

Licensing Sub-Committee Report

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| Item No: | |
| Date: | 21 April 2016 |
| Licensing Ref No: | 16/01702/LIPN - New Premises Licence |
| Title of Report: | The Clifton 96 Clifton Hill London NW8 0JT |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | Abbey Road |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Mr Ola Owojori Senior Licensing Officer |
| Contact details | Telephone: 020 7641 7830 Email: owojori@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|---|--------------------------------|------------|
| Application Type: | New Premises Licence, Licensing Act 2003 | | |
| Application received date: | 11 February 2016 | | |
| Applicant: | Robson Brothers Limited | | |
| Premises: | The Clifton | | |
| Premises address: | 96 Clifton Hill London NW8 0JT | Ward: | Abbey Road |
| | | Cumulative Impact Area: | No |
| Premises description: | The premises are to be operated as a public house on the basement and ground levels with outside seating | | |
| Premises licence history: | <p>The premises were previously operated as a public house until 14 January 2014 when the licence holder (Convivial London Pubs PLC) went into liquidation and the licence lapsed.</p> <p>The following licensable activities were previously permitted by the lapsed licence.</p> <p>Recorded Music - Unrestricted Private Entertainment - Unrestricted Late Night Refreshment - Monday to Saturday: 23:00 to 23:30 Sale by Retail of Alcohol - Monday to Saturday: 10:00 to 23:00, Sunday:12:00 to 22:30 Opening Hours - Monday to Saturday:10:00 to 23:30 Sunday:12:00 to 23:00</p> | | |
| Applicant submissions: | See Appendix 2 | | |
| Residents Submissions | <p>Photographs and video clips submitted by Clifton Hill Residents Group and their legal representative opposing the application will be made available at the hearing.</p> <p>The legal representative of the Clifton Hill Residents Group has set out their view on the list of conditions proposed by the applicant and agreed with the Environmental Health Officer. They have suggested alternative to some of the agreed conditions and proposed new conditions which are yet to be agreed by the applicant.</p> <p>The numbers referred to below are as set out in Appendix 4</p> <p>Conditions 9,10,11 – agreed</p> <p>- Condition 12 should be replaced by MC47 as proposed</p> | | |

by the residents.

- Condition 13 should be replaced by MC12 as proposed by the residents.
- Condition 14 should be replaced by MC35 and MC43 and MC65 as proposed by the residents.
- Condition 15 is agreed
- Condition 16 should be replaced by MC01 as proposed by the residents so as to include the outside area.
- Condition 17 is agreed
- Conditions 18,19,20,21 are agreed
- Condition 22 should be replaced by MC42 as proposed by the residents so as to ensure that this is carried out each day.
- Condition 23 is agreed

Condition 24 should be replaced by MC18 and MC19 as proposed by the residents so that the terminal hour is 21.00.

- Condition 25 is agreed
- Condition 26,27 are agreed
- Condition 28 should be replaced by MC19 (2100 hours not 2200)
- Condition 29 should be replaced by MC57 proposed by the residents.
- Condition 30 is the same as Condition 22 and should be replaced by MC42 proposed by the residents.
- Conditions 31 and 32 should be amended to read 21.00 and 09.00 hours on the following day and between 21.00 and 10.00 on a Saturday, Sunday and bank holidays as proposed in MC35 ,MC43 and MC65 by the residents.
- Condition 33 is agreed
- Condition 34 is agreed
- Condition 35,36,37,38,39 and 40 are agreed.

The residents would also seek the following conditions which are not referred to in the operating schedule or proposed by the Environmental Health Officer.

MC11, MC14, MC45, MC46, MC48 and MC80

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| | <p>Extra Conditions</p> <ol style="list-style-type: none"> 1. All food, alcohol and non-alcoholic beverages in the outside area will be served by waiter/waitress only and there shall be no self service and no serving hatch. 2. Food shall not be cooked, by way of barbeque, rack, grill or otherwise, in the outside area of the premises. 3. All music shall be played through the in house music system and be background music only. 4. No recorded music, live music, radio, television or other form of noise-producing device or noise producing activity or entertainment whatsoever shall be permitted in the outside area. 5. In the event of a major sporting event at Lords Cricket Ground the premises will have SIA registered door staff on duty whenever licensable activities are taking place |
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| 1-B Proposed licensable activities and hours | | | | | | | |
|--|------------|----------------|------------|----------------------------------|------------|------------|------------|
| Late Night Refreshment: | | | | Indoors, outdoors or both | | | Indoors |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | N/A |
| End: | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | N/A |
| Seasonal variations: | | Not applicable | | | | | |
| Non-standard timings: | | Not applicable | | | | | |

| | | | | | | | |
|----------------------------------|------------|----------------|------------|---------------------------------|------------|------------|------------|
| Sale by retail of alcohol | | | | On or off sales or both: | | | Both |
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 12:00 |
| End: | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 22:30 |
| Seasonal variations: | | Not applicable | | | | | |
| Non-standard timings: | | Not applicable | | | | | |

| Hours premises are open to the public | | | | | | | |
|---------------------------------------|------------|----------------|------------|-------------|------------|------------|------------|
| Day: | Mon | Tues | Wed | Thur | Fri | Sat | Sun |
| Start: | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 10:00 | 12:00 |
| End: | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | 23:30 | 23:00 |
| Seasonal variations: | | Not applicable | | | | | |
| Non-standard timings: | | Not applicable | | | | | |
| Adult Entertainment: | | Not applicable | | | | | |

2. Representations

| 2-A Responsible Authorities | |
|-------------------------------|--|
| Responsible Authority: | Environmental Health Consultation Team |
| Representative: | Maxwell Owusu Koduah |
| Received: | 23 February 2016 |

I refer to the application for a new Premises Licence.

This representation is based on the operating schedule and accompanying plans by B&H Structures Ltd ref: 145.10.701 & 145.10.700

The applicant is seeking the following licensable activities:

- Late night refreshment indoors at the following times*
 - Monday to Saturday: 23:00 to 23:30*
- Supply of alcohol for consumption on and off the premises at the following times:*
 - Monday – Saturday 10:00 – 23:00*
 - Sunday: 12:00 - 22:30*

I wish to make the following representation

- The provision and hours requested to permit the provision of Late Night Refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area**
- The provision and hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area**

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area

The submitted plans indicate a total of 92 covers. This does not meet the minimum standard defined by BS6465-1:2006+A1:2009 **Table 11: *Minimum provision of sanitary appliances for licenced pubs, bars, nightclubs and discotheques***

The applicant has provided some conditions in support of the application which are being considered but do not fully address the concerns of Environmental Health.

Should you wish to discuss the matter further please do not hesitate to contact me.

The following conditions are proposed by Environmental Health in addition to those proposed by the applicant.

- All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.
- Loudspeakers shall not be located in the entrance lobby or outside the premises

building.

3. All outside tables and chairs shall be rendered unusable by 22:00 hours.
4. After 22.00 hours patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
5. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
6. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 08.00 hours on the following day.
7. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.
8. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
9. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
10. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
11. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
12. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
13. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
14. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and at which time this condition has been shall be removed from the Licence by the Licensing Authority.
15. Before the premises open to the public, the plans as deposited will be checked

by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

| 2-B Other Persons | | | |
|---|--------------|---|---------|
| Name: | | Reza Taylor | |
| Address and/or Residents Association: | | 3 Bradby House 77 Carlton Hill NW8 9XE | |
| Status | Resident | In Support or Opposed: | Support |
| Received: | 7 March 2016 | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| Name: | | Julian Crush | |
| Address and/or Residents Association: | | 58 Carlton Hill St John's Wood NW8 0ES. | |
| Status | Resident | In Support or Opposed: | Support |
| Received: | 7 March 2016 | | |
| I am writing to express support for the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill NW8 0JT. | | | |
| <p>The Clifton Pub has a long history (including Royal connections!) and a strong place within the St John's Wood community. It would be an absolute tragedy if it were to become yet another residential development. Once the pub is gone, it is gone and that would be most sad. There is currently only one pub in the close vicinity – The Salthouse and the area very much would benefit from a second pub.</p> <p>I sincerely hope that you are able to approve the licence application.</p> | | | |
| Name: | | Amir Nadel | |
| Address and/or Residents Association: | | 90C Clifton Hill London NW8 0JT | |
| 86 other residents have raised concerns similar to Amir Nadel by signing a copy of the representation below. | | | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 9 March 2016 | | |
| We are writing to strongly object to the above application for a new premises licence at 96 Clifton Hill, London NW8 0JT. | | | |

If the application is granted on the terms requested, this will inevitably lead to a breach of one or more of the Licensing Objectives which the Council is required to take into account when determining a licence application under the Licensing Act 2003:

1. The prevention of crime and disorder

The local residents breathed a sigh of relief when the previous premises (The Clifton) finally shut its doors for good in December 2013. Prior to the closure, there had been regular occurrences of crime and disorder with abusive language from revelers, urination and vomiting in the street and residents' cars being vandalised. There have also been occasions where single women, walking alone at night, have felt threatened by the abusive and disorderly conduct of patrons.

We now learn that, after two years without incident, a new licence is being requested for the sale and consumption of alcohol in a restaurant which (as shown by the plans) is intended to have 92 covers (24 of which will be outside). For the size of the property, this is an excessive amount of covers which will translate into the service of alcohol to an excessive amount of patrons. Clifton Hill is a quiet, narrow residential street in the backwaters of St John's Wood. If a licence is granted on the terms applied for, there will inevitably be a dramatic increase in crime and disorder, which will affect the lives of local residents. The social and economic effects of over-consumption of alcohol are well documented and we do not propose to repeat them here. We are in a better position than most to describe the inevitable effects of this application on the street and on the local vicinity because we have experienced the street both with a licenced premises and, over the past 2 years, without one. We, as local residents, want to lower crime and disorder in the area, not increase it.

The Council should also be aware that, in 2002, because of the rise in crime and antisocial behaviour in the area, the local residents clubbed together and set up the Clifton Hill and Springfield Road Residents Association, a self-funded company through which a team of private security guards was hired to patrol Clifton Hill and four other neighbouring streets daily, late into the evening. We have been lucky to have had 2 years of respite whilst the site was closed, which we hoped would have been permanent. However, we are now faced with a new application for the service of alcohol to a very large number of potential patrons which will give rise to the very real problems which we are trying to get rid of.

2. Public safety

There are also important issues of public safety which the Council needs to take into account. Prior to December 2013 (when the previous business closed down), there were often occasions where there would be patrons smoking and drinking in the street in large numbers. It seems that the applicant wishes to pack as many people as physically possible into these small premises (92 covers are proposed) and there will, without doubt, be crowds of drinkers and smokers spilling into the street if the application is granted on the terms applied for. We know this from bitter experience. Clifton Hill is a particularly narrow street and is further congested as a result of the lack of available parking spaces because there are not enough spaces even for the residents to park on the street. It is a 2-way street but, because it is too narrow for cars to pass each other, cars have to pull over or back up along the street to allow oncoming cars to pass. Patrons' cars parked in Clifton Hill and the surrounding streets will make matters particularly worse. This spells *danger*. However hard the management pretend

they will try, our direct experience suggests that it will simply not be possible to prevent patrons smoking and drinking in the street and this will again give rise to the public safety issues we have suffered in the past. These issues include danger to patrons from passing cars, and danger to members of the public attempting to walk past the premises, who are forced off the narrow pavement and into the street and risk being hit by a car.

Finally on the issue of public safety, we are also concerned about fire regulations being breached at the site with such a large amount of covers being sought by the applicant.

3. Prevention of public nuisance

From past and direct experience, we know that the granting of the application on the terms requested will result in serious and persistent public nuisance. The Council has a duty to protect us from the following which we have experienced in the past when the previous business was open, and which it is inevitable we will experience again if a new licence is granted on the terms requested:

- noise from inside the premises throughout the day and night. With 92 covers crammed into a small site, we believe there will be excessive noise escape from patrons, staff and music at such a densely occupied site. Many of the houses in the street are Grade II Listed having been built in the 1840s. The site in question was built around the same period. It is an old building with no sound-proofing or inbuilt noise limitation. It was not designed to contain modern levels of sound and vibration (in particular such levels which will result from 92 patrons tightly packed into the site), and noise will inevitably escape from the premises and affect the local residents.
- noise emanating from the outside garden area at the front of the premises (adjacent to the pavement) where it appears from the plans that there will be full food and drink service for "24 covers". The applicant has said that the front garden will not be used "after 22:00 hours", but this is far too late to be serving both drink and food every evening in full glare of the street and with the resultant direct external noise which the residents will suffer.
- damage to the health and well-being of local residents. The Council has a duty to comply with its own "Noise Strategy 2010-2015" (a policy published on 23 March 2010) by actively protecting its residents from noise pollution, particularly from licenced premises, and has committed itself to protecting noise sensitive and quieter areas.
- stench from the restaurant's kitchen permeating neighbouring properties and along the street.
- inevitable increase in rats and mice to the street caused by huge amount of rubbish and waste generated by a restaurant catering for such an excessive amount of covers.
- noise from patrons coming and going (including loud, drunken and antisocial behaviour late into the night).
- noise from patrons' car engines and car doors at all times of the day and night.
- abusive drunken behaviour in the street.
- urination and vomiting in the street.
- broken alcohol bottles, glasses smashed and discarded along the street and trails of other rubbish thrown along the street by patrons.
- danger to residents and their families and children from antisocial behaviour.
- noise-induced sleep issues suffered by local residents.

