The potential for customers consuming alcohol during the day using the seating provided in Gough Square, with consequential antisocial behaviour, poses a potential nuisance to visitors generally and a risk to the safety of children who visit throughout the year.

Finally, I draw a comparison with the mini golf facility Puttshack Bank in the basement at 1 Poultry, London EC2R 8EJ. This is not a residential area. Furthermore, there is to the best of my knowledge no sale of alcohol or food for consumption off the premises at any time, and the hours of operation are more restricted than those in the application for 165 Fleet Street.

Please acknowledge receipt of this objection.

Yours sincerely

Rebecca Bailey-Harris

From: Celine Luppò McDaid
Sent: Mon, 26 Feb 2024 12:26:32 +0000
To: Breese, Robert
Subject: RE: new premise licence application - 165 Fleet Street
Attachments: image001.gif

THIS IS AN EXTERNAL EMAIL

Dear Mr Breese,

I am writing as a business manager in the Fleet Street area, namely the Director of **Dr Johnson's House museum**, █ Gough Square.

I am writing with regard to the new premise licence application for 165 Fleet Street as I wish for the City to note that I, on behalf of my organisation, **object in the strongest terms possible to the requested licence** and proposed activities on the ground floor and basement of 165 Fleet Street.

The objections I have relate to the licencing objectives: public safety and the prevention of public nuisance. I also anticipate there being cause of objection on the grounds of crime and certainly disorder.

To have a licence to sell alcohol from as early as 10am to as late as 2am is utterly outside the needs, demands and desires of those working within the immediate and extended vicinity. I am concerned it will lead to undesirable behaviour and levels of noise disturbance and have a direct impact on the quality of the visitor experience to Dr Johnson's House museum - and their safety and that of my staff (mostly female) at the start and end of their working shift. I anticipate intoxicated patrons of 165 Fleet Street locating themselves in nearby alleys and courtyards and being bothersome to passersby. The potential to lose business because people do not feel safe in the area - especially if a reputation spreads for such behaviour, which it can do rapidly on social media platforms - is tangible and not insignificant.

As you know, the area behind 165 Feet Street is a maze of alleyways and courtyards and the scope for anti-social behaviour is huge - people gather hear to drink and be loud in groups small and large, and if they have a plentiful supply of alcohol until 2am or later, I believe in warmer weather they will take their drinks to these courtyards and drink there - certainly after closing time.

Whatever signs my be placed asking patrons of the place to leave quietly are redundant as in my experience, they are utterly disregarded. I do not expect it will be within the remit of the staff of 165 Fleet Street to police the surrounding area to ensure people are leaving the premises respectfully.

Thank you for noting this objection. I would be grateful for an email acknowledging receipt of this email.

Kind regards
Celine Luppó

Celine Luppó MA (Oxon) MA FRSA

The Hyde Director

Dr Johnson's House
█ Gough Square
London, EC4A 3DE



www.drjohnsonshouse.org

New exhibition open: [Gratifications of the Palate](#)



Secretary of London Shh..

www.londonshh.org

From: Ariel Luppò
Sent: Mon, 26 Feb 2024 12:55:28 +0000
To: Breese, Robert
Subject: 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

Dear Mr Robert Breese,

I am writing as a **resident of** ■ **Johnson's Court** with regard to the new premise licence application for 165 Fleet Street. Please note on file that I **on object to the requested licence** and proposed activities on the ground floor and basement of 165 Fleet Street.

The objections I have relate to the licencing objectives: public safety and the prevention of public nuisance, disorderly behaviour and for crime.

I have a young family at home and there is already a problem in the area of anti-social behaviour. This will without doubt increase hugely with the proposed licence and activity in 165 Fleet Street if it gets permission.

I do not want myself, my wife or my daughter to experience any disturbance or fear because of unacceptable behaviour during the day - or at night.

Thank you for noting this objection. Please send me an email acknowledging receipt of this objection.

Thanking you in advance,

Warm Regards,

Guillermo Ariel Luppò
■ Johnson's Ct, City of London, London EC4A 3EA, UK

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From: Celine McDaid
Sent: Mon, 26 Feb 2024 12:54:02 +0000
To: Breese, Robert
Subject: Fwd: licence proposal for 165 Fleet Street
Attachments: image001.gif

THIS IS AN EXTERNAL EMAIL

Dear Robert Breese,

robert.breese@cityoflondon.gov.uk

I am writing as a **resident of [REDACTED] Johnson's Court** with regard to the new premise licence application for 165 Fleet Street. Please note on file that I **on object utterly to the requested licence** and proposed activities on the ground floor and basement of 165 Fleet Street.

The objections I have relate to the licencing objectives: public safety and the prevention of public nuisance, definitely disorderly behaviour and the potential for crime.

I live with my young family (3 year old) in the courtyard directly behind 165 Fleet Street. There already exists problems with the courtyard in the evening and nighttime as people congregate here, thanks to the benches in situ, the water feature, and even in adverse weather as there is covered shelter provided by the archway leading to Gough Square. A number of street sleepers also inhabit this area, and in my experience over the past 10 years, the great number (not all) are dependent on alcohol and / or illegal substances.

The acoustics in the area are incredible, owing to tall, brick buildings on all sides. Private conversations are not as private as the speakers believe them to be, and when there is rowdy behaviour it is often so loud as to make the radio / tv in audible inside. When late at night, it is highly disruptive to sleep for everyone in my house, my child included.

To propose a licence where alcohol can be served not long after schools open and to run until 2am - with kicking out time at 2.30am - is to guarantee unwelcome activity in the surrounding courtyards where people will inevitably relocate. On warm evenings, drinks will be taken here also in far greater numbers than they already are. I have no doubt that Bolt Court, Gough Square, Hind Court, Wine Office Court, Red Lion Court, Crane Court and Gunpowder Square will see the same unwelcome, disorderly behaviour. So will New Street Square, but at least they have their own security staff 24/7.

More importantly than the noise pollution I have a serious concern about safety, especially coming home from work (which can sometimes be 11pm or later). I have already been physically assaulted twice in the alleyways leading from Fleet Street to my home in the past 5 years, and the people involved were not sober. I know I am not the only person in this area to have experienced this.

