

City of London Corporation Committee Report

Committee(s): Licensing (Hearing) Sub-Committee	Hearing Date: 04/02/2026
Subject: Licensing Act 2003 - Public Hearing in Respect of an Application for the Variation of a Premises Licence	Public report: For Decision
Name of Premises	Eadn
Address of Premises	2-3 Old Change Court, City of London, EC4N 8EN
Ward	Bread Street
This proposal: <ul style="list-style-type: none">• provides statutory duties	To determine an application for a Variation of a Premises Licence in line with the duties under the Licensing Act 2003 to promote the licensing objectives
Does this proposal require extra revenue and/or capital spending?	No
Report of:	Katie Stewart – Executive Director Environment
Report author:	Robert Breese

Summary

The purpose of this sub-committee is to consider and determine, by public hearing, an application for the variation 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.

Recommendation(s)

Members are asked to:

- Determine this application for the variation of a premises licence under the provisions of the Licensing Act 2003 and in accordance with paragraph 10 of this report.
- 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.

Main Report

1. Background

1.1. An application made by:

**Eadn Limited
10 Village Way
Pinner, London
HA5 5AF**

was received by the City of London licensing authority on 15 December 2025 for the variation of a premises licence in respect of the premises:

Eadn, 2-3 Old Change Court, City of London, EC4N 8EN

1.2. Full details of the application can be seen as Appendix 1.

1.3. The proposed application is a variation application to the existing licence held by the venue, which is a late-night bar, restaurant and lounge venue. The application seeks to amend annex 2, condition 2 to read: *Promoted events shall be notified to the Police at least 14 days in advance of the event by way of a documented risk assessment form, provided by the City of London Police and completed by the Licence Holder. A promoted event is an event where the musical entertainment is provided by persons other than the licence holder or an employee of the licence holder, and the event is promoted to the general public independent of the licensee.*

1.4. The current licence at the premises can be seen as Appendix 1 (a). It can be seen from the licence that the current Annex 2, Condition 2 reads: *Promoted events will not be held at the premises. A promoted event is an event involving music and/or dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the licensee (premises licence holder) and/or the event is (independent of the licensee) promoted to the general public.*

1.5. In effect, this variation application therefore seeks to change the licence so that promoted events could be permitted when they are notified to the Police through a risk assessment at least 14 days in advance of an event, noting that they currently not permitted at all at the premises. There is also a proposed slight change to the definition of a promoted event to the one now most commonly used by the City of London Police.

2. Previous applications

2.1. A minor variation was received by the City of London on 24th November 2025. The proposed application was on exactly the same terms as this variation application – to amend annex 2, condition 2 to read: *Promoted events shall be notified to the Police at least 14 days in advance of the event by way of a documented risk assessment form, provided by the City of London Police and*

completed by the Licence Holder. A promoted event is an event where the musical entertainment is provided by persons other than the licence holder or an employee of the licence holder, and the event is promoted to the general public independent of the licensee.

- 2.2. This minor variation application was refused by the Licensing Authority on 11th December 2025. Three representations were received - one from the City of London Police and two from local businesses - all with concerns that granting the minor variation application could potentially give rise to increased crime and disorder and public nuisance. A copy of the refusal email can be seen as Appendix 2.
- 2.3. There have been discussions ongoing between the applicant and the City of London Police at pre-application stage and during both the minor variation and full variation application processes, but no position of resolution could be reached.

3. Deregulation considerations

- 3.1. The applicant benefits from Live Music and Recorded music already as licensable activities, with a terminal hour exceeding 2300 hours and no relevant conditions, so the deregulatory changes in respect of those activities are not under consideration in determining this application.

4. Representations

Representations from Responsible Authorities

- 4.1. There is one representation from 'responsible authorities' in respect of this application, namely from the City of London Police Licensing team. This representation contends that allowing the venue to hold promoted events will increase the risk of crime and disorder and public nuisance due to the operator ceding control to a third party, and points to issues the management are currently having which would be exacerbated by staging promoted events. The increased hours of licensable activities are likely to lead to an increase in the level of disturbance to neighbouring residential occupiers, contrary to the licensing objective 'prevention of public nuisance'.