- disruption to family life caused by issues brought about by late night noise and antisocial behavior which will be a direct consequence of the grant of a licence on the terms applied for.
- severe (and dangerous) parking and traffic management issues for the local area as a direct result of a 92 cover restaurant intending to open throughout the day and night, 7 days a week, in an area where the controlled parking zone (Zone C) ends at 6.30pm on week-days and does not apply at week-ends.

4. The protection of children from harm

There are two aspects to this which we wish the Council to consider. First, the health and social impacts of underage drinking. The area has a lot of teenagers and, if past experience is anything to go by, it was always the younger people who drank excessively in the previously licenced premises and this is what results in some of the problems we experienced (noise, abusive behaviour, crime etc). The second issue relates to the children of local residents who we want to shield and protect from (a) antisocial behaviour and (b) the potential for injury or accident caused by the increase in cars and traffic which will consequently feed into this very narrow residential street.

In view of the above, we strongly oppose the granting of the licence on the terms requested.

Yours faithfully

Name:

Address:

Date:

Dear Ed and Ben,

Following on the chain of emails from versions residents I felt it is best that we coordinate and put all the points' raised and agreed in one note for purpose of clarity.

As John suggested having this points attached to the licence as a conditions seems a sensible way forward.

Obviously if there is any of these points you wish to discuss please do so.

Best regards

Amir

Agreed points

1) The Robson brothers acknowledge that there has to be a barrier down the left hand side of the front of the premises toward the new main entrance at the side. The black gate is staying and the walkway will be made wider to accommodate wheelchair access subject to planning. Therefore they are taking down the wooden fence between the private road and the entrance walkway and will replace it with a wall of some kind, at a height that will stop people jumping over or spilling over but not as high as the current fence and high enough to offer some privacy.

- 2) No serving hatch at the front and it was stated that food would be brought out/in through the main entrance at the side (similar to Cafe Med). There will be no service (food, drinks or otherwise) through the windows at any time now in or the future.
- 3) The frontage from the patio to the street has to be rebuilt as the hedge will be removed and the post have to be moved or replaced (the post at the side needs to be moved for wider access and the post on the right must be moved to allow access to the flats subject to planning. It was stated that the existing white dwarf wall will be rebuilt as needed then a replacement hedge of suitable height will be replanted. It was pointed out that a hedge takes a long time to grow up and get thick enough to form a barrier. This fact was accepted and the Robson brothers will seek a temporary solution if needed. They also confirmed that it would be high enough to offer privacy to the houses opposite and a barrier separation from the street. The only point of access to the outside patio section will be on the left hand side walkway not directly from the street. The new hedge on 3 sides will be mature evergreen planting with a solid fence if needed for privacy both out and in
- 4) We discussed the fact that the area at the front will have tables for patrons to sit and smoke but will not offer opportunity to lots of people to smoke standing .It was agreed that this will have to be monitored.
- 5) It was confirmed that the small space at the rear, outside the conservatory will not be used for smoking or by patrons but for storage, waste and the emergency exit and stairs for the flats and pub.
- 6) A suitable and modern extractor fan would be fitted to disperse smoke and smells high above the building. The Robson brothers confirmed that no smoke or smell will be experienced by the neighbours or outside the premises.
- 7) We were told that the premises would be air conditioned, limiting the need for open windows (noise). It is vital that no noise whatsoever will come out of the air-conditioning unit or heard outside the building. Air conditioning units at rear will be sited in an enclosure (acoustic) possibly on the lower flat roof area
- 8) No live music, no DJ, Singing or disco etc (they will host parties and rent the conservatory but for drinks and food lunch and dinner. They will also have quiz nights and recorded Music will be played inside only.
- 9) No barbecues, no outside TV and no outside speakers will be placed on the outside of the property at anytime now or in the future. External lighting at front will be low level. It was also agreed that the Robson brothers will look into installing acoustic umbrellas for the outside to mitigate the noise.
- 10) It was pointed out that the conservatory is quite old and doesn't hold the noise in very well and the Robson brothers agreed that they would talk to their builders about filling in the gaps and sound proofing to the best of their abilities.
- 11) The Robson brothers said that one of them will be on site most of the opening hours and that they ,and their management with "Manage Noise " "Restrict customers to opening hours " enforce last orders and people leaving in time for closing "Move people on from the street " "show no tolerance to fighting ,Urinating, loud behaviour ,hanging

around unnecessarily ,drunkenness, vomiting and so on". Brothers confirmed that the front outside area will be cleared of people by 10 pm

12) An undertaking to keep the street clean outside the pub (bottles, glasses, rubbish, etc)

13) Provide signage informing customers to respect the neighbours

14) There is no application for entertainment now and will never be one in the future.

15) The conflict between the floor plans and the application will be corrected. Given the fact that the outside area: (a) will not be used for regulated entertainment or entertainment facilities at any time, (b) will not be used for late night refreshment, and (c) will not be used at all after 10pm, the plans need to be amended to show this. It is suggested that a new colour should be used on the plan to denote the outside area and confirm these points. In addition, the word "pass" will be removed from the front right window to confirm that there will be no service hatch.

Points raised by residents but were not part of the discussion with the Robson brothers.

1) Bicycles parking – Parking bicycle on Clifton Hill, tie them to post or building gates or fences should not be allowed. You should arrange for parking inside the pub area or around the corner.

2) On the right hand side (No 94 side) where it is intend the planning to have entrance to the flats we need to ensure that the front wall will be raise and/or hedges will be planted to prevent from people seating and smoking there.

3) Any noise, parties, get together and other activities in the conservatory which might create noise must be stopped at 10 pm. There are children in the surrounding building.

----- Forwarded message -----

From: amir nadel <amir.nadel@googlemail.com>

Date: 10 March 2016 at 17:11

Subject: Re: Clifton pub

To: Ben Robson <ben.robson@mail.com>

Cc: Ed Robson <ed@boopshis.com>, Simon Aron & Hinda Abbou <simon.aron2323@hotmail.com>

Dear Ed and Ben,

Thank you for your response.

Unfortunately we cannot agree about the version of the summary of the meeting. Despite both our affords we didn't managed to conclude this in time,

As you are aware by now a petition to object the current licence application was submitted to the City Of Westminster Licence Department supported by large number of residents in Clifton Hill and the near by area expressing their many corners.

We accepted that a pub will be opened in 96 Clifton hill. We want to ensure that the quality of life in the street and the area will not be badly affected.

As stated in the meeting this is a very quite residential street with elderly people, young families with children, toddlers to teen age, all must be protected together with their quality of life.

I was led to believe by the licence department that the hearing is schedule for the 21 April were we all will have the opportunity to state our positions. I think now it is best to wait till than and discuss it in the meeting and hopefully reach a positive outcome to all. I am sure that City of Westminster will send all of us an official notification.

I very much hope that we can reach an agreement and understanding and have the pub/restaurant operating smoothly.

Please note that a copy of this email was also sent to the City Of Westminster Licensing Department

Many thanks and kind regards

Amir

On 10 March 2016 at 12:17, Ben Robson <ben.robson@mail.com> wrote:

Dear Amir,

Thank you for your email, sorry for the delayed response we've been away for a couple of days.

I have re-attached the points from our previous email which we agreed to. As per our previous email you received confirmation of the licence plan change and added condition about the front windows not to be used for service, which I have attached. Beyond these points we won't be able to voluntarily add any further conditions as they would not leave us with a licence which is commercially viable. We really hope you can understand our position as we intend to work with the residents as much as possible to create an establishment everyone is happy with.

The points we agree to address:

- 1) The brothers acknowledge that there has to be a barrier down the side of the front of the pub toward the new main entrance at the side. The black gate is staying and the walkway will be made wider to accommodate wheelchair access. Therefore they are taking down the wooden fence between the private road and the entrance walkway and will replace it with a wall of some kind, not as high as the current fence but high enough to offer some privacy.
- 2) No serving hatch at the front and it was stated that food would be brought out/in through the main entrance at the side (similar to Cafe Med). There will be no service (food, drinks or otherwise) through the windows at any time now or the future.
- 3) The frontage from the patio to the street has to be rebuilt as the hedge will be removed and the post have to be moved or replaced (the post at the side needs to move for wider access and the post on the right must be moved to allow access to the

flats .It was stated that the existing white dwarf wall will be rebuilt as needed then a replacement hedge of suitable height will be replanted. It was pointed out that a hedge takes a long time to grow up and get thick enough to form a barrier. This fact was accepted and the brothers will seek a temporary solution if needed. They also confirmed that it would be high enough to offer privacy to the houses opposite and a barrier separation from the street. The only point of access to the outside patio section will be on the left hand side walkway not directly from the street.

4) We discussed the fact that this area out front will have tables for patrons to sit and smoke but will try and limit the amount of people standing and smoking .It was agreed that this will have to be monitored.

5) It was confirmed that the small space at the rear, outside the conservatory will not be used for smoking or patrons but for storage ,waste and the emergency exit and stairs for the flats and pub.

6) A suitable and modern extractor fan would be fitted to disperse smoke and smells high above the building .

7) .We were told that the pub would be air conditioned, limiting the need for open windows (noise) .

8) No DJ, No amplified live music (they will host parties and rent the conservatory but for drinks /lunch/dinner. They will also have a quiz night /sports night) Music will be played inside only.

9) No speakers or T.V will be placed on the outside of the property at any time now or the future.

10) It was pointed out that the conservatory is quite old and may not hold the noise in well, so the brothers agreed that they would talk to their builders about filling in the gaps and sound proofing to the best of their abilities.

11) The brothers said that one of them will be on sight most of the opening hours and that they ,and their management will “Manage Noise “ “Restrict customers to opening hours “ Enforce last orders and people leaving in time for closing “Move people on from the street “ “show no tolerance to fighting ,Urinating ,loud, behaviour ,hanging around unnecessarily ,drunkenness, vomiting and so on”

12) An undertaking to keep the street clean outside the pub (bottles, glasses, rubbish, etc)

13) Provide signage informing customers to respect the neighbours and leave quietly.

14) Music (prerecord music such as CD, Ipod etc) will be played inside the property but will not be heard outside.

15) There is no application for regulated entertainment now and will never be one in the future.

Kind regards

Ed

Sent from my iphone

On 8 Mar 2016, at 11:29, amir nadel <amir.nadel@googlemail.com> wrote:

| | | | |
|--|--|-------------------------------|---------|
| Name: | Roger Bloomfield | | |
| Address and/or Residents Association: | 43 Hopefield Avenue Queens Park, NW6 6LJ London | | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 7 March 2016 | | |

This is to support that Robson Brothers Ltd application for a premises licence at 96 Clifton hill, NW8 0JT.

Over the period of more than 30 years in which my wife and I have lived worked and worshipped in this locality The Clifton has provided the venue of a great deal of occasional pleasure for social and business purposes as a pub serving food. We are hopeful that with your approval it will be able to re-open soon with a licence on the same or similar terms to those before its closure around 3 years ago.

| | | | |
|--|--|-------------------------------|---------|
| Name: | Nicholas Bax | | |
| Address and/or Residents Association: | 107 Hillsborough Court Mortimer Crescent NW6 5NT | | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I am sending this message to show my support regarding Robson Brothers Ltd application for a premises licence at: 96 Clifton Hill, NW8 0JT

| | | | |
|--|---|-------------------------------|---------|
| Name: | Jillian And Themos Koukoullis | | |
| Address and/or Residents Association: | 87, Neville Court Abbey Road St Johns Wood NW8 9DB | | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 7 March 2016 | | |

We should like to register our support for the application by the Robson Brothers Ltd. for a premises licence at 96, Clifton Hill, London NW8.

We have lived in St Johns Wood for more than thirty years and seen so many places close down. Robson Brothers Ltd seem highly professional in all matters regarding the Clifton and we are sure they will have a huge welcome and support.

| | | | |
|--|--------------|--|---------|
| Name: | | Mr Richard Jones | |
| Address and/or Residents Association: | | 8 Abercorn Mansions 17 Abercorn Place St Johns Wood NW8 9DY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| <p>Delighted to hear this historic pub is to be returned to the community to which it belongs and by whom it is so greatly missed. This cynical sale should never been allowed to happen in the first place leading to a prolonged closure and a great deal of time and effort to save its existence. The people/person who signed the documents should be named and shamed and never granted a licence in the borough again. To turn this application down would be a betrayal of the local community and common decency.</p> | | | |
| Name: | | Anthony Locke | |
| Address and/or Residents Association: | | 9 Abercorn Mansions London NW8 9DY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| <p>I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.</p> | | | |
| Name: | | Rebecca Considine | |
| Address and/or Residents Association: | | 39F Warrington Crescent London W9 1EJ | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| <p>I'm writing to express my support of the Robson Brothers Ltd application for a premises licence at 96 Clifton hill, NW8 0JT.</p> <p>The Clifton closed almost three years ago and since then our local community has greatly missed this former social hubbub in the heart of St John's Wood. All these potential new tenants require is the licence which would be the same as before, for the bar and restaurant, and I and my local choir greatly support their application.</p> | | | |
| Name: | | John Kirkwood | |
| Address and/or Residents Association: | | 48 Lambourne House 100 Broadley Street London NW8 8DN | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |

I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

| | | | |
|--|--------------|---|---------|
| Name: | | Stephen Lannon Et Al | |
| Address and/or Residents Association: | | 3 Linnell House Boundary Road NW8 0HS | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 6 March 2016 | | |

I and three other members of the household at 3 Linnell House strongly support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill NW8 0JT.

