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Premises application: TESCO, 323-325 CALEDONIAN ROAD, LONDON. N1 1DR WK/201461729

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26 October 2014 17:19

To: Licensing <Licensing@islington.gov.uk>

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Premises application: TESCO, 323-325 CALEDONIAN ROAD, LONDON. N1 1DR

WK/201461729

I make the following representation opposing this license application.

Licensing policy 1

The application contains cursory, pro forma, standard paragraphs in relation to each of the 4 licensing objectives. It demonstrates no local knowledge of the crime and disorder circumstances of the Caledonian Road section of the Kings Cross cumulative impact area.

In particular, I am concerned about disorder in the street especially during the evening, the impact of people consuming alcohol in the street or problems with underage drinking. These are identified problems in the area. In particular the area of Lyon Street and Carnoustie Drive is a regularly observed location for on-street drinking.

In my opinion the absence of any reference in the application to these local circumstances indicates that the applicant does not have the necessary knowledge required to meet the licensing objectives.

Licensing policy 2

The premises are located within what the Council's 2013-2017 licensing policy has designated as an area of cumulative impact. The licensing policy says that, in such an area, there is "a rebuttable presumption" that a license application "will normally be refused" and the applicant must demonstrate how a new license "will not add to the cumulative impact".

The Tesco application makes no mention of the area of cumulative impact nor how they might ensure such a new license does not worsen the existing level of excess alcohol retail. It does not even mention the cumulative impact area.

Licensing policy 6

Licensing policy 6 states that Islington "expects applicants to ensure that they have planning consent for the intended use and hours of operation ... before making an application for a premises licence" and "will only grant licences for premises without planning consent in exceptional circumstances."

The applicant does not have a planning consent for use of the premises in 3 respects:

(1) Number 325 Caledonian Road was last used as a solicitors office (use class A2) but the applicant is not entitled to change this to retail (A1) by virtue of permitted development rights because the premises at 325 have never featured a display window at ground level. The applicants does not therefore have any permission for change of use from A2 to A1 for number 325 Caledonian Road.

(2) The hours sought for the license are 08.00 to 23.00 but there is no extant permission for this use. The trading hours of the previous premises were standard office hours, typically 09.00 to 17.00 or thereabouts. The applicant does not therefore have permission to operate from the 325 Caledonian Road premises until 11pm at night.

(3) Islington has a policy to oppose the amalgamation of conventional shop units (in the size range of around 80 sq metres) into larger units. This is reinforced by the recently adopted "Cally Plan" SPD which adds special local weight to this policy insofar as it seeks to maintain and increase traditional shop fronts. The plan attached to the license application shows a wholly amalgamated single shop formed from the two existing standalone premises and the plan furthermore indicates a unifying frontage to the two premises which would also be contrary to planning policy.

For these reasons, the licensing authority should not grant this application.

Paul Convery

Labour Councillor for Caledonian Ward, LB Islington

Executive Member for Community Safety

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