



To the Chairperson, Licensing Sub-Committee
City of London

Direct tel



Date

15 October 2020

Direct fax




Email



Dear Chair

Gyoza Town Ground and Basement 43/45 Eastcheap LONDON EC3M 1JA

We write on behalf of the applicant in response to the representation made on behalf of the Guild Church of St. Margaret Pattens, by Reverend .

There are no other representations to this application.

Details about the proposed offer

The application is for a gyoza bar: a mixed offer of gyoza (Japanese dumplings) and craft beer (with a range of other drinks). It is a casual offer, which would not fit directly into the categories of either restaurant or bar. Customers attending the premises can purchase drinks without food, or simply order dumplings. The dumplings are served in plates of 6 from a menu of meat and vegetarian options, which is ideal for sharing. The quick turnaround time for orders mean that customers can, and are likely to, order gyoza when ordering drinks. This makes the offer ideal for a quick lunch or bite to eat before the commute home.

The hours set out in the application could not be described as either late or exceptional for this type of premises.

Music would be background and in no way would interfere with the operation of the church. It is not expected that any disruption will be felt by visitors to the church by the opening of this premises. We note that Monday to Thursday evenings the church is used by different music groups. Again, there is no evidence to suggest that the use of the applicant's premises would interfere with this in any way whatsoever. Music will not be audible outside the premises. Should there be any issue, then the applicant will work with the church to resolve it.



Whilst the applicant does indeed operate a number of different premises, as noted by the objector, this is a mixed portfolio of premises, from bowling alleys, to bars, to cafes. It is wrong therefore to suggest that this premises would operate in the same style as any of the others. This is the fifth Gyoza Town application made by the applicant. Two others are in the City of London. One other shares land with a church and indeed the church have been very happy for the applicant to use their land for external seating, both to improve the look of the area, but also to bring it to life and prevent anti-social uses that had previously occurred there.

The nature of the gyoza concept lends itself to individuals and groups coming for an hour or so for a couple of plates of gyoza and drinks. As such, any concern of intoxication causing issues for the church or parishioners/ visitors is considered highly unlikely. Likewise, it is anticipated that the convivial but low- key nature of the offer may well appeal to visitors or the musical groups using the church. It should also be noted that if the church already suffers from urination or other fouling, then the supervision provided by an open premises is as likely to prevent such activities, as any supposition that it will add to it. Again the applicant is willing to work with the church on any matters of this nature to ensure that the area is kept clean, neat and tidy for the benefit of both parties.

It is worth noting that additional conditions were agreed with the police and no representation was made by Environmental Protection to this application.

It should also be noted that following a conversation between Jon Dalton on behalf of the applicant and the Reverend [REDACTED] on behalf of the objector, the applicant agreed to restrict sales of alcohol to a start time of midday. It was also agreed that the premises would not serve coffee in competition with the coffee vendor who operates immediately outside the church and appears to put barriers and seating on the church's land outside the main entrance. The church website indicates that the only service on weekdays is at 1pm Thursday, so we can only assume that the business of the coffee vendor and the seating provided is not considered to interfere with this service. It is also worth noting that at no time during this meeting did reverend [REDACTED] suggest that he had an issue with the premises being open or trading as otherwise applied for, if the later start time for sales of alcohol was agreed.

Expected key times of operation

The applicant is an experienced operator in the City of London. He has a full understanding of the dynamics of trading in the City and can therefore predict with some certainty what trading patterns will look like. Key and peak trading times will be at lunch time and immediately after work. The later hours applied for are not expected to be peak trading times, although with international businesses in the City and plenty of businesses that work late, the later hours are still expected to be traded, albeit less busily. It is expected therefore that the peak trading times are likely to be between 5pm and 9pm Thursday and Friday and during weekday lunch times.

Depending on trade, it is possible that the premises will not open every weekend, although in co-ordination with the church it might be possible to open for special events such as weddings if it was mutually beneficial to do so, if they would otherwise be closed.

We note that the alcoholic anonymous group meetings are on Sunday at 6pm. It is unlikely that the premises would be regularly open at this time and certainly even if open, the premises would not expect to be particularly busy. However, if there were any concerns about the premises being open at a time when the group meets, we would invite the church to discuss this with the applicants to see how best this can be managed- if needed.

Conclusion

We hope that this assists the committee in setting out further information relevant to the application and to any likely undermining of the licensing objectives. The nature of the offer and the experience of the applicant should give a degree of confidence that the application as amended will not undermine the licensing objectives. Likewise, the applicant's willingness to work with the church should there be any concerns raised should also give the Committee confidence in granting this application.

We will be attending the hearing (remotely) to make submissions and answer any questions that the Committee will have.



Legal Director
for TLT LLP

CC: Licensing officer (for forwarding to the objector)