We hope approval is the first step to restoring a much missed local amenity to an area which has lost countless pubs over recent years.

| | | | |
|--|--------------|-------------------------------|---------|
| Name: | | Judy Lynn | |
| Address and/or Residents Association: | | 181D Lanark Rd W9 1NX | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |

I support the application by Robson Brothers Ltd for a premises licence at 96 Clifton Hill, NW8 0JT.

| | | | |
|--|--------------|---|---------|
| Name: | | Abby Thomas | |
| Address and/or Residents Association: | | 3 Bradby House Carlton Hill NW8 9XE | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 3 March 2016 | | |

I hear that an application has been lodged for a licence for the Clifton pub. As a very local resident who lives two minutes away from the site, I would like to add my support for their licence - we have all missed the pub enormously as it was a real focal point for the community.

| | | | |
|--|--------------|--------------------------------|---------|
| Name: | | William And Michelle Morris | |
| Address and/or Residents Association: | | 28 Blenheim Terrace NW8 0EG | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |

I am writing in support of the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. The loss to the neighbourhood of the Clifton as a pub almost three years has been profound. There is great support for the return of this neighbourhood favourite as a pub. We fully support the Robson Brothers application for a premises licence and look forward to the return of "our" pub.

| | | | |
|--|--------------|---|---------|
| Name: | | Rahul Sumarria | |
| Address and/or Residents Association: | | A & H Brass 201-203 Edgware Road London W2 1ES | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| Name: | | Suzanne Roux | |
| Address and/or Residents Association: | | Flat 1A, 22 Netherhall Gardens Hampstead NW3 5TH | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| I support the licence for the Robson Brothers LTD for the old pub at 96 Clifton Road, St John's Wood, NW6 0JT | | | |
| Name: | | Cristina | |
| Address and/or Residents Association: | | 45 Clifton Hill London NW8 0QE | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| This to say that I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| Name: | | Colleen Rock Mueller | |
| Address and/or Residents Association: | | 3819 N. Claremont Avenue Chicago, IL 60618 (312) 848-2825 Cell (773) 754-8672 Home | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |
| <p>My family lived in London from December 2007 to July 2013. During our years in St. John's Wood we had countless afternoons and evenings enjoying the company of family and friends at The Clifton. It became our favourite local pub very quickly and we soon attended the weekly quiz night befriending the staff and regulars.</p> <p>Leaving London was a sad day for our family. We cherish the memories we made at The Clifton. We were very sad to hear The Clifton closed and submitted a letter in support to not allow the premises to become a private residence. We happily support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT and hope to stop in for a pint and nibble when we return to St. John's Wood for a visit</p> | | | |

| | | | |
|--|--------------|-------------------------------|---------|
| Name: | | Angela Gager | |
| Address and/or Residents Association: | | Fairfax Place NW6 4EJ | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

Please accept this email as confirmation of my extremely strong support for this application.

| | | | |
|--|--------------|--|---------|
| Name: | | Phillip Cohen | |
| Address and/or Residents Association: | | Flat 3 49 Essendine Road London W9 2LX | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

| | | | |
|--|--------------|--------------------------------------|---------|
| Name: | | Colin Gibbons | |
| Address and/or Residents Association: | | 531 Harrow Road London W10 4RH | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I would like to express my support for the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

It would be lovely to see these historic premises restored to their proper use.

| | | | |
|--|--------------|-------------------------------------|---------|
| Name: | | H. Heshmat | |
| Address and/or Residents Association: | | Grove End Gardens London NW8 9LX | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I have been a resident of St. Johns Wood for the last 25 years and witnessed first hand the loss to the community caused by pub closures in the area. I am therefore supporting the licensing of the Clifton, so it can be what it has always been, a pub, and a place for the community to meet.

| | | | |
|--|--------------|---------------------------------|---------|
| Name: | | Dave Koczan-Santiago | |
| Address and/or Residents Association: | | 136 Sutherland Avenue W9 1HP | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

Please note that I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

I have been living in the area for 8 years and I found the Clifton to be a valuable part of our community. I would welcome the reopening of a pub in that location.

| | | | |
|--|--------------|----------------------------------|---------|
| Name: | | David Matthews | |
| Address and/or Residents Association: | | 122A Hamilton Terrace NW8 9UT | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I support the Robson's application for a licence, as a local I look forward to the pub re opening.

| | | | |
|--|--------------|--|---------|
| Name: | | Gillian Brasse | |
| Address and/or Residents Association: | | 63 Marlborough Place London NW8 0PT | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I support the Robson brothers application for a licence at the premises at 96 Clifton Hill. It was a wonderful local amenity, closed for too long

| | | | |
|--|---------------|--|---------|
| Name: | | Alan Shortman | |
| Address and/or Residents Association: | | 34 Chandos Road Borehamwood Herts WD6 1UY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 10 March 2015 | | |

I support the Robson Brothers Ltd application for a premises licence at 96 Clifton hill, NW8 0JT.

Very excited to see the pub returning to serve the community as I have been customer for over twenty years.

| | | | |
|--|---------------|-------------------------------|---------|
| Name: | | Antonia Moussaieff | |
| Address and/or Residents Association: | | | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 10 March 2016 | | |

I wholeheartedly support the Robson Brothers Ltd application for a premise licence at 96 Clifton Hill. NW8 0JN.

We used to live next door and now live opposite (a few doors down) and have missed the pub terribly as well as the safety and community value it brings to Clifton hill. Moreover, I am familiar with the pub in Hampstead that they ran. Which was a brilliant establishment with similar community spirit. If it is half as good as that pub we are all in for a real treat.

| | | | |
|--|--------------|--------------------------------------|---------|
| Name: | | Mr Mark Reynolds | |
| Address and/or Residents Association: | | 8c Carlton Hill London NW8 0JY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 1 March 2016 | | |

Delighted that the Clifton will be reinstated as a pub, after disturbing recent efforts to turn it into a residential dwelling. I look forward to raising a glass there again soon.

| | | | |
|--|--------------|-------------------------------------|---------|
| Name: | | Mr David Japp | |
| Address and/or Residents Association: | | 19 Carlton Hill London NW80JX | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 6 March 2016 | | |

Whereas I would not object if the Clifton were returned to being a Pub I do not think it should be granted a licence to be a restaurant which I believe it's inappropriate use in such a small residential street.

| | | | |
|--|--------------|-------------------------------|---------|
| Name: | | Simon Blackford | |
| Address and/or Residents Association: | | 98 Clifton Hill | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 9 March 2016 | | |

I live at 98 Clifton Hill. I have signed the petition letter and wish to add the following observations.

The application

The application is poorly formulated and expressed. The result is that it is very difficult for those affected by the proposals to know what is really being planned. The attention of the licensing committee is drawn to the following particular features of the application.

There is reference in the application (Annex A item 16) to "the beer garden" but I cannot see any reference on the plan to a beer garden. The largest outdoor area – perhaps the only outdoor area – appears to be the area at the front of the building, i.e. on Clifton Hill adjacent to the pavement. However the term "beer garden" surely tends to suggest an area predominantly for drinking. By contrast, the area at the front of the premises has an indication of 24 covers. The majority of that area is occupied on the plan by tables and seats. It looks far more like an open air restaurant area than a beer garden. This is a matter of importance. The beer garden is to close at 10 pm. The remainder of the pub is to close at 11.30 pm (except on Sundays). It is surely likely to

be a matter of considerable interest to those living close to the premises – and particularly those on the other side of Clifton Hill – to know whether the front area is to close at 10 pm or at 11.30 pm (except Sundays 11 pm).

There is reference in the application to “6 internal covers (basement)” but I cannot see from the plan where those are to be situated. All the other covers are indicated.

A lot of the print is very difficult to read, particularly the red print. In the basement area there appear to be the words “MICRO BREW” in red capitals but I cannot see any indication of what that might mean”. It certainly has little meaning to me. After discussions with neighbours it appears possible that it is going to be an area of the premises where beer is going to be brewed. I find that worrying. There is no attempt to describe the extent of the operation and the effect in terms of smell, noise, et cetera. I have no idea of what will be involved but I would have thought a full description supported perhaps by an expert report would be required to put those affected by the proposal in the picture.

With the help of a magnifying glass one can see that one of the windows at the front of the building (i.e. looking out to Clifton Hill) has the word “pass” entered. The other window is left blank. At a guess, there must be a possibility that the word “pass” is intended to mean that that window will be used as a serving hatch to serve the 24 covers outside at the front of the building. That window is immediately adjacent to the bar area (the area behind the bar). I cannot see that the drawing notes give any explanation of the word “pass”. If that is intended to be a serving hatch it surely has considerable noise implications particularly for those living in the immediate vicinity on the other side of the road. A serving hatch to the front of the building presents a serious likelihood of noise nuisance and the plans should be amended to delete the word “pass”. I also suggest that a condition should be imposed so as to ensure that the ground floor windows at the front of the building are kept closed after 9:30 PM.

Surely those affected by the application are entitled to a proper description of the proposals and not have to resort to this sort of guesswork. It is difficult to resist the inference that the applicants are trying to keep communication of their plans as vague as possible so as to minimise the risk of objection – or of any allegation of failure to comply if the licence is granted.

It has been suggested to me that it is not clear that the applicants intend to retain the hedging between the front area (or beer garden if that is what it is) and the pavement. If that hedging is to go, its removal would appear to present an additional ground for concern in terms of noise.

The next aspect of the plan which is also important as regards noise concerns the kitchen. The kitchen occupies a very substantial part – perhaps a third – of the basement floor. There appears to be no indication of what plant will be required. There may well be extractors with the resultant smell and noise. Our garden at the back of our property is very close to the proposed kitchen and is highly likely to be affected by smell and noise emanating from the premises. Noise from a kitchen often takes two forms. There is the noise of kitchen business – clattering of bottles, plates and cutlery and there is also the noise from any plant such as extraction machinery.

We are about to build a terrace (planning permission granted) immediately above the raised ground floor at the back of our property and that terrace will be particularly

affected by any smell and noise coming from the kitchen. As part of the licensing process I am entitled to put before the licensing authority any concerns relating to nuisance. However in the present case I have little or no information regarding the likely level of emissions from the kitchen. I will propose a condition regarding the hours during which use may be made of the kitchen.

The Petition letter

As indicated above I have signed the petition letter and adopt its contents. It should be read together with this letter.

Additional observations

In addition to what is said in the petition letter in relation to parking there will be a very considerable effect on residents living close to the “pub” (with 92 covers it will be a restaurant in all but name – certainly more grub than pub).

This appears to be more than a mere terminological difference. 96 Clifton Hill has been designated as an “Asset of Community Value”. It is far from clear that to turn it into a restaurant is a permitted use of that asset.

The relevance of the parking situation that will result from the opening of the “pub” is that the pressure on parking in the immediate vicinity will be so serious as to cause a nuisance by reason of the inevitable competition for parking spaces, with attendant disputes and disagreements in this very narrow road in which cars are parked on both sides of the road.

There are a very few residents’ permit spaces within 100 yards each side of the “pub”. The operational period of the residents’ permit spaces runs from 8:30 am to 6:30 pm Monday to Friday. What that means is that people visiting the pub/restaurant will be able to park in the residents’ spaces if they come for an evening meal – or for lunch at the weekends. In addition to the residents’ parking spaces there are single yellow lines with restricted hours which mirror the residents’ parking hours. Whilst there are substantial areas of yellow lines, there are a number of dropped kerbs abutting the single yellow lines where parking is not allowed at any time.

The combination of available spaces in residents’ bays and on single yellow lines is woefully inadequate to accommodate diners at the “pub” if their numbers reach anything like the 92 covers. A significant difference between a pub and a restaurant is that people typically walk to a pub and typically drive to a restaurant. A pub typically makes its reputation by word of mouth. A restaurant typically makes its reputation – if it is good enough – by articles in magazines and newspapers and if successful is likely to draw diners from some distance away. It is by no means inconceivable that if the pub filled its tables the 92 diners would arrive in as many as 46 cars. It could of course be more if a party of individuals meets to dine at the pub. Even if it were only 30 cars the strain on parking in the vicinity would be very heavy indeed. One of the implications would be that residents of Clifton Hill returning home during the course of the evening – perhaps particularly between 8 pm and 11 pm – would find that they could not park near their own homes. Residents would have to think very carefully about going out for the evening and might well think on occasion that it was not worth going out because of the problems that would arise on their return. Such will be the pressure on parking that there is likely to be regular obstruction of off-street parking spaces. There is bound to be significant conflict. The inevitable problems are on such a scale that they are likely to amount to a nuisance and not a mere annoyance.

There is in principle an available solution to such a problem. There are many places in London where residents' bays operate until 10 pm or 10.30. However it is unlikely in the extreme that Westminster would contemplate introducing such a restriction in Clifton Hill. The reason is that the controlled parking zone in question is a very large zone (Zone C as a whole runs from Brent on the east to Camden on the west) and the chances of Westminster troubling to introduce a restriction within that large zone to deal with the problem that will be caused in the immediate vicinity of the pub approximates to zero. Even if Westminster were minded to introduce lengthier restrictions, it is surely inconceivable that they would employ an extra parking attendant to enforce the change.