I have no desire to have my home become an unwelcome place or access to it to become scary to the point where it will impact when I can work / what time until, for fear of my safety or that of my young child. Even after school there are occasions we have been stopped in Johnson's Court by drunks. The alleys are dark and narrow and this is extremely unsettling, and intimidating, especially for a child - as is raucous behaviour amongst groups.

There have already been a number of occasions I've had to interrupt people having sex up against the wall outside our living room , having been turfed out of a nearby establishment - this is usually around midnight. If the licence goes ahead, I expect a lot more public disorder of this nature, but longer into the night. I implore you not to put me in a position of having to explain to my child what those scary groans are - or worse, her getting accustomed to it.

To have a licence to sell alcohol from as early as 10am to as late as 2am is completely in stark contrast to the needs or appetites of people living within the immediate and extended vicinity.

No signs asking patrons to leave quietly ever work.

Thank you for noting this objection. Please send me an email acknowledging receipt of this objection.

Best wishes
Celine McDaid

From: Allan O'Neill
Sent: Mon, 26 Feb 2024 17:06:38 +0000
To: Breese, Robert;M&CP - Licensing
Cc: Allan O'Neill; [REDACTED]
Subject: Objection to the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

THIS IS AN EXTERNAL EMAIL

Dear Robert,

As the owner of [REDACTED] Bolt Court, Gough Square, London EC4A 3DQ I would like to strongly object to the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

The objection is based on three out of the four “licensing objectives”: namely for the prevention of crime and disorder; public safety; and the prevention of public nuisance.

On the side of and directly behind 65 Fleet Street, there are block of residential premises: 6 Bolt Court, 4 Crane Court, Red Lion Court and individual flats within Johnson’s Court.

Residents in this immediate area are already unable to enjoy the amenity of their homes as the area is undergoing a huge transformational change. Fleet Street is a construction site at the moment. It is undergoing a huge amount of unprecedented redevelopment. So as much as the area will be flourishing in four years’ time, at the moment it is on its knees. This means that the community is suffering too as the area is attracting more anti-social behaviour given the state that it is in (e.g. over the summer we had teenagers harassing staff in shops and the Police had to be called and we also had several break-ins on Fleet Street and just off Fleet Street too); people are flouting the rules as rubbish are left out during the day; and we have a large increase of homeless people sleeping in the alley-ways just off Fleet Street. We are trying to control the situation the best we can to make sure the community is kept safe (and clean); that anti-social behaviour and crime is minimised and there is minimal public nuisance; and that the homeless people are also kept safe and are helped.

By providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am) is hugely inappropriate for such a residential area when that will reduce the living and environmental conditions of these residents. The noise, in the early hours (11pm to 2am) , will mean huge disturbance to residents’ sleep and unfortunately potentially an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Other license applications in

this area have had their hours restricted to either 7pm, 9pm or 11pm which is far more suitable for a residential, given the local concerns of public nuisance and anti-social behaviour

I understand that the ward has roughly 300 residents and opposite 165 Fleet Street there is a proposal coming forward to have circa 750 students in a student accommodation block. This area will therefore have a footfall of nearly 1000 residents – the majority living near 165 Fleet Street. We need to be mindful of the community currently there but also potentially in the future, because this will be the only place till 2am and will attract the wrong crowd. The target client market for the sell of alcohol is more likely to be those who are going to cause some anti-social behaviour by drinking on the streets, causing disturbance and noise (whether it is visitors into this area for parties such a hen dos etc or even students). The new premises license will just fuel the issues we already are trying to control in the area and create more public nuisance for such footfall. The client market is unlikely to be local residents who will want to enjoy the amenity of their homes to be able to sleep at night or even the business workers who will have left the area when the restaurants / pubs etc have closed. If they do venture to 165 Fleet after other venues have closed, this is more than likely to be to consume more alcohol from 11pm till 2am and are very unlikely to be leaving those premises quietly come 2.30am.

This will really be a huge detriment to the area and for the people living there now and coming in the future. For the reasons above, I object strongly to the new premises application and urge you to decline it.

Regards,

Allan O'Neill

From: amanda singleton
Sent: Tue, 27 Feb 2024 10:01:18 +0000
To: Breese, Robert;licencing@cityoflondon.gov.uk
Subject: Re: Objection to new premise licence application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Tokyo Hit)

THIS IS AN EXTERNAL EMAIL

Just realised I sent this to the wrong email address

Amanda

From: amanda singleton [REDACTED]
Sent: 27 February 2024 09:56
To: PLN - Comments <plncomments@cityoflondon.gov.uk>
Subject: Objection to new premise licence application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Tokyo Hit)

Dear Robert,

I am writing to object to the new premise licence at the ground floor and basement at 165 Fleet Street as a resident of [REDACTED] Wine Office Court.

The objection is on the basis of 3 out of the 4 'licencing objectives'

Crime and Disorder
Public Safety
Public Nuisance

I live within a very short distance of the proposed venue and am very concerned about the opening of a new night time venue within such a short distance of my home on the basis that it will be open for over 16 hours per day (10-2.30 am), 7 days a week. This is totally inappropriate for a quiet residential area.

I am concerned about an increased disturbance from noise and anti social behaviour, in particular on street urination/defecation in the alleyways off Fleet ST as this is already a problem. There is nowhere else in this area that has those opening hours and is able to sell on site and for consumption offsite.

It's my understanding that other premises in this area have much earlier closing times - latest 11pm for the reasons above. I do not believe that a sign asking patrons to leave quietly or CCTV would mitigate against the potential for anti social behavior.

I would ask you to decline this licence application on the basis of my objections.

Regards

Amanda Singleton

From: Nicholas Gould
Sent: Thu, 29 Feb 2024 13:20:52 +0000
To: Robert.breeze@cityoflondon.gov.uk;M&CP - Licensing
Cc: Alice Gambato
Subject: Objections to Tokyo Hit, 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

Dear Robert,

My wife and I live at Red Lion Court. I understand that there is a new premises license application at the Ground Floor of Basement 165 Fleet Street, EC4A 2AE. This is a licensing application for Tokyo Hit.

I want to object to this application. I understand that there are 3 out of the 4 licensing objectives that apply. First, the prevention of crime and disorder, secondly public safety and finally the prevention of a public nuisance.