Representations from 'Other Persons'

- 4.2. There is one representation from 'other persons', from the proprietor of a nearby building, on the basis that granting the application would undermine their operational use of the building and the licensing objectives of crime and disorder and public nuisance.
- 4.3. Both representations can be seen in full as Appendix 3 (a) and 3 (b).

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. This application states that, other than the change of condition which is the very basis of this application, all other conditions on the licence are to remain unchanged. A summary of the conditions currently on the premises licence is attached as Appendix 4.
- 5.2 Any additional conditions imposed by the Licensing Authority should be confined to the subject matter of the variation and must not seek to restrict the existing licence.

6. Licensing/Planning History of Premises

- 6.1. The building has had a live licence since the Licensing Act 2003 came into effect on 16th September 2005, albeit with various periods where the premises was vacant. The licence was transferred to the current licence holders on 6th August 2025.
- 6.2. Planning permission (application no. 3797CR) dated 24 March 1995 was granted for the “Redevelopment of existing buildings and spaces to provide two new office buildings, a retail and/or restaurant building, new public open space and walkways, and partial resurfacing to Distaff Lane”. At the time planning permission was granted, restaurants (Class A3) included drinking establishment uses. There are no relevant planning conditions and no planning representations in relation to the licensing objectives.

7. Map and Plans

- 7.1. There are no licensed premises nearby.
- 7.2. The current plan of the premises can be seen as Appendix 5, though it can be noted there is no proposed change of layout as part of this Variation application.

8. Policy Considerations

- 8.1. In carrying out its licensing functions, the Licensing Authority must have regard to its statement of licensing policy, statutory guidance issued under s182 of the Licensing Act 2003, and to the National Licensing Policy Framework

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

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

8.2. 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 2.15 states that it is, *'...important that in considering the promotion of [the public nuisance licensing objective, licensing authorities] focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable.'* Also, paragraph 2.16 indicates that the prevention of public nuisance could, in appropriate circumstances include, *'the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.'*

Chapter 10 refers to conditions attached to premises licences with paragraph 10.10 stating that, *'Conditions should be determined on a case-by-case basis and 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.'*

National Licensing Policy Framework (NLPF)

8.3 The NLPF sets out the Government's strategic vision of a modern, consistent and enabling licensing system. It emphasises that licensing decisions should maintain the four licensing objectives while also supporting broader aims such as economic growth, cultural vitality, and community wellbeing. In line with the NLPF, any conditions imposed on the licence should be necessary and proportionate, evidence led and tailored to the specific risks identified.

9. Corporate & Strategic Implications

Strategic implications – Dynamic economic growth, vibrant thriving destination, providing excellent services.

Financial implications - none

Resource implications - none

Legal implications – see paragraph 11.2 below.

Risk implications - none

Equalities implications – none

Climate implications - none

Security implications - none

10. Options

10.1. 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, the National Licensing Policy Framework, 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.

10.2. 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 variation as sought;
- (b) Refuse the variation as sought;
- (c) Grant the variation with modified conditions to such extent as the Sub-committee considers appropriate for the promotion of the licensing objectives.

For the purposes of paragraph 10.2 (c), conditions consistent with the operating schedule are modified if any of them are altered or omitted or any new condition is added.

11. Conclusion

11.1. The Sub-Committee must determine this application for a new premises licence in accordance with paragraph 10 of this report.

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

Appendices

- Appendix 1 – Application Form
- Appendix 1 (a) – Current Licence
- Appendix 2 – Refusal of Minor Variation application
- Appendix 3 – Representations
- Appendix 4 – Current Licence Conditions
- Appendix 5 – Current Plan

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 Guildhall
Statutory Guidance – ‘Revised Guidance Issued Under Section 182 Of The Licensing Act 2003’. (December 2022)		Statutory Guidance

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