Between the pub and Greville Road there are approximately 85 metres on each side of the road with a total of nine (four on the north side five on the south side) dropped kerbs each averaging around 3 metres – so a total of approximately 143 metres of evening/weekend parking space – i.e. single yellow lines and residents' parking spaces. This gives about 25¹ parking spaces to be shared between users of the pub and residents. This is the best area for parking because further away from Greville Road – i.e. north east of the pub – there tend to be more residents' cars parked. (There are also more and larger dropped kerbs and some areas restricted by double yellow lines). So the target area for those who dine at the "pub" – and for the residents who live in that stretch – will be the 25 spaces. Again, the contrast between the situation which will arise under the proposals and the situation which obtained when the Clifton was a real pub is all too clear. And it was difficult enough for residents then, as set out in the petition letter.

Clifton Hill is a great deal more secure for parking than Greville Road on account of the number of residential frontages on Clifton Hill. It has to be likely that people visiting the pub will have a high preference for parking in Clifton Hill itself. I suggest that this parking availability is woefully inadequate to cope with the likely pressure which will arise if the pub has any real success as a restaurant. I suggest that it is a recipe for all the fears expressed in the petition – and worse. The chances of shouted cheery farewells accompanied by the slamming of car doors are all too obvious.

There is a further problem which results from the extensive area covered by Zone C. It is that the "pub" will be an attraction to residents from further afield within Zone C. They are entitled to park in any residents' bays within Zone C. The result is that people who live as far afield as Avenue Road to the east and Ilbert Street and Fernhead Road to the west will be able to come to the pub on a weekday at lunchtime and occupy parking spaces which are normally occupied by the residents of Clifton Hill.

This entire parking situation is a marked contrast to the position as it was when the Clifton was a public house in the true sense. There were a number of tables but the service of food took second place to the service of alcohol. The extent to which that is to be changed under the present proposals can be seen not only from the number of covers but from the very large basement area which has been dedicated to use as a kitchen.

Proposed amendments/conditions

I oppose the granting of the licence for the reasons given above. However, if the licence is granted I propose the following amendments/conditions.

¹ It would be more but for the fact that the dropped kerbs are situated at irregular intervals.

Clearly, a good deal depends upon where the “beer garden” is situated. If it is at the front then the proposed closure at 10 pm is relatively acceptable.

If the beer garden is not at the front, then I propose that the front area be closed at 10 pm in any event so as to reduce noise emanating from the pub after that time.

Given the number of covers and the highly residential nature of the surroundings of the pub I propose that the hours should be restricted so that the finishing time for the supply of alcohol is 10.30 pm (10.00pm on Sundays). I propose that the hours for late-night refreshment are also curtailed by half an hour as against the applicants’ proposals. Please see the proposed amended tables below.

The “pub” is likely to attract particularly large numbers at the times of the Lord’s tests and I suggest the following condition:

‘A minimum of 1 SIA licenced door supervisors shall be on duty at the entrance of the premises during the hours of licensable activity on Lord's Cricket Ground match days’

(Please note that “entrance of the premises” may not be entirely clear. Again, this depends upon whether or not the front area constitutes the “beer garden”.)

In relation to the windows at the front (and particularly the window marked “pass”) I suggest the following condition:

The ground floor windows at the front of the building shall be kept fully closed after 9.30 pm.

In relation to the kitchen I propose the following:

No use is to be made of the kitchen (including any extraction or other kitchen machinery or plant) on any day before 9 am or after 10.30 pm.

That will make considerable demands upon the organisation of the kitchen but the condition is important in view of the lack of detail of kitchen operation/equipment supplied by the applicants.

Proposed amended tables

| Late night refreshment | | |
|------------------------|-------|--------|
| Day | Start | Finish |
| Mon | 22.30 | 23.00 |
| Tues | 22.30 | 23.00 |
| Wed | 22.30 | 23.00 |
| Thur | 22.30 | 23.00 |
| Fri | 22.30 | 23.00 |
| Sat | 22.30 | 23.00 |
| Sun | | |

| Supply of alcohol | | |
|-------------------|-------|--------|
| Day | Start | Finish |
| Mon | 10.00 | 22.30 |
| Tues | 10.00 | 22.30 |
| Wed | 10.00 | 22.30 |

| | | | | |
|--|--------------|-------|---|---------|
| Thur | 10.00 | 22.30 | | |
| Fri | 10.00 | 22.30 | | |
| Sat | 10.00 | 22.30 | | |
| Sun | 12.00 | 22.00 | | |
| Name: | | | Tim Forrest | |
| Address and/or Residents Association: | | | 48 Lambourne House, 100 Broadley Street, London NW8 8DN | |
| Status | Residents | | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | | |
| I am writing to support the application by Robson Brothers Ltd for a premises licence at 96 Clifton Hill, London NW8 0JT. | | | | |
| The Clifton is an important part of local community life and also attracts non-residents to the area which is beneficial to local businesses. | | | | |
| Name: | | | Shannon Miller | |
| Address and/or Residents Association: | | | NW8 0JA | |
| Status | Residents | | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | | |
| Name: | | | Councillor Paul Dimoldenberg | |
| Address and/or Residents Association: | | | | |
| Status | Residents | | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | | |
| Reopening The Clifton will be of benefit to the local community. | | | | |
| Name: | | | Adam Chataway | |
| Address and/or Residents Association: | | | 12 Oxford Road London NW6 5SL | |
| Status | Residents | | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | | |
| As a local resident I wanted to email my support for the licensing application that has gone in from Robson Brothers Ltd for a premises licence at 96 Clifton Hill, NW8 0JT. | | | | |

| | | | |
|---|--------------|---|---------|
| Name: | | Ben Shaw | |
| Address and/or Residents Association: | | 7 Clifton Hill London NW8 0QE | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| Name: | | Joanna Watson | |
| Address and/or Residents Association: | | 51 Victoria Road Kilburn London NW 6 6TA | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |
| I am writing in support of the Robson Brothers Ltd's application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| <p>These premises were the home of a dearly loved, popular and important community asset, which has been much missed.</p> <p>I urge you to award a bar/restaurant licence, as it was previously.</p> | | | |
| Name: | | Juan Lopez-Valcarcel | |
| Address and/or Residents Association: | | 46 Townshend Road London NW8 6LE | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |
| As local residents, we are delighted to support Robson Brothers Ltd in their application for a premises licence at 96 Clifton Hill, NW8 0JT. Reopening the Clifton pub will bring back much missed character and social fabric to the area. | | | |
| Name: | | Salwa Marsh | |
| Address and/or Residents Association: | | Grove End House, Grove End Road, NW8 9HP | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 6 March 2016 | | |
| I am a resident of St John's Wood and was delighted to read about the Robson Brothers Ltd application for a premises licence at 96 Clifton hill, NW8 0JT. It sounds like a lovely community space where people can come together to break bread. I love the area and am very much in support of the development of new and innovative local businesses in the community. I sincerely hope that the licence is granted and I am very excited about the prospect of a new haunt in the neighbourhood. | | | |
| Please don't hesitate to contact me if you have any questions about me. | | | |

| | | | |
|--|--------------|---|---------|
| Name: | | Alexander Psaltis | |
| Address and/or Residents Association: | | Grove End House Grove End Road St Johns Wood NW8 9HP | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 6 March 2016 | | |

I write in support of the above application.

As a resident of St John's Wood, I have read with interest Robson Brothers Ltd's plans for The Clifton and I am strongly in favour of them being granted a licence for a bar and restaurant. They propose to reopen a much loved community pub and provide a venue for the whole community serving brunch, lunch and dinner at reasonable prices. They have clearly given careful thought to their plans and this alone should be a strong indication of their fitness for a licence. I look forward to being able to support this venture with my patronage in the near future.

Please contact me should you have any queries about this email.

| | | | |
|--|--------------|---------------------------------|---------|
| Name: | | Natasha Blair | |
| Address and/or Residents Association: | | 82 Maida Vale, London W9 1PR | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 6 March 2016 | | |

I would like to register my support for the application by the Robson Brothers Ltd. for a premises licence at 96, Clifton Hill, London NW8.

It will be wonderful to have this well-needed community facility back in our neighbourhood, particularly as I understand it will be a gastro-pub. Too many pubs have closed in this area.

| | | | |
|--|------------------|--------------------------------------|---------|
| Name: | | Mr John Harrison | |
| Address and/or Residents Association: | | 97 Clifton Hill London NW8 0JR | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 22 February 2016 | | |

I am writing to you to object to the above application for a new premises Licence at 96 Clifton Hill London NW8 0JT.

We live opposite the premises at 97 Clifton Hill and I would inform you that the old Clifton pub has now been empty for over 2 years and the quality of life in the area has improved dramatically since it closed. I know this is not a Licencing issue but I felt it should be brought to your attention, as I am sure you can understand that licenced premises have many negative issues relating to them.

I am very concerned that a Licencing of these premises will have a negative effect on

the neighbourhood and I strongly urge you to either restrict, condition or if possible refuse this Licence.

I am sure you are aware that the application is for a 92 seater, and to my mind looks to be a restaurant not a pub at all.

However, my main concern relates to the public safety and in particular children who play in the Street, especially in the summer. As stated above the proposed facility has 92 covers and will expect to be full on Fridays, Saturdays and Sundays during the day and in the evenings and customers who come for a meal have a habit of staying longer than those attending a pub for a drink. They also travel from further away so there will be more cars. Therefore we can expect a substantial increase in car-borne journeys to the premises which will fill the street up and cause traffic issues as there will be no pass areas on the street where the current yellow lines allow for pull-in of cars. As there are many young people and children in the area this will cause added safety issues in what is a very quiet residential location.

Unfortunately the management of such premises are unable to police their customers as you will be fully aware, and it also means that nuisance will return to the area significantly as the volume of customers expected to make this business viable will increase substantially and therefore not only will the traffic increase but the pedestrians will spill out on to the street and noise pollution will increase substantially.

It is proposed to Licence the external front area including entertainment and music and this must strongly be restricted. It would be sensible for you to restrict the Licence if you deem that it should be granted to the internal areas of the premises only. The outside area is at the front on the street adjacent to private residential properties and not at the rear of the property. The Licence has also been asked from 10:00 until 23:00 every day apart from Sundays when there is opening at 12:00 which is a substantial increase from when the premises were run as the Clifton pub. If you deem to grant this Licence please also restrict the hours.

I am not aware of your noise strategy but I am sure you have a duty of care to protect residents particularly from licenced premises. I would there re-emphasise the restriction of any Licence if you chose to grant.

I trust you will visit the premises prior to making any decision so you can see for yourself the residential nature of the area and how sensitive this matter is to the local residents.

I have signed the petition letter and in discussion with neighbours we wish to include some additional points to those highlighted to yourself a few weeks back. They are, in no particular order:-

- 1) Bicycles parking – Parking bicycle on Clifton Hill, tie them to post or building gates or fences should not be allowed. The operator should arrange for parking inside the pub area.
- 2) On the right hand side (No 94 side) where it is intend to have the entrance to the flats the operator needs to ensure that the barrier between the front garden and the residents entrance is secured by way of fence or mature hedges to avoid spill.
- 3) Any noise emulating from the conservatory area should cease at 22:00.

4) Doorman/security – it is suggested that during the busy hours, especially Fridays, Saturdays and Sundays that a credited security polices the outside area to ensure that customers enter and leave the premises quietly.

5) Closing of the outside area at 21:00. (to reiterate this is a quiet residential area).

6) Any outside air conditioning plant should be sited with an acoustic barrier keeping the noise level to a minimum.

7) Sound proof conservatory

8) Bin collection and deliveries – this is a very noisy activity (bottles) and therefore you should limit the hours of putting out and taking away including deliveries from 10:00 to 15:00.

We are led to understand that there will be a Hearing on 21st April but we have had no notification as yet – perhaps you would clarify if this meeting is scheduled to go ahead.

We also note that works have stopped on site as we understand that planning permission has not been granted for such works and we would also be pleased to hear clarification on this point as well.

| | | | |
|--|------------------|------------------------------------|---------|
| Name: | | Mr John Cryne | |
| Address and/or Residents Association: | | 10 Sneyd Road London NW2 6AN | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 24 February 2016 | | |

We welcome to news that The Clifton may be returned to the community as a pub. We support.

Chairman CAMRA North London

| | | | |
|--|--------------|---|---------|
| Name: | | Mrs Wendy Jones | |
| Address and/or Residents Association: | | 8 Abercorn Place 17 Abercorn Place St Johns Wood NW8 9DY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 5 March 2016 | | |

Excellent news that the Clifton's re-opening

I fully support this application and look forward to returning to a favourite haunt asap

| | | | |
|--|--|--|--|
| Name: | | Mr Vladimir Cara | |
| Address and/or Residents Association: | | 55 Belgrave Gardens London NW8 0RE | |

| | | | |
|------------------|--------------|-------------------------------|---------|
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 9 March 2016 | | |

As a resident of a house directly in the back of 96 Clifton Hill, I would like to object to the issuance of a licence unless the following issues are resolved:

1. The noise from the pub - the size of the premises and the fact that during the summer there is often people outside results (as experienced in the past) in quite a bit of noise for what is a very quiet, residential area. The premises would have to be redesigned/sound insulated and have a capacity limit whereby noise levels would be kept to a minimum. In the past we used to hear both music and people quite late into the evening.
2. They old location would frequently result in many smells coming from the kitchen. This was likely due to air extractors for the kitchen, but they would need to be further fitted with air purifiers and not emit any noise (as per point #1).
3. They site will likely require fitting with air conditioning units. These are usually large enough that they make a lot of noise.
4. Even though I don't live on Clifton Hill itself, visitors frequently would drive around looking for parking one street over, resulting in congested roads and my drive way being blocked despite clear marks that the area should be kept clear. Parking is open in the evening and weekends, so it is quite disruptive for those of us that live in the area and need to drive down these streets and park.
5. There are quite a few details missing from the application plans.

| | | | |
|--|--------------------------------------|-------------------------------|---------|
| Name: | Mr Simon Aron | | |
| Address and/or Residents Association: | 93 Clifton Hill London NW8 0JN | | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 8 March 2016 | | |

If the application is granted in the terms requested, this will inevitably lead to a breach of one or more of the Licensing Objectives which the Council is required to take into account when determining a licence application under the Licensing Act 2003. If a licence is granted in the terms applied for, there will inevitably be a dramatic increase in crime and disorder, which will affect the lives of local residents. There are also important issues of public safety which the Council needs to take into account.