I live directly next to 165 Fleet Street. My wife and I both work as lawyers, and are away from home from around 8-7pm each day. Our jobs are quite demanding, and we currently enjoy very quiet evenings and weekends at or near home. This is despite the fact that there is already a considerable amount of construction activity on Fleet Street. In that respect I must say that the builders are very considerate and seem to be doing an excellent job without the disturbing the neighbourhood much at all, and certainly the building sites are quiet at night and at the weekends. This is much appreciated, and I'm certainly looking forward to the transformation that will take place on Fleet Street. Nonetheless, I do know that some of the local shops have had difficulty particularly in the past summer with rowdy individuals and anti-social behaviour. I understand that the police have also dealt with a number of break-ins on Fleet Street.

For my part there has been a considerable amount of rubbish left around during the day, and I suspect that some of this is related to the protests that have taken place in London. In addition, we have had an increased number of homeless people after the covid period that have been sleeping on the alleyways of Fleet Street, including Red Lion Court and Bolt Court which are adjacent to 165 Fleet Street.

If you allow a themed mini golf course bar playing live music and alcohol from 10am-2am everyday then there will no doubt be a significant increase in drunk and unruly individuals loitering outside around this area. I understand the premises will be open to the public until 2.30am. I think this is entirely inappropriate in a residential and quiet area. In addition, the noise that can be caused late at night until 2am will disturb our sleep and other residents' sleep. In addition, I have no doubt that drunk and noisy individuals will hang around beyond 2am. I find it extremely surprising that they've made such an application because there are no other licensed premises open until those hours. Indeed, it is extremely quiet around here. The pubs close at normal closing times around us, and the bar behind us in the square by the Deloitte buildings is always quiet from 10pm. In addition, that area is quiet Friday through to Monday. People only really drink after work on Tuesday, Wednesday and Thursday now, at least in our area, and are gone by 10pm.

I understand that other licensing applications around me have had their hours restricted to open at 7pm, 9pm or in unusual circumstances 11pm. Mainly for the same reasons, in that this is a residential area and therefore concerned about public nuisance and also anti-social behaviour.

I understand that there is an application to provide student accommodation for around 750 students nearby. If a large number of students come into the area then no doubt they will frequent this new bar and create an even bigger problem.

Regardless of any new students arriving in the future, the local residents are quite limited in numbers. I therefore imagine those who frequent the new extended hours of Tokyo Hit will not be from this area, and will not be bothered about noise, rubbish, rowdy behaviour or drinking. They will be able to leave whenever they want and go back to their quiet neighbourhoods. My wife and I on the other hand will have to put up with this additional noise and problems that may be caused.

I therefore urge you to reject this application.

If you would like to discuss this with me or my wife further then please do not hesitate to email me. I would be happy to exchange emails or have a phonecall with you.

All the very best.

Nicholas and Alice Gould

From: david canty
Sent: Mon, 4 Mar 2024 07:37:11 +0000
To: robert.breeze@cityoflondon.gov.uk
Cc: M&CP - Licensing
Subject: 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

Dear Robert, i wish to object to the licence application for 165 Fleet Street. I am a local resident, and a Freeman, living on Crane Court, backing onto Red Lion Court, I think noise from the venue will directly impact on my home, which would be a public nuisance. I also think it would result in additional crime and disorder and threats to public safety which I believe there is a licensing objective to avoid.

Regards David

Sent from my iPhone

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From: Christopher Field
Sent: Tue, 5 Mar 2024 10:04:10 +0000
To: M&CP - Licensing
Cc: Sarah Field
Subject: Tokyo Hit - Application for New Premises Licence in 165 Fleet Street

THIS IS AN EXTERNAL EMAIL

I am writing as a resident of [REDACTED] Bolt Court which sits directly behind the premises for which an alcohol licence is being sought. The proposal to convert the building to a late night entertainment venue seems to very much ignore the impact on the residential homes in the surrounding area. The dark and low light alleys that lead to 6 Bolt Court which is behind the proposed venue can already be a slightly uncomfortable experience for local residents as they occasionally attract a drunk relieving themselves or vomiting in the doorways and corners - it's conveniently placed just off the main Fleet Street thoroughfare. Granting this new venue permission for an alcohol licence seems likely to make such a practice significantly worse. The noise from the increase in the number of people likely to be roaming through Bolt Court will make life in Bolt Court, in particular, extremely challenging in the evenings and early hours of the morning. Bolt Court is a small area in which sound reverberates around the surrounding buildings, magnifying its impact. I would have thought at least half of the bedroom windows in our block overlook 6 Bolt Court.

Consequently, my wife and I both feel that this licence application should absolutely be rejected given the extreme negative impact such a decision would have on the local residents.

Yours faithfully

Chris & Sarah Field

[REDACTED]
Bolt Court
London
EC4A 3DQ

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From: Timbo Parker
Sent: Tue, 5 Mar 2024 04:56:10 +0000
To: M&CP - Licensing;Breese, Robert
Subject: Licensing Application for 165 Fleet Street (Bloomsbury Leisure Holdings Limited)

THIS IS AN EXTERNAL EMAIL

Dear Madam / Sir,

I write to express strong objection to the proposed licensing of 165 Fleet Street as a venue for the sale of alcohol in the context of a planned 'mini golf' venue and bowling alley (sub nom "TOKYO HIT").

I am a resident at [REDACTED] Bolt Court, which is directly adjacent to 165 Fleet Street.

The proposal is wholly incompatible with the existing user and character of the area. This area in and among the laneways surrounding 165 Fleet Street is a quiet and peaceful sanctuary, particularly after office hours, where residents enjoy calm, undisturbed evenings and nights.

I understand the proposal would involve the sale of alcohol 7 days a week, late into the night / early morning - up to 2am, with a closing time of 2:30am - both within and outside the venue. It is inevitable that this will create public nuisance, gatherings, smoking, and much noise, which should not be inflicted on residents in the area.

Permitting the sale of alcohol within - and a fortiori outside - the proposed entertainment venue will inevitably create awful disturbance for residents. As will the provision for live music, films, and doubtless noisy indulgence alcohol and games. In addition to creating disturbance, the proposal will also diminish safety and public order in the late evening.

I therefore express my objection to the proposal in the strongest possible terms.

