

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
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Partner | Business Rates



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Daniel Watney

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