On past and direct experience, we know that the granting of the application in the terms requested will result in serious and persistent public nuisance. The Council has a duty to protect us from the following which we have experienced in the past when the previous business was open, and which it is inevitable we will experience if a new licence is granted in the terms requested noise from inside the premises throughout the day and night. With 92 covers crammed into a small site, we believe there will be excessive noise escape from patrons, staff and music at such a densely occupied site. It was not designed to contain modern levels of sound and vibration (in particular such levels which will result from 92 patrons tightly packed into the site), and noise will inevitably escape from the premises and affect the local residents.

noise emanating from the outside garden area at the front of the premises (adjacent to the pavement) where it appears there will be full food and drink service for "24 covers". The applicant has said that the front garden will not be used "after 22:00 hours", but this is far too late to be serving both drink and food every evening in full glare of the street and with the resultant direct external noise.

| | | | |
|--|------------------|---------------------------------------|---------|
| Name: | | HMB Fisher | |
| Address and/or Residents Association: | | 71A Clifton Hill London NW8 0JN | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 25 February 2016 | | |

**71a, Clifton Hill,
London, NW8 0JN.**

**Tel: 020 7624 5492
Fax: 020 7624 5614**

24 February 2016

Licensing Department,
Westminster City Council,
14th Floor, City Hall,
64, Victoria Street,
London, SW1 6EP.



Dear Sirs,

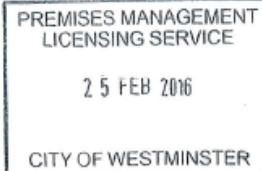
REFERENCE: 16/01702/LIPN.

Further to my previous objection to the above application for a licence for 91 hours per week, an additional thought has occurred to me and that is this:-

I do not, and cannot possibly, see how a restaurant seating nearly a hundred people and run for the sole profit of the owners, can, or could, by any stretch of the imagination, logical or illogical, be construed as being an "Asset of Community Value"; it is a contradiction in terms and is yet another reason why the application should be rejected out of hand and that the building should be allowed the change of usage to a private house, of which all of the nearby residents to whom I have spoken fully approve.

Yours truly,


H.M.B. Fisher.



**71a, Clifton Hill,
London, NW8 0JN.**

**Tel: 020 7624 5492
Fax: 020 7624 5614**

23 February 2016

Licensing Department,
Westminster City Council,
14th Floor, City Hall,
64, Victoria Street,
London, SW1 6EP.

Dear Sirs,

REFERENCE: 16/01702/LIPN.

We are writing to protest in the strongest possible terms against the application for a licence for a 90+ seat restaurant at the old Clifton Hotel. Our reasons are as follows:-

1. Clifton Hill is supposed to be a quiet residential road and the vast majority of the residents are of the opinion that we neither want nor need any commercial properties in it.
2. Peter Large, just before he retired, insisted on an A.C.V. order for the building in question, despite two petitions of no fewer than forty signatures each FROM PEOPLE WHO ACTUALLY LIVE IN THE ROAD, requesting that the change of usage to a private house should have been approved. An A.C.V. might be desirable or even necessary in the middle of the countryside but, with a constantly floating population like Clifton Hill, it is, frankly, ridiculous and unnecessary.
3. Although the premises have had a licence in the past, this was for a public house, NOT for nearly a hundred seat restaurant and there is a huge difference between the two usages.
4. The application asks for the restaurant to be allowed to be open for 91 hours per week, or 54% of the total of days and nights. This would be intolerable for the residents, especially from the point of view of noise, antisocial behaviour and difficulty of parking.
5. Although I have been told that parking is not taken into consideration with regard to the issuing of a licence, which I frankly find incredible, if true, I would point out that there are at present 47 parking spaces in the street for more than seventy households, some of which have two or even three cars. One does not, therefore, need a degree in higher mathematics or even a triple digit I.Q. to calculate that the addition of a possible thirty to forty extra cars, most of which would presumably have "C" zone Respark permits, would render an already difficult situation chaotic and completely unacceptable.
6. When seating was allowed in the past, the front garden area resembled nothing as much as the monkey house at London zoo, especially in the summer.

7. If outside seating were to be allowed with the hedge removed, the customers would be able to overlook several of the houses opposite, to the detriment of the privacy of the residents there.

8. From a point of view of Health and Safety, do the applicants and the Council really consider that three male and two female toilets are adequate for 90+ people, the proposed potential number of customers? Presumably, the queue would, on occasions, stretch into the street.


9. When the "pub" closed down more than two years ago, there was an almost universal sigh of relief from the residents who actually LIVE in the road, especially with regard to the reduction in noise and antisocial behaviour, to say nothing of the enhanced ease of parking, which is, and always has been, a major problem in the area, particularly as there have been almost continuous suspensions of Respark bays, due to basement extensions and other building works.

10. When the "pub" was in operation there were various instances of this antisocial behaviour, such as noise, bottles in gardens, vomiting and urination in the street (see point 5 above) and that would have been with far fewer than the current anticipated volume of customers.

11. In a restaurant licensed for thirteen and a half hours a day and the number of customers potentially reaching three figures, would there be any supervision to ensure that the laws regarding drink-driving are not going to be breached, with the consequent possibility, or even probability, of damage to vehicles belonging to the residents, who at least have a moral and legal right to be here?

In view of these valid and numerous objections, we most sincerely hope that, after due consideration of our logical and legitimate reasons to protest, this scheme will not even be considered, much less be allowed to proceed.

Yours truly,



H.M.B. Fisher.

P.S. This is officially a conservation area but, whatever it is supposed to conserve, it is most certainly not the ability of the residents to enjoy their homes in a state of peace and tranquillity.

71a, Clifton Hill,
London, NW8 0JN.



Licensing Department,
Westminster City Council,
City Hall,
64, Victoria Street,
London, SW1 6QP.

3rd March 2016.

Dear Sirs,

Reference:- 16/01702/LIPN.

Further to my previous objection to the above application for a licence for 91 hours per week, a most important point has been brought to my notice today; this is that, under the General Permitted Development (Amendment) (England) Order 2015, the facility to interchange the usage of a premises between a "pub" and a restaurant was withdrawn and, as a result, the licence previously held by the "Clifton Hotel" now cannot reasonably or legally be re-applied for and claimed to be used for a 92 seat restaurant.

I trust that in these circumstances, this will add considerable weight to the many objections already lodged by the residents against this project and that, as a result, the application will now be rejected in both its present form and in any future amendment.

Yours truly,

H.M.B. Fisher.

| | | | |
|--|--------------|-------------------------------|---------|
| Name: | | Christine Cowdray | |
| Address and/or Residents Association: | | St John's Wood Society | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 9 March 2016 | | |

We request that, when considering this application, the licensing department takes into account the history of this property, the petitions raised by residents to save the Clifton and the reasons for its designation as an Asset of Community Value by the council. Approval of this application would allow the owner of the property to comply with the wishes of the majority of local residents to retain the Clifton's historic use.

The Society's planning committee has met with the applicants who appear to be reputable restaurateurs prepared to invest in restoring the building and engage positively with the local community.

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|--|--------------|---|---------|
| Name: | | Daniel Heuman | |
| Address and/or Residents Association: | | Flat 7, 12 Woodchurch Road London NW6 3PN | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

I'm writing to you to register my support for the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. Although I am temporarily overseas, I own a flat in Woodchurch Road that is easy walking distance away. I was a regular at the former pub at that site, and its loss has been felt by the entire community.

| | | | |
|--|--------------|-------------------------------|---------|
| Name: | | Jo Stoller | |
| Address and/or Residents Association: | | 43 Harewood Avenue NW1 6LE | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 7 March 2016 | | |

I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

| | | | |
|--|--------------|--|---------|
| Name: | | Ms Belinda Bridgen | |
| Address and/or Residents Association: | | 61 Blenheim Terrace London NW8 0EJ | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 3 March 2016 | | |

I had been a regular patron of the Clifton for over 20 years until it suddenly closed. I have been involved in the campaign to get it reopened and listed as a ACV so am delighted that a licence application has been made. I have reviewed the application and the Robson brothers have provided further details as to their plans and intentions which are very much what I hoped to see. Therefore I very much support this application and hope you will grant the licence to enable The Clifton to be brought back to the community.

| | | | |
|--|--------------|---------------------------------------|---------|
| Name: | | Mr John Stephen | |
| Address and/or Residents Association: | | 45 Carlton Hill London NWE8 0EL | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |

My family fully support the application to restore a much-missed community asset. I've seen the plans and the proposed use and wish the applicants every success.

| | | | |
|---|--------------|---|---------|
| Name: | | Stephen Fletcher | |
| Address and/or Residents Association: | | 9 The Old Aeroworks 17 Hatton Street London NW8 8PL | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT | | | |
| Name: | | Elaine M. Rizzo | |
| Address and/or Residents Association: | | 5 Welbeck Street London W1U 2RY | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 4 March 2016 | | |
| I support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. I'd like to see the Clifton Hotel return to operation as a pub. | | | |
| Name: | | Rachele Harrison | |
| Address and/or Residents Association: | | 97 Clifton Hill London NW8 0JR | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 7 March 2016 | | |
| I am writing to object to the above application for a new premises licence at the above address. I live opposite at 97 Clifton Hill and have appreciated the peace and quiet while the pub has been closed and not occupied. | | | |
| <p>When we first moved to Clifton Hill in 1996 the pub was a quiet place and we didn't really notice the noise, only on the few hottest evenings of the year when customers would stand outside and chat, the chat getting louder as they consumed more alcohol. Then several years ago when outdoor heaters became freely available, there were always people outside the pub, sitting in the front garden, warmed by the heaters and we had to listen to loud talking which became louder when the pub was fuller. Also since smoking was banned inside, many people gather to chat and smoke on the pavement outside the pub in the evenings. The air conditioning of the previous pub was a loud and constant whirring and since it has gone we can now hear the birds singing. Also the rubbish was collected at about 5.30 am every morning and we could hear the mechanical clunking of the bins being picked up and put back by the relevant collection method. On these grounds, I object to a new restaurant opening, as it will disturb the peace from public nuisance which cannot be policed as it is a by product of having a busy (92 seat) restaurant opposite, not to mention the lack of parking spaces which will inevitably be filled up by customers of the restaurant, and also making noise when leaving at night at 11pm or so.</p> | | | |

| | | | |
|--|---------------|---|---------|
| Name: | | J M Kirker | |
| Address and/or Residents Association: | | 3 Exeter Road Flat One London NW2 4SJ | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |
| As a regular customer of this gastropub until its closure in 2013, I fully support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT. | | | |
| Name: | | Olivia Lederman | |
| Address and/or Residents Association: | | Hamilton Terrace London NW8 | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 10 March 2016 | | |
| Mr and Mrs Lederman support the petition to reopen the Clifton pub and restaurant in St. Johns Wood in London as per petition on Change.org. | | | |
| Also, we support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT | | | |
| Name: | | Esther Platten | |
| Address and/or Residents Association: | | 114 Hamilton Terrace London NW8 9UT | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 10 March 2016 | | |
| I am writing to express my support to the Robson Brothers in their application for a licence to reopen the Clifton Hotel. 96, Clifton Hill, St Johns Wood, NW8 0JT. We are delighted that this community meeting place will hopefully re-open. | | | |
| Name: | | Gareth Williams | |
| Address and/or Residents Association: | | Flat 1 129 Goldhurst Terrace NW6 3EX | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 10 March 2016 | | |
| To whom it may concern, | | | |
| It is come to my attention that someone has applied as a licensee for the Clifton Hill Hotel. I for one would like to voice my support of the application. | | | |

| | | | |
|--|---------------|-------------------------------|---------|
| Name: | | Karen Szerkowski | |
| Address and/or Residents Association: | | 89 Clifton Hill, | |
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 10 March 2016 | | |

I am writing in connection with the above Planning Application, which is one for a new premises licence under The Licensing Act 2003.

I live at 89 Clifton Hill, which is diagonally opposite the proposed site. We have owned our house since 2006. I live there with my husband and our three young children. Clifton Hill is in the St John's Wood Conservation Area, which, as you know, has been designated as an area of special historic and architectural interest. As such, the Council has been granted the important duty of protecting and enhancing our beautiful neighbourhood. Clifton Hill itself is lined, almost in its entirety, with Grade II Listed buildings. We as residents, are keen to preserve the tranquillity of the area and the lovely nature of the street.

I originally heard about this Application through one of my neighbours, who picked it up from your planning website, but the majority of the street are now up in arms about the proposal, and there has also been a Petition (which I have signed) objecting to the Application which I understand was submitted to the Council yesterday. We have all voiced our very strong objections to the Application.

Upon inspection of the plans on your website, the applicants are seeking 62 internal covers on the ground floor, 6 covers in the basement and 24 external covers. A total of 92 covers!