Yours sincerely,

Tim Parker
[REDACTED] Bolt Court

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From: Darren Shapland
Sent: Mon, 4 Mar 2024 21:00:25 +0000
To: Breese, Robert
Cc: [REDACTED] Ellie Shapland
Subject: 165 Fleet Street EC4A2AE

THIS IS AN EXTERNAL EMAIL

Dear Mr Breese

I am writing to object to the new premises license application at the Ground Floor and Basement at 165 Fleet Street, EC4A 2AE (Licensing application for Tokyo Hit).

The objection is based on three out of the four “licensing objectives”: namely for the prevention of crime and disorder; public safety; and the prevention of public nuisance.

On the side of and directly behind 65 Fleet Street, there are block of residential premises: [REDACTED] Bolt Court. I have a flat in these premises - [REDACTED] and our family have owned this property and lived in it since 2007.

As you will be well aware Fleet Street is a building site with developments everywhere. Whilst we welcome the improvements to the street it does have a detrimental impact in the short term.

BUT - By providing a themed mini golf course bar to show films, play live music and serve alcohol from 10am to 2am every day (and specifically the licence application states to provide late night refreshments inside and outside these premises from 11pm till 2am each day and to sell alcohol onsite and offsite every day from 10am to 2am every day - with premises open to the public till 2.30am) is hugely inappropriate for such a residential area when that will reduce the living and environmental conditions of these residents. The noise, in the early hours (11pm to 2am) , will mean huge disturbance to residents’ sleep and unfortunately potentially an increase in anti-social behaviour at those hours if a license is given to provide alcohol onsite and offsite. No other premises in that area is open until 2am and sells alcohol offsite at those hours. Despite the proposed efforts of the applicant to have a sign and also CCTV footage, this will not abate such nuisance and crime. Such licenced premises will just exacerbate the situation and put the community at risk of increased crime/disorder and public nuisance. Other license applications in this area have had their hours restricted to either 7pm, 9pm or 11pm which is far more suitable for a residential, given the local concerns of public nuisance and anti-social behaviour.

This will really be a huge detriment to the area and for the people living there now and coming in the future. For the reasons above, I object to the new premises application and urge you to decline it.

Thank you

Darren Shapland

From: Mark Yates
Sent: Thu, 7 Mar 2024 21:52:45 +0000
To: Breese, Robert;M&CP - Licensing
Subject: Objection to licensing application
Attachments: TOKYO HIT - Premises Licence App Form (003).pdf

THIS IS AN EXTERNAL EMAIL

Dear Robert,

I am emailing to make an objection to the licensing application for 165 Fleet Street, which I have attached to this email.

As an ex-resident of [REDACTED] Bolt court, and a frequent visitor to the area, I believe that the licensing terms proposed will impact negatively on residents' right to quiet enjoyment of their properties, and as a result, granting this license would be inconsistent with the City of London's Statement of Licensing Policy 2022.

It is clear to me that granting a late night alcohol license within 20 metres of an existing residential property is not appropriate. On that basis I object to this licensing application.

BW

Dr Mark Yates
[REDACTED]
[REDACTED]

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From: Noël Chun
Sent: Sat, 9 Mar 2024 13:49:09 +0000
To: Breese, Robert;M&CP - Licensing
Subject: OBJECTION to Licencing Application for 165 Fleet St

THIS IS AN EXTERNAL EMAIL

Dear Mr. Breese,

I absolutely and most vehemently OBJECT to the building proposal recently submitted for 165 Fleet St. This proposal for a recreational venue with bowling lanes and a bar serving ALCOHOLIC drinks from 10h IN THE MORNING until 02h IN THE MORNING EACH and EVERY DAY is one of the most ill-conceived, inappropriate, profoundly inane, disruptive, and injurious schemes I have ever heard proposed for my beloved City of London! Approval of such a proposal would constitute a monumental folly and I would completely lose confidence in the COL Licencing Committee's purpose and ability to serve our community. I have been a resident and flat owner at Bolt Court for more than 10 years, finally realising a long-cherished dream of living in the COL. To my dismay, however, over the past several years the surrounding area from Ludgate to and including Chancery, Fetter, Farringdon, and Holborn Sts, Little New St, Shoe Lane, and St Bride's St has become a continuous demolition, quarry, and construction zone with the attendant noise beginning promptly at 8am (including a particularly harassing pumping sound), widespread hazardous particulate air pollution and debris, vexatious roadblocks and detours, unsightly scaffolding and hoardings, and only to replace beautiful and precious historical buildings with unsightly unimaginative modern highrise blocks! Bolt Court and Gough Square are being hemmed in and beset from all sides and now, yet another blow with this proposal for #165!!

Aside from the detrimental effects on the COL landscape, landmarks, and heritage, and on the health, well-being, and peace of mind of residents and visitors to the COL, this proposal would also promote criminality, drunkenness, licentiousness, tobacco and marijuana smoking, illicit drug use, and littering. The COL is already suffering from a decline in moral standards and civil behaviour, but rather than combatting these trends and promoting and fostering edifying, healthful, and useful recreation this proposal would only contribute to these adverse and worrisome trends.

I urge you to REJECT this proposal not only for the sake of the residents of Bolt Court but also for the sake of the entire City of London. We desperately need to preserve the unique and precious heritage and character of Fleet St!

Thank you.

Kind Regards,

Noël Chun
Bolt Court

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From: Kirsty Mann
Sent: Sun, 10 Mar 2024 16:42:14 +0000
To: Breese, Robert;M&CP - Licensing
Subject: OBJECTION to licensing application for 165 Fleet Street
Attachments: TOKYO HIT - Premises Licence App Form (003).pdf

THIS IS AN EXTERNAL EMAIL

Dear Robert,

I am writing to OBJECT to the licensing application for 165 Fleet Street (attached).

I am the owner of [REDACTED] Bolt Court, London EC4A 3DQ, a residential building within metres of 165 Fleet Street.

It is my opinion that a license for live and recorded music, late night refreshment indoors and outdoors and supply of alcohol for consumption on and off premises will have a significantly detrimental effect on local residents. Due to the very close proximity of the proposed premises and my building, even indoor music - the sort you get in such bars - would be audible. Moreover, 165 Fleet street is accessible via an alleyway that passes directly in front of 6 Bolt Court and is an inevitable thoroughfare for revellers coming and going from the proposed premises.

