

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

WINNER | Planning Authority of the Year

RTPI AWARDS FOR
PLANNING
EXCELLENCE
2023

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

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

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