If successful, these proposals will have a devastating effect on both the character of this Conservation Area and the quality of life of the residents living on this street. It will create a multitude of problems, which I have set out below for your consideration:

1. Traffic congestion and parking - It is already, quite frankly, impossible to park in Clifton Hill because of the existing lack of parking as most houses and flats converted from houses have multiple cars and no private drives. With the presence of the restaurant, customers who are not local residents, will park their cars in the already very limited number of parking spaces in the street that should be for the residents. There is only one parking zone (Zone "C") covering the entirety of St John's Wood (NW8 postcode) and part of Maida Vale (W9 postcode). Therefore, anyone visiting the proposed restaurant from all over St John's Wood, and further afield than this, will want to park as close to it as possible, and this means in Clifton Hill. That is a fact. The strain on parking in this street and in the surrounding streets will be unbearable. The demand from the restaurant users for parking will, without doubt, cause a very substantial increase in parking pressure in Clifton Hill and also in the surrounding streets, and this will be utterly intolerable for the residents. In reality, residents will be precluded from parking on yellow lines after 6.30pm on weekdays (when most people are returning from work) and at any time over the weekends. An already problematic situation should not be made worse;

2. Noise - the unavoidable increased noise levels will disrupt family life including negatively affecting children doing their homework and exam preparation and

preventing a peaceful sleep. This is a very real concern to me as my children are doing very important exams on a frequent basis;

3. Affect the Ease of Access to the Area - there will be increased traffic on an already narrow road and this will also impact on the safety of the many young children who live on this street;

4. Increase in Anti-Social Behaviour - including vandalism of cars, urinating in front of gardens or on the walls of properties in the street, [discarded broken bottles], a large volume of rubbish being discarded on the street, shouting and screaming at all hours;

5. Increase in rats/mice/foxes to the Area - a venue with a large number of covers as is proposed, will no doubt generate a huge amount of rubbish and so inevitably, attract rats, mice and foxes despite any measures that may be taken by the venue as referred to in Annex A, point 14.

All of the above factors will negatively impact on the residents' quiet enjoyment of their street as well as posing potential health hazards.

For the above reasons, I strongly object to this Application. I am very happy to elaborate further, if you so wish, on the concerns that many of my neighbours and myself have concerning this proposed Application. I can be contacted by email at this address, at my home address (89 Clifton Hill, NW8 0JN) or on my mobile - 07957307005.

| | | | |
|--|--------------|---|---------|
| Name: | | Paul Handley | |
| Address and/or Residents Association: | | Flat One 3 Exeter Road London NW2 4SJ | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |

As a regular customer of these premises until their closure in 2013, I fully support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill, NW8 0JT.

| | | | |
|--|--------------|-------------------------------------|---------|
| Name: | | Christopher And Rebecca Tabor | |
| Address and/or Residents Association: | | 74 Clifton Hill, London, NW8 0JT | |
| Status | Residents | In Support or Opposed: | Support |
| Received: | 8 March 2016 | | |

We are writing as long term residents of Clifton Hill to give our strong support to the Robson Brothers in connection with their application for a new premises licence at The Clifton, 96 Clifton Hill.

The loss of The Clifton over three years ago has allowed for a significant decline in the neighbourliness and attractiveness of our locality. The continued use of this premise as a community asset is most welcome and will allow what has become a lifeless street to regain its former interest and vitality. As you know, there has been a Public House on

the site for over 100 years.

The closure of this building has led to greater threat of crime in the area, as the street has become so quiet with little activity or passers-by. The opening of a new establishment should help to reduce this concern and once again provide a wonderful asset to the local community which has been sadly missed.

The Robson Brothers' application appears to be sensitive to the locality, with no direct access to the frontage of the building off Clifton Hill and sensible opening hours which will balance the need for a viable business with the requirements of the community.

| | | | |
|--|---------------|-------------------------------|---------|
| Name: | Grazyna Green | | |
| Address and/or Residents Association: | Not stated | | |
| Status | Residents | In Support or Opposed: | Support |
| Received | 1 March 2016 | | |

I wish to support the Robson Brothers Application for a publican's licence for the Clifton Pub, 96 Clifton Hill, NW8 0JT.

All our local Councillors, Lindsey Hall, Peter Freeman, Judith Warner, and Christine Cowdrey, and myself met up with them on 1st February 2016. And found them to be the right candidates to take over the running of the Clifton Pub, in its very dilapidated state, it has become.

They are aware it is a residential street, and intend to comply with all previous regulations, in keeping noise levels down, and establishing good relations with local residents. They have experience in running pubs, as they have a very successful pub in Hampstead, they have also owned and run their own restaurant, and intend to put all their experience in making the Clifton Pub a successful enterprise.

The Clifton Pub has stood empty now for three years, and has been allowed to deteriorate by its owner, who tried to appeal for residential use, but was declined by Westminster Planning.

I hope you will seriously consider this application favourably.

| | | | |
|--|-------------------------|-------------------------------|---------|
| Name: | 72 Interested parties | | |
| Address and/or Residents Association: | Not stated | | |
| Status | Not known | In Support or Opposed: | Support |
| Received: | 1 March – 10 March 2016 | | |

Representation has been received from additional 103 interested parties stating that they support the Robson Brothers Ltd application for a premises licence at 96 Clifton Hill NW8 0JT.

| | | | |
|--|---------------------------------------|--|--|
| Name: | Willem Jaspert | | |
| Address and/or Residents Association: | 98C Clifton Hill London NW8 0JT | | |

| | | | |
|------------------|---------------|-------------------------------|---------|
| Status | Residents | In Support or Opposed: | Opposed |
| Received: | 10 March 2016 | | |

I have a couple of things to mention about the 96 Clifton Hill application.

As an immediate point: I could not see from the plans that a basement was being dug at the property. As direct Neighbour my window overlooks the Clifton (which is now behind a screen so no-one can see in. a few days ago a conveyor belt machine was installed into the lower ground and now there is a huge pile of soil and earth being excavated.. with huge noise from drilling over the past few days. I have taken photos of the machine being installed and the pile of mud/ground. Could you please confirm if digging a basement was part of the plans or if this is a breach? I can provide these photos if needed.

I am a direct neighbour, with my wife and 2 year old daughter.

I see that the premises are relocating their main entrance/exit to be alongside the alleyway adjacent to our property, this will mean that we will have to put up with more noise of people coming in and out. Also, I assume that people will be standing out here at all hours smoking and/or waiting for taxis etc.

The previous owners/managers were very considerate to this effect and encouraged smokers to only use the front garden seating area and to not spill into the side area. Could the new owners consider something similar to keep disruption to a minimum, what will be done?

I understand that the licensing hours will be serving alcohol until 11pm (10.30 on Sun) and then a further half hour of service. This means that people will be leaving the premises at 12 midnight, very late for a quiet residential street. I would urge the council to refuse this extra opening hours on the grounds of the extra noise and disruption it will bring to all of us at these later hours.

And I assume that staff will be leaving the premises much later still.. meaning noise under our bedroom window even after midnight and into the early hours of the morning. This is unacceptable in a quiet residential location.

Also, it is unclear from the plans provided what sort of fence or structure will be used to stop people from spilling into the alleyway in summer. This had in the past been an issue (when the pub was open) as people would bring chairs out and sit directly under our window (which faces the new main entrance). Our young daughter would be unable to sleep with such noise directly outside at all hours.

Also, could full details please be made publicly available regarding delivery times etc? The previous landlord was very careful not to receive deliveries outside normal hours.

Will the basement MICRO-BREW be noisy... and smelly? And can an environmental assessment be provided?

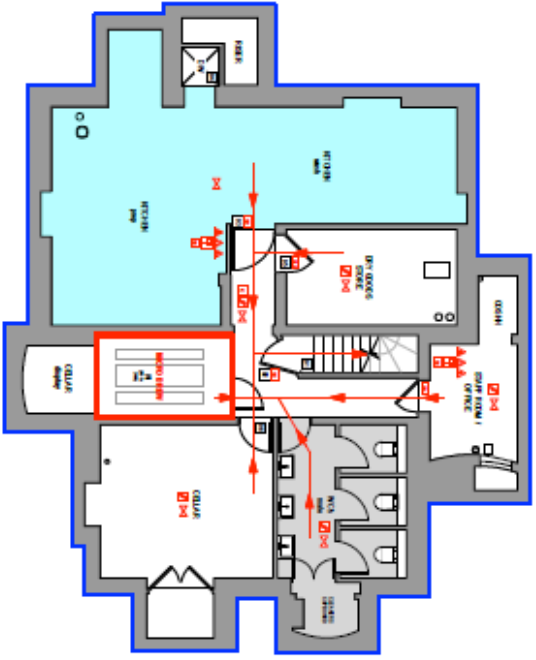
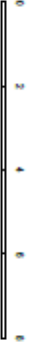
3. Policy & Guidance

| | |
|--|---|
| The following policies within the City Of Westminster Statement of Licensing Policy apply: | |
| Policy HRS1 applies: | (i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy. (ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies. |
| Policy PB1 applies: | Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1. |

4. Appendices

| | |
|-------------------|--|
| Appendix 1 | Premises plans |
| Appendix 2 | Applicant supporting documents |
| Appendix 3 | Premises history |
| Appendix 4 | Proposed conditions |
| Appendix 5 | Residential map and list of premises in the vicinity |

| | |
|-----------------------|---|
| Report author: | Mr Ola Owojori Senior Licensing Officer |
| Contact: | Telephone: 020 7641 7830 Email: owojori@westminster.gov.uk |



LEGEND

REDA DEER

REDEAR DEER
 REDEAR DEER
 REDEAR DEER
 REDEAR DEER
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 REDEAR DEER
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 REDEAR DEER
 REDEAR DEER

Drawing Notes

1. All deer are assumed to be present in the building at all times.
 2. The deer are assumed to be present in the building at all times.
 3. The deer are assumed to be present in the building at all times.
 4. The deer are assumed to be present in the building at all times.
 5. The deer are assumed to be present in the building at all times.
 6. The deer are assumed to be present in the building at all times.
 7. The deer are assumed to be present in the building at all times.
 8. The deer are assumed to be present in the building at all times.

Key

- Direction of Deer
- Direction of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer
- Location of Deer

Prepared by
 B&H Structured Ltd

Project
 The Old Mill
 100 Old Mill Lane, Luton
 Bedfordshire, LU1 3JH
 Luton, Bedfordshire

Client
 B&H Structured Ltd
 100 Old Mill Lane, Luton
 Bedfordshire, LU1 3JH
 Luton, Bedfordshire

Drawn by
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 100 Old Mill Lane, Luton
 Bedfordshire, LU1 3JH
 Luton, Bedfordshire

145.10.701
 B&H Structured Ltd
 100 Old Mill Lane, Luton
 Bedfordshire, LU1 3JH
 Luton, Bedfordshire

Annex A

1. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
2. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
3. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly
4. A challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
5. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
6. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
7. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
8. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
9. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
10. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
11. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. all seizures of drugs or offensive weapons

- f. any faults in the CCTV system or searching equipment or scanning equipment
- g. any refusal of the sale of alcohol
- h. any visit by a relevant authority or emergency service.

12. There shall be no self-service of alcohol.
13. There shall be no striptease or nudity, and all persons shall be decently attired at all times unless the premises are operating under the authority of a Sexual Entertainment Venue Licence.
14. During the hours of operation ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that the aforementioned area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
15. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
16. The Beer garden shall not be used after 22.00 hours.

The Clifton Hotel – New Premises Licence

Statement of Case

This statement is made in support of an application for a new licence for premises known as The Clifton Hotel, 96 Clifton Hill, London NW8 0JT (the "Premises") with the intention of outlining the applicant's case and seeking to address the concerns of the parties making representations.

Background

It is believed that the Premises has been operated as a pub for approximately 200 years. The reference to 'hotel' is somewhat misleading. It is believed to have stemmed from when Edward VII used it as a meeting place with Lillie Langtry: royalty could not visit 'pubs'! The most recent operators of the Premises, The Convivial Pub Company Limited, sold its entire pub portfolio in 2013 with the freehold of Premises being bought by Messrs Gordon Lewis and Kay Ian Ng. Their intention was to achieve a change of planning use and develop the Premises into a single dwelling house. Given its history and period features, it is hardly surprising that this proposal was extremely controversial with 171 objections being received. The planning application was rejected and, ultimately, the Premises was given Asset of Community Value status which protects the Premises' use as a pub.

The Applicant

The Applicant, Robson Brothers Limited, has two brothers as directors, Ben and Ed Robson. If a satisfactory premises licence is granted the applicant will enter into a new lease of the Premises with the existing freehold owners. Ben and Ed's previous experience was running The Horseshoe in Hampstead Village and they also founded and operated Boopshi's (an Austrian restaurant in Fitzrovia). Their hope is to restore the Premises to its former glory and run a pub which serves good quality food. At **appendix 1** is a 'mood board' showing the proposed furnishing style together with an indicative food and drinks list.

Pre/Post Application Consultation

After initially showing interest in the Premises, on 29 January 2016 Ben and Ed contacted two local residents that they knew on Clifton Hill, Antonia Richmond and Sacha Moussaieff, in order to engage with the local community. A letter (copy attached at **appendix 2**) was circulated to approximately 80 local residents inviting them to a meeting on 2 February 2016. Following a number of further enquiries, Ben and Ed sent a further email (copy attached at **appendix 3**). The meeting went extremely well with the brothers securing the support of a number of influential local residents including Christine Cowdray (the Head of the St John's Wood Society). There were also a number of email exchanges between the brothers and local residents interested to know about opening dates, décor etc.