The City of London Statement of Licensing policy 2022 is attached. It states that “residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00” (page 10, also attached). 6 Bolt Court is Grade II listed, so we are unable to reduce the impact of noise with double glazing.

In addition, I do not believe that a mini golf course and bowling alley adds any value to local residents and is likely to attract antisocial behaviour particularly where alcohol is involved. The proposal would allow a venue that is open much later than any of the other pubs or restaurants in the area. This kind of venue would be better suited in an area that is not residential.

I object to this licensing request. I believe it should be rejected in line with the City of London’s Statement of Licensing Policy 2022.

Yours Sincerely

Kirsty Mann

[PDF Document · 485 KB](#)

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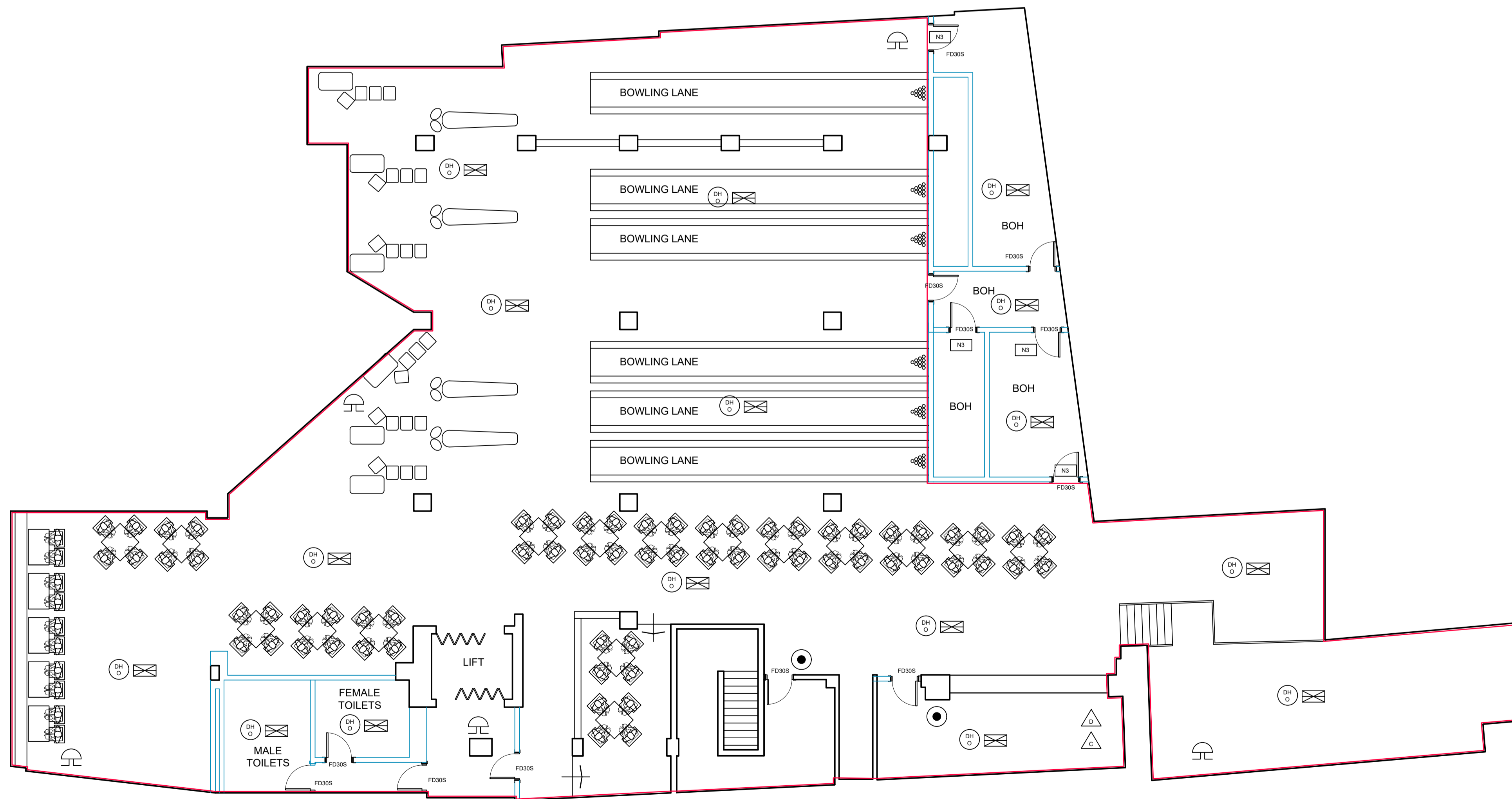
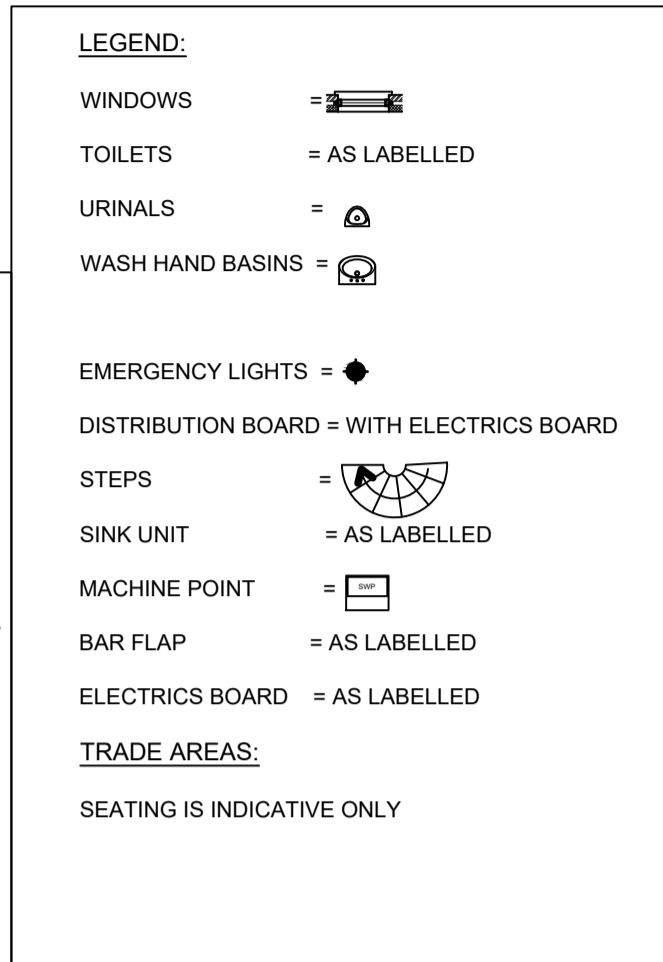
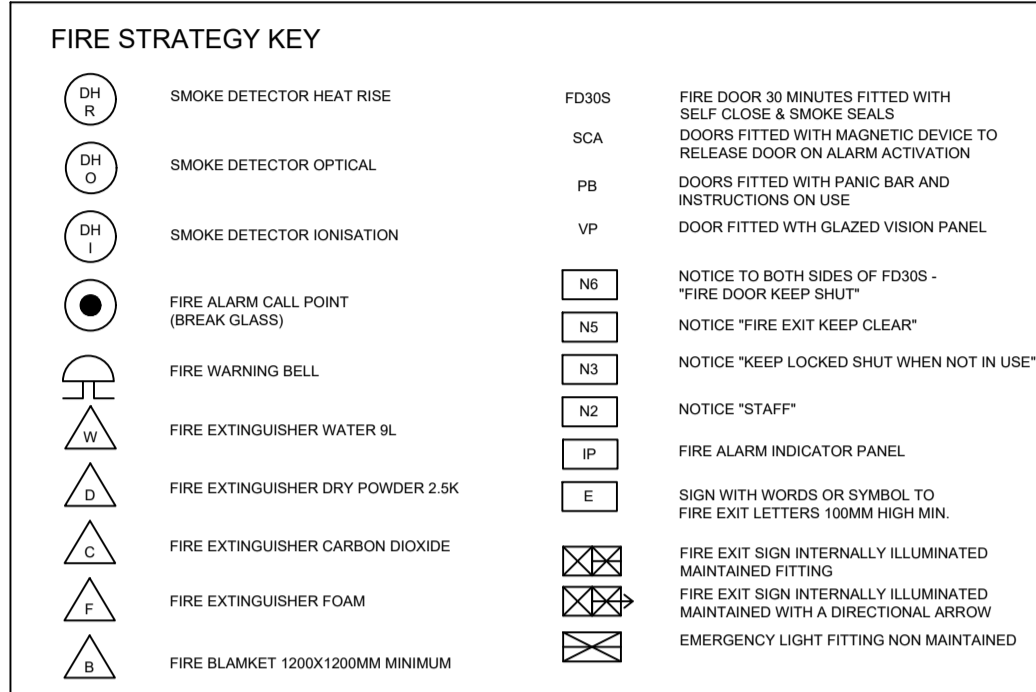
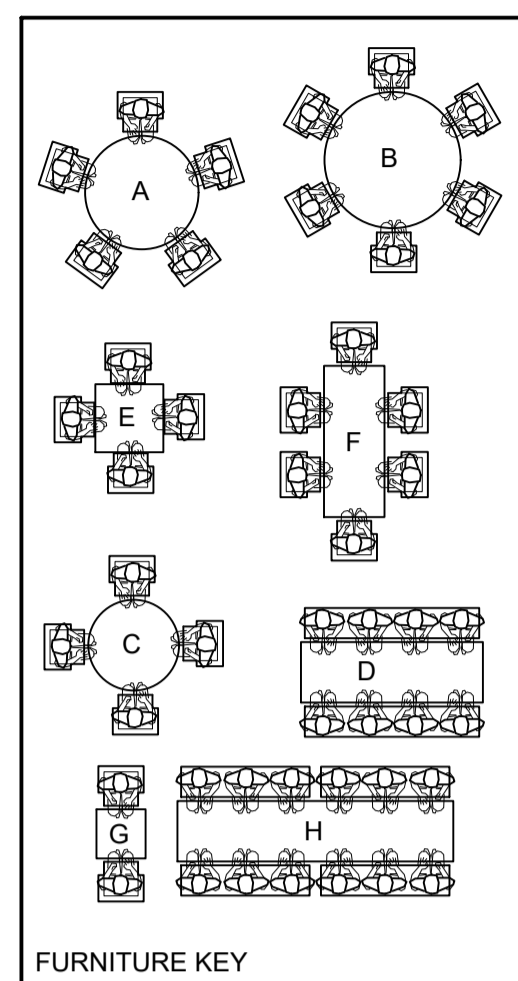
Appendix 3