It was at this time that Ben and Ed were made aware of a number of people that did not want a pub on Clifton Hill. Rather than simply ignore these concerns, they met with Amir Nadel and Simon Aron at 93 Clifton Hill to explain what was being proposed. Following this meeting there was a long email exchange a copy of which is at **appendix 4**. (This appendix should be read from back to front.) Unfortunately, as can be seen from the emails it was not possible to allay the concerns of these two local residents, albeit it was accepted that a pub would open at 96 Clifton Hill.

The Application

The brothers resisted the urge to apply for core hours, instead replicating the previous trading hours which are those that were permitted by Licensing Act 1964 on-licences, i.e. a terminal hour

for the sale of alcohol of 11.00 p.m. Monday to Saturdays and 10.30 p.m. on Sundays. The Premises will close 30 minutes after the end of the sale of alcohol, not one hour afterwards as some local residents fear.

As the previous premises licence was granted by way of grandfather rights, it had no conditions on it, save for those that are mandatory. In order to reassure local residents and the statutory authorities, rather than proffer no conditions, after careful consideration 16 conditions were proffered with the application with a further one added on 7 March 2016.

The Layout

After the Premises closed the interior was completely gutted and it is currently in a very poor state of repair with floors and ceilings missing. The applicant is currently in the process of reconstruction which includes replacing numerous rotten beams and creating a new, self-contained, entrance to the side of the premises to ensure that access and egress is via a private walkway which is used by other commercial properties. The overall extent of the demise is to remain broadly the same with a conservatory at the rear and a beer garden at the front. Contrary to some of the residents' concerns, the applicant has never had any intention to do a basement extension and, as a result, there will be no digging down.

The Representations

The brothers were pleased to note that no representations were received from the police or the City of Westminster as a statutory authority. Whilst the number of representations from local residents, at first blush, appears to be high, on closer inspection two points of note emerge. Firstly, the number of positive representations (at approximately 120) outnumber those that are negative and, secondly, there are only approximately 10 different negative representations with the vast majority comprising a standard letter which has been signed by residents as far afield as SW6, NW1, NW3 and NW11 postcodes. Effectively, this means that the approximately 80 identical letters are more of a signed petition.

A representation was also received from Environmental Health. Niall McCann of these offices and the Robson brothers met with Messrs Owusu Koduah and Nevitt on 29 March 2016 at the Premises. They had no fundamental concerns with the Premises becoming a pub once more and their colleague Ian Watson suggested the following additional conditions on 11 April 2016:

1. All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.
2. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
3. All outside tables and chairs shall be rendered unusable by 22:00 hours.
4. After 22.00 hours patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
5. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

6. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 08.00 hours on the following day.
7. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.
8. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
9. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
10. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
11. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
12. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
13. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
14. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and at which time this condition has been shall be removed from the Licence by the Licensing Authority.
15. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

The applicant is happy to accept all of these conditions.

Rather than risk repetition by commenting on each representation from a local resident in turn, the applicant would like to comment on the issues raised:

Negative Representations from Local Residents

- Crime & Disorder

Some of the representations argue that there will 'inevitably be a dramatic increase in crime and disorder' if the application is granted. If significant crime and disorder had

emanated from the Premises in its previous incarnation one would have expected a review application to have been brought by local residents and/or the Metropolitan Police. No such applications were made, nor has a representation been made by the Metropolitan Police to this application. The Metropolitan Police are the 'experts' on the issue of crime and disorder. If this was a genuine fear, one would expect a relevant representation with statistical evidence being given to support the assumption that has been made.

- Restaurant v. Pub

Some local residents are mistakenly of the view that this is an application for a restaurant, rather than a pub, and have raised this as a concern. The application clearly described the Premises as a 'pub', no 'restaurant style' conditions have been proffered and the brothers have always referred to their proposed operation being a pub when having discussions in the local community. As has been mentioned in the representations, as an "Asset of Community Value", the Premises has to be opened as a pub, as opposed to a restaurant, in any event.

The Premises will, as is the case with many pubs in 2016, offer food. but many patrons will no doubt just frequent the establishment in order to have a drink. In any event, even if the Premises was to be a restaurant rather than a pub it is unclear as to how this would detrimentally impact upon the four licensing objectives. For the avoidance of doubt, a completely new kitchen will be fitted with 'state of the art' carbon capture extractors which will expel at roof level.

- Number of 'Covers'

The number of 'covers' referred to on the plans attached to the application refers to the number of seats. Given the layout changes, the number of seats will probably be slightly reduced than the Premises had previously and the applicant naturally hopes that patrons will be permitted to stand at the bar if they so wish. The intention behind showing non-fixed furniture on the application plans was to reassure local residents that the Premises would offer a degree of comfort and not become purely a 'vertical drinking establishment'.

- Anti-Social Behaviour

Having known the Premises in its previous guise, the applicant does not accept that it was a source of ant-social behaviour. Nevertheless, what is important is how the applicant proposes to run the Premises if a suitable premises licence is granted.

Firstly, the conditions proffered with the application focus mainly on ensuring that local residents are not unduly affected by the operation of the Premises or its use by patrons. Relevant conditions to avoid anti-social behaviour proffered are as follows:

- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.

- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
- All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
- An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - i. all crimes reported to the venue
 - ii. all ejections of patrons
 - iii. any complaints received concerning crime and disorder
 - iv. any incidents of disorder
 - v. all seizures of drugs or offensive weapons
 - vi. any faults in the CCTV system or searching equipment or scanning equipment
 - vii. any refusal of the sale of alcohol
 - viii. any visit by a relevant authority or emergency service.
- During the hours of operation ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that the aforementioned area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
- The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
- The Beer garden shall not be used after 22.00 hours.

Secondly, as mentioned above, the brothers have significant experience of operating a North London pub in a highly residential area. Indeed, they have already drafted a dispersal plan, a copy of which is attached at **appendix 5**.

Thirdly, the new design of the Premises has been sympathetic to reducing noise outbreak/disturbance. There is now a gated side road which the Premises can use for deliveries and collections to avoid blocking Clifton Hill and the new entrance to the Premises at its side which will curtail the noise of patrons coming and going and will also ensure that the beer garden is more self-contained than previously. Mature bushes will be planted to ensure privacy. Internally, the non-fixed furniture is designed not to be moved or stacked when the Premises are being cleaned. Furthermore, the windows of the conservatory do not open and the applicant is happy to proffer a further condition in this respect, namely:

- 'Save for emergencies, during operational hours the windows and doors in the conservatory shall be kept closed at all times.'

The Premises will be air-conditioned.

Fourthly, no live or recorded music has been applied for and there is no intention to play any more than background 'mood music', nor will there be a 'pass' linking the inside and outside areas.

- Door Supervisors

Whilst the brothers, as responsible operators, will employ door supervisors if, for whatever reason, they were deemed necessary by way of risk assessment, to place a formal condition of the premises licence would, in their view, be completely disproportionate and not in keeping with the style and hours of operation.

- Traffic and Parking

Whilst strictly more of a planning issue, it is not accepted that the Premises will have a significant impact on traffic and parking in the immediate area. The Premises is not rurally located and has excellent local bus links. As per the proffered conditions listed above, the proposed operators will also assist patrons which wish to leave by taxi. Furthermore, realistically, the Premises will not become a 'destination venue' which encourages patrons to travel far and wide. This might not be the case if the Premises had aspirations of becoming a Michelin Starred restaurant, but it does not. The aim is for it to become a quality community pub that serves the local community.

The Microbrewery

As is proving increasingly popular, the applicant is considering the installation of a small 5 bbl microbrewery in the basement of the Premises. Any extraction will be via the main kitchen system in order to avoid any fumes and, if it is installed, this will have the effect of slightly reducing the size of beer deliveries. If a premises licence is granted and the brothers do not pursue this part of the business, the plans attached to the premises licence will be formally varied.

Positive Representations

The brothers are extremely pleased that a large number of positive representatives have been received. It gives them the confidence that, if a suitable premises licence is granted, the venture could be a success.

The City of Westminster's Licensing Policy

The Premises is not located within a cumulative impact zone and the hours applied for are well within core. The policy of the City of Westminster is to grant applications for pubs provided that it is demonstrated that the four licensing objectives are to be upheld. The policy also recognises that 'pubs and bars are part of Westminster's appeal and its character and they provide for residents and people working in and visiting the city'.

Conclusion

This application for a premises licence pursuant to the Licensing Act 2003 is the culmination of years of work to preserve what has now been deemed an "Asset of Community Value". Particular effort has been made to engage fully with the local community and present a considered application which provides greater protection to the local residents than the premises licence previously in force.

Given the above, and the City of Westminster's Licensing Policy, the Licensing Sub-Committee is urged to granted the application as sought. However, should any of the interested parties have any

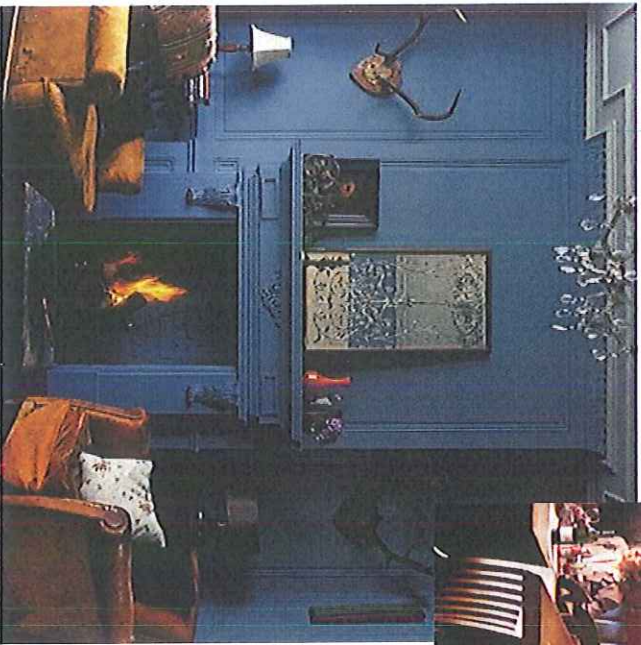
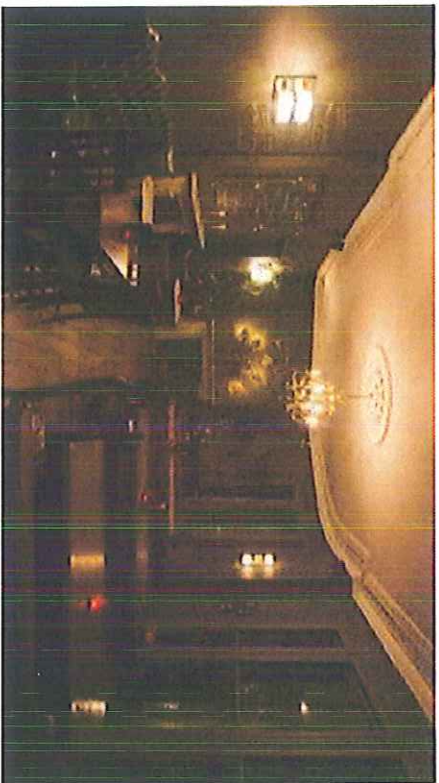
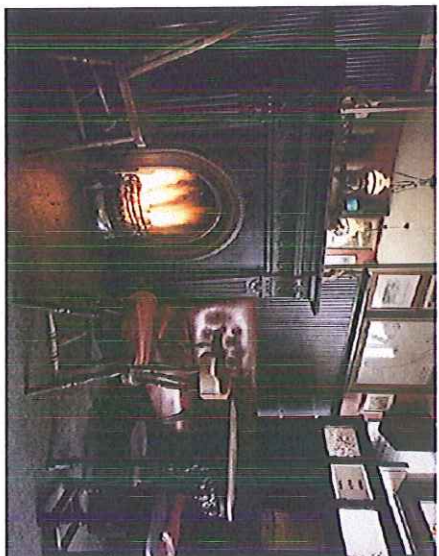
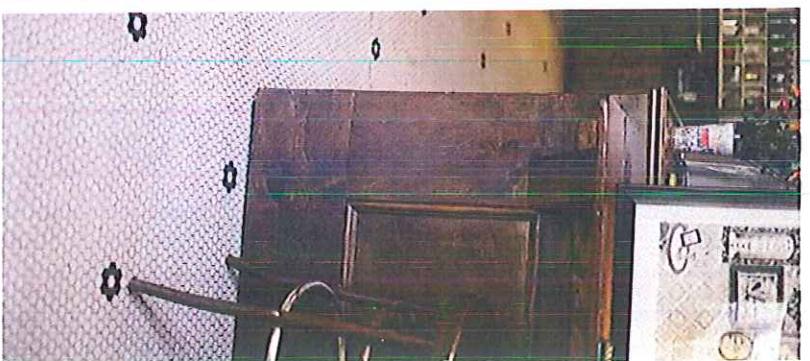
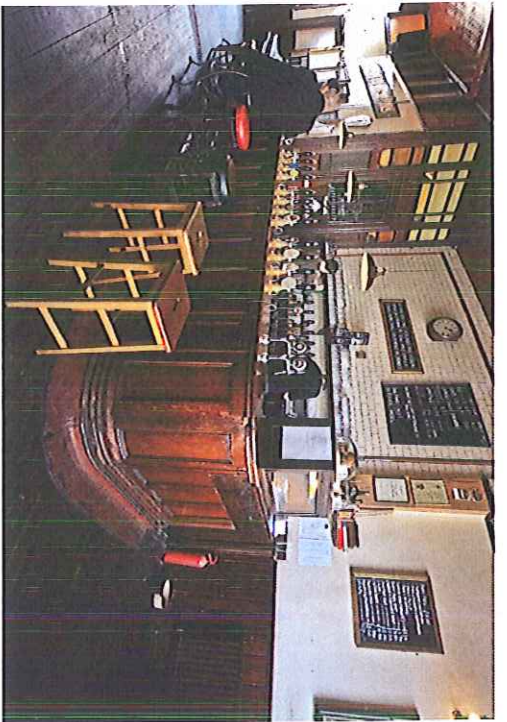
comments or concerns they wish to discuss they are urged to contact the writer, Niall McCann at niall.m@joelson.com.