Toyko Hit, Ground Floor & Basement, 165 Fleet Street, WC4A 2AE

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND APPROPRIATE FOR THE PROMOTION OF THE LICENSING OBJECTIVES

1. 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 always be present on the premises when they are open to the public. This staff member shall be able to show the police or Licensing Authority recordings of the preceding two days immediately when requested. **(MC1)**
2. Promoted events will not be held at the premises. A promoted event is an event where the musical entertainment is provided at any time by a person or persons other than the licence holder, and one or some of them are not an employee of the licence holder, and the event is promoted to the general public independent of the licensee. **(MC2)**
3. An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the City of London Corporation. The log shall record the following with the date and time of the incident/refusal:
 - (a) all crimes reported to the venue
 - (b) all ejections of customers
 - (c) all refusals of entry
 - (d) all refused sales of alcohol to persons under the age of 18, or appearing under the age of 25 without valid ID
 - (e) any incidents of disorder (disturbance caused either by one person or a group of people)
 - (f) any seizures of drugs or offensive weapons. **(MC4)**
4. Prominent signage shall be displayed at all exits from the premises requesting that customers leave quietly. **(MC18)**
5. 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. A copy of the policy shall be retained on the premises and made available for inspection by a police officer and/or authorised officer of the licensing authority on request. **(MC17)**
6. Loudspeakers shall not be located in the entrance lobby or outside the premises. **(MC21)**
7. 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 ID must bear a photograph, date of birth and a holographic mark or an ultraviolet feature, or be in any other form specified by the Home Office as being acceptable for age verification of sales of alcohol. **(MC31)**

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NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided. The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings. This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.



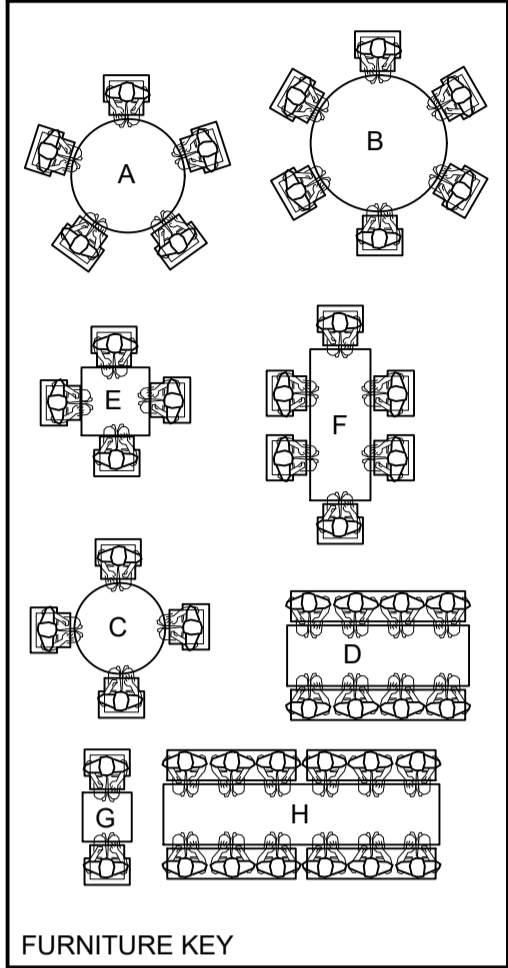
Site
165 FLEET STREET
London

Title
LICENSING DRAWING
General Arrangement
BASEMENT

Project Manager/ Checked	Drawn By TH	Scale 1:100@A1	Date 01/24
Arch./Des.	Drawing Number 24:016/002	Rev.	

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NOTE:
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
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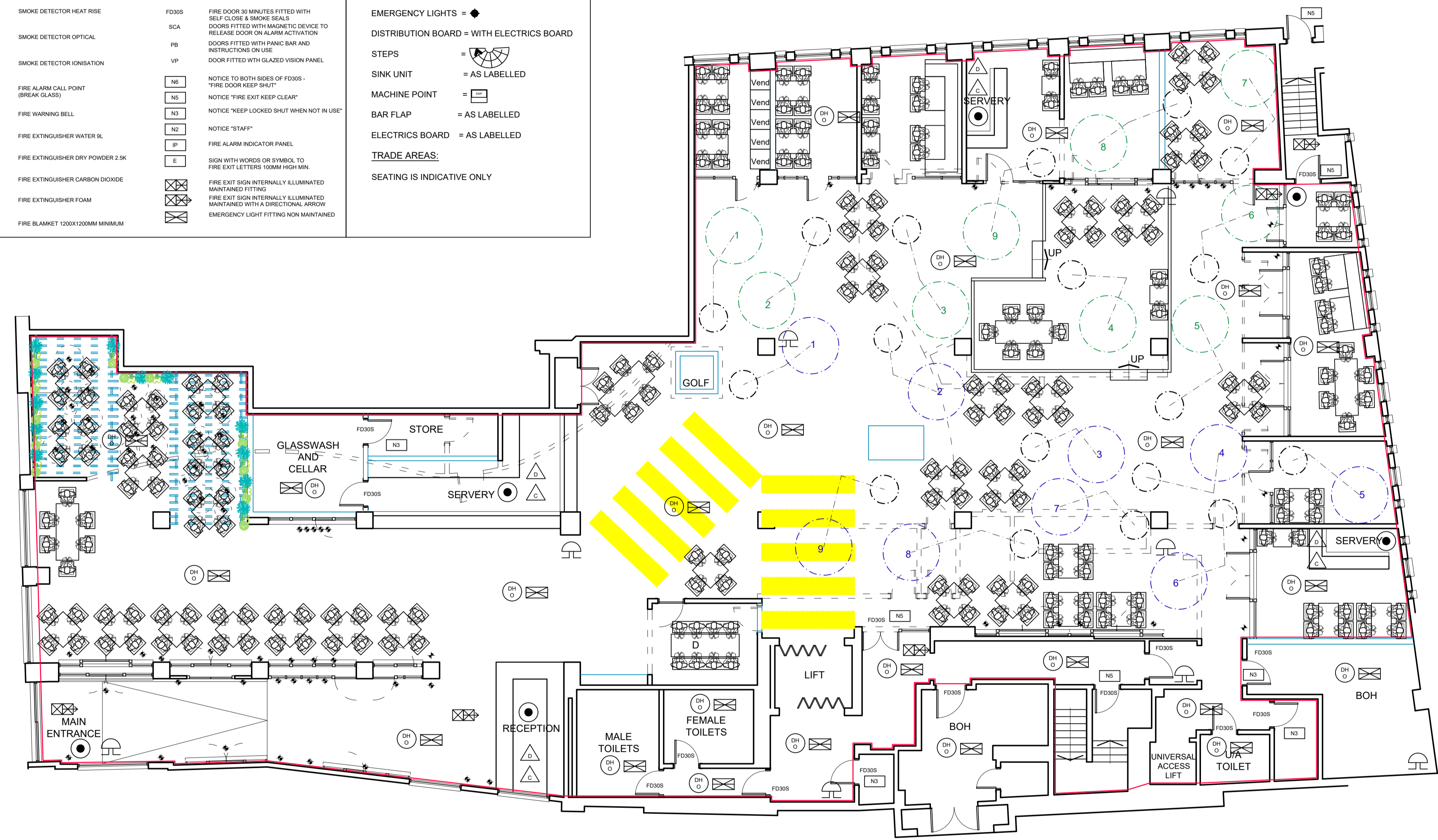


FIRE STRATEGY KEY

	SMOKE DETECTOR HEAT RISE	FD305	FIRE DOOR 30 MINUTES FITTED WITH SELF CLOSE & SMOKE SEALS
	SMOKE DETECTOR OPTICAL	SCA	DOORS FITTED WITH MAGNETIC DEVICE TO RELEASE DOOR ON ALARM ACTIVATION
	SMOKE DETECTOR IONISATION	FB	DOORS FITTED WITH PANIC BAR AND INSTRUCTIONS ON USE
	FIRE ALARM CALL POINT (BREAK GLASS)	VP	DOOR FITTED WITH GLAZED VISION PANEL
	FIRE WARNING BELL	N8	NOTICE TO BOTH SIDES OF FD305 - "FIRE DOOR KEEP SHUT"
	FIRE EXTINGUISHER WATER 1L	N9	NOTICE "FIRE EXIT KEEP CLEAR"
	FIRE EXTINGUISHER DRY POWDER 2.5K	N3	NOTICE "KEEP LOCKED SHUT WHEN NOT IN USE"
	FIRE EXTINGUISHER CARBON DIOXIDE	N2	NOTICE "STAFF"
	FIRE EXTINGUISHER FOAM	IP	FIRE ALARM INDICATOR PANEL
	FIRE BLANKET 1200X1200MM MINIMUM	E	SIGN WITH WORDS OR SYMBOL TO FIRE EXIT LETTERS 100MM HIGH MIN.
			FIRE EXIT SIGN INTERNALLY ILLUMINATED MAINTAINED FITTING
			FIRE EXIT SIGN INTERNALLY ILLUMINATED MAINTAINED WITH A DIRECTIONAL ARROW
			EMERGENCY LIGHT FITTING NON MAINTAINED

LEGEND:

WINDOWS	=
TOILETS	= AS LABELLED
URINALS	=
WASH HAND BASINS	=
EMERGENCY LIGHTS	=
DISTRIBUTION BOARD	= WITH ELECTRICS BOARD
STEPS	=
SINK UNIT	= AS LABELLED
MACHINE POINT	=
BAR FLAP	= AS LABELLED
ELECTRICS BOARD	= AS LABELLED
TRADE AREAS:	
SEATING IS INDICATIVE ONLY	

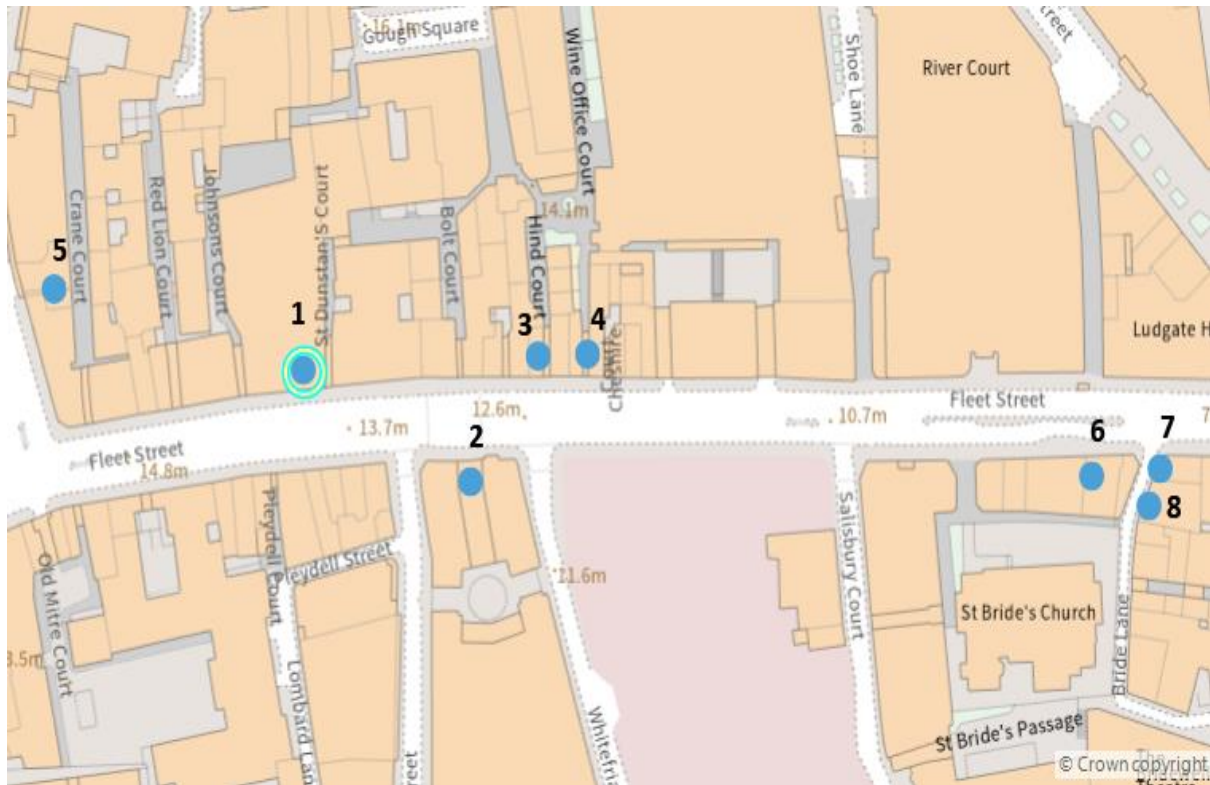


Site			
165 FLEET STREET			
London			
Title			
LICENSING DRAWING			
General Arrangement			
GROUND FLOOR			
Project Manager/Checked	Drawn By	Scale	Date
	TH	1:100@A1	01/24
Arch./Des.	Drawing Number	Rev.	
	24:016/001		

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PREMISES LOCATION MAP AND TERMINAL HOURS

Tokyo Hit, Ground Floor & Basement, 165 Fleet Street, WC4A 2AE



	PREMISES NAME AND ADDRESS	ALCOHOL TERMINAL HOUR	LATE NIGHT REFRESHMENT TERMINAL HOUR
1	Tokyo Hit, 165 Fleet Street		
2	The Tipperary, 66 Fleet Street	00:00	N/A
3	Easy Shop & Go, 148 Fleet Street	23:00	N/A
4	Ye Olde Cheshire Cheese, 145 Fleet Street	00:00	00:30
5	Editors Tap, 5-11 Fetter Lane	02:00	02:00
6	The Old Bell, 95 Fleet Street	00:00	01:00
7	The Punch Tavern, 99 Fleet Street	00:00	N/A
8	Crown & Sugarloaf, 26 Bride Lane	23:00	N/A

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