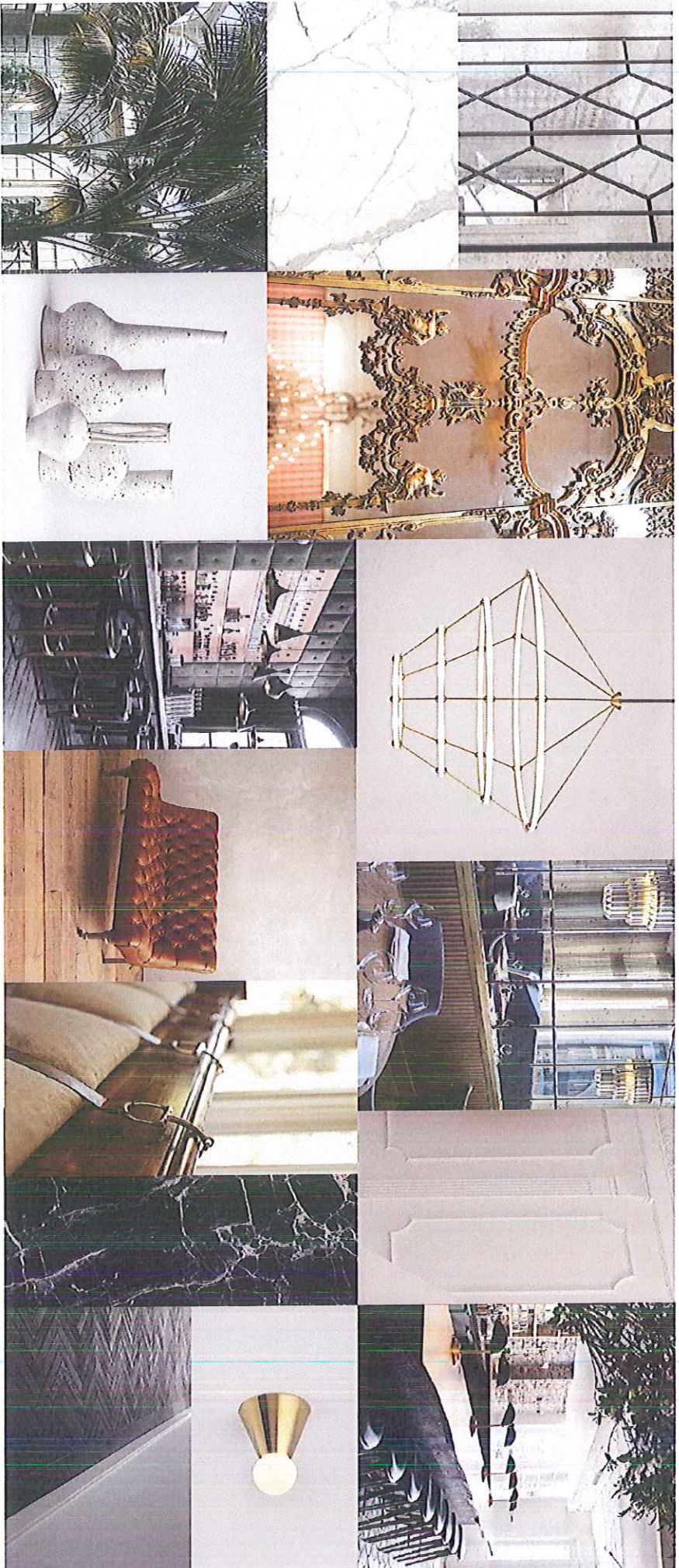
Niall McCann
Joelson JD LLP

Appendix 1

CONSUMERS







The Clifton
6 Clifton Hill London NW8 0JT
Bar / Drinking

red deer
redder.co.uk
hello@redder.co.uk
+44 (0) 203 6373 581
407 The Tea Building
56 Shoreline High Street
London E1 6J





red deer
 The Clifton
 6 Clifton Hill London NW8 0JT
 Conservatory

red deer
 redder.co.uk
 hello@redder.co.uk
 +44 (0) 203 6373 581
 4207 The Tea Building
 56 Shoreditch High Street
 London E1 0J



“
“
A good pub feels like a
living room shared by a
neighbourhood.

“
“
The warm welcome from
the licensee and staff, the
quality of the beer and a
real soul or spirit that just
makes you feel at home.

“
“
To feel like a valued local
in a city like London is
something money can't buy.

“
“
You create a place where
you, the licensee, would
genuinely want to spend
the time.

“
“
It's the personal touch that
makes a pub, places that go
the extra mile to make
someone feel welcome.

Somewhere that I'll happily
spend all day, get lost in
the papers, and polish off a
bottle of red or two!

Being the right side of
family friendly is
important, it's a pub at
the end of the day!

Not feeling the pressure to eat
is appreciated. You don't get
that as much in London any-
more. Good bar snacks don't
go a miss though.

A roaring fire, a snug,
proper tap room and
lounge. Stain glass leaded
windows, brass or
wooden bar, no stainless
steel in sight.

I might go to the pub on
my own, but it's unlikely
i'll drink alone. You don't
have to arrange to meet
friends when you have a
good local.

THE CLIFTON

Sample Food Menu

SMALL PLATES/BAR SNACKS

Somerset goats curd, beetroot, pea shoots, walnuts

Potted smoked mackerel, pickled cucumber, toast

½ pint of prawns

Cumberland scotch egg, pear chutney

Smoked loin of venison, chicory, pear and pickled walnuts

Clams, cider and dill

Squash, coconut, roast garlic and chili soup

Ham hock terrine, pickled onion

Baby squid, chickpea, chilli, lime and coriander butter

MAINS

Duck leg, butter beans, carrot, and parmesan crumb

Slow cooked Lamb, roast cauliflower and anchovies

T-bone steak, chips, horseradish, baby watercress

Breaded Haddock, chips, mushy peas, tartar sauce

Whole Cornish plaice, crayfish tails, samphire, lemon butter

Trout, cockles and bacon

Courgette, rocket and parmesan frittata

Roast aubergine and squash, pine nuts, honey and raisins

DESSERTS

Chocolate fondant tart, rosewater marshmallow, vanilla ice cream

Sticky toffee pudding, banana ice cream

Caramel parfait, apples, brioche, walnuts

Neals yard cheese board

THE CLIFTON

Sample drinks menu

ON TAP

The Clifton Lager - 4
The Clifton Ale - 4
Amstel Lager - 4.50
Brooklyn Lager - 5.20
Camden Pale - 5.20
Beavertown Gammaray - 5.50
Kernal Table Beer - 4.50
Guinness - 4.80
Symonds Cider - 4.90

CASK ALES

Windsor & Eton
Guardsman Best Bitter - 3.50

Magic rock Brewery
High Wire - 3.80

Doombar - 3.60

BOTTLED BEER

Pacifico Clara - Lager - 4.60
Birra Moretti - Lager - 4.60
Rooster Yankee Ale - 5.20
Siren Brewery - Soundwave IPA - 5.20
Little Creatures Pale ale - 5.50
Cloudwater session bitter - 4.80
Kernal Mosaic - 5
Pressure Drop - Street Porter - 5.70
Weird Beard - Mariana Trench - 5.60
Boon - Kriek - 6
Stone - Go to IPA - 6
BBNo - Stout Oatmeal - 5.90
BBNo - DIPA 5.90
Beavertown - Neck oil 5.40
Camden Wit 4.90
Duvel - 7.50
Partizan Lemon and Thyme Saison - 6
Paulaner Hefe Weisse - 6
Brothers Pear Cider - 7.50

SOFT DRINKS

Fevertree Ginger Beer - 3
Fentimans Victorian Lemonade - 3
Fentimans Dandelion & Burdock - 3
Fevertree Tonic - 2.50
Coke - 2.50
Diet Coke - 2.50
Elderflower spritzer - 3.50
Fresh and cold pressed juices - ask

HOUSE SPIRITS - 25ml

Clifton Vodka - 3.50
Clifton Gin - 3.50
Buffalo Trace Bourbon - 4.20
Johnny Walker Black label - 4.50
Havanna 3yr - 4.20
Havanna 7yr - 4.80

BAR SNACKS

The Clifton Scotch Egg - 3.50
½ Pint of Prawns - 6.50
Snacking salami - 2.50
Sausage roll - 3.50
Large Green Olives - 2.50
Crispy pigs ears - 3

WHITE WINE

Macabeo, Sauvignon Blanc, 'Pez de Rio', Carinena, 2014, Spain 18

Trebbiano, 'Le Coste', Poderi dal Nespole, Emilia Romagna, 2014, Italy 23

Picpoul de Pinet, 'La Cote Flamenc', Languedoc, 2014, France 26

Riesling, Jean Biecher, Alsace, 2014, France 27

Sauvignon Blanc, Single Estate, Ara, Marlborough, 2014, New Zealand 29

Pinot Grigio, Dolomiti Alois Lageder, Alto Adige, 2014, Italy 30

Gavi di Gavi, 'Tuffo', Morgassi, Piedmont, 2013, Italy 33

Chablis, Domaine Jean Defaix, Burgundy, 2014, France 38

Albariño, Lagar de Costa, Rías Baixas, 2014, Spain 42

Sancerre, "Nuance", Vincent Pinard, Loire, 2013, France 60

RED WINE

Tempranillo, Merlot, 'Pez de Rio', Carinena, 2014, Spain 18

Sangiovese, 'Fico Grande', Poderi dal Nespole, Emilia Romagna, 2013, Italy 20

Syrah, Domaine La Croix Belle, Côtes de Thongue, 2014, France 23

Montepulciano d'Abruzzo, Frentano, Abruzzo, 2014, Italy 24

Pinot Noir, Casa Azul, Rapa Valley, 2013, Chile 27

Cabernet Sauvignon, Exmoor Drive, 'Xanadu', Margaret River 2012, Australia 29

Minervois, "Les Traverses", Courbissac, Languedoc, 2014, France 35

Mercurey, Domaine Agnes Dewe, Burgundy, 2011, France 40

Côtes du Rhône "Petit Ours Brun", Matthieu Barret, 2014, France 41

Barolo, 'Riva del Bric', Paolo Conterno, Piedmont, 2011, Italy 48

Côtes de Bordeaux, "Emilien", Château Le Puy, Bordeaux, 2011, France 70

ROSE

Reserve de Gassac, Languedoc, France 22

Provence Rose, Reserve du Château St Baillon Rosé, 2014, France 30

SPARKLING

Prosecco, Brut Rosé, Jeio, Bisol, Veneto, NV, Italy 26

Champagne, Serge Mathieu Brut Tradition, NV, France 48

Appendix 2

Dear St Johns Wood residents,

If we may take a moment of your time to introduce ourselves as the potential new owners of The Clifton Hotel.

We are Ben and Ed Robson. We have been brought up in North West London (Hampstead) and spent a combined total of 12 years reinventing The Horseshoe, one of the best gastropubs in the area.

More recently we opened our first restaurant in Central London called Boopshi's, further honing our skills of the trade. Over christmas we had the opportunity to sell the business, which we took, as our passion is for local pubs.

We pride ourselves on building strong relationships with locals and providing the area with what they want. Many of our close friends were made whilst working at The Horseshoe with the residents.

As soon as we heard The Clifton was available we jumped at the opportunity. Many of our family and close friends live in the area and we feel as if we will be able to provide an establishment that the area will want. Having spent time in The Clifton, we believe we'll be able to restore it to its former glory and so much more and we would love to work with the locals to do this.

Unfortunately, we are having to reapply for a premises licence as the previous one has expired. We intend to apply for an identical licence to the last subject to your feedback.

It would be great to share our vision with you and hear your thoughts and suggestions. We would like to propose a meeting next Tuesday 2nd February at 6.30pm. Depending on numbers we can figure out a local venue for the meeting so if you could kindly let us know if you will be able to make it by emailing me or ed at:

ben@boopshis.com

Look forward to meeting you all.

Kind regards

Ed and Ben Robson

Appendix 3

Sacha,

Myself and my brother Ben make up Robson Brothers Ltd and we intend The Clifton to be a gastro pub, focusing on quality produce with the idea of creating a hub for the local and surrounding communities. The aim will be to create a space that will be used 7 days a week, day and night, for drinking, dining and other social activities.

There will be a quality and interesting range of beers including an ale especially brewed for sale in The Clifton.

A select list of around 25 wines, an extensive list of spirits, fresh and cold press juices, other soft drinks and a quality coffee offering.

The food offering which will be available lunch and dinner will focus on quality, fresh, locally sourced, seasonal dishes ranging from bar snacks to full meals all prepared on site. The idea is to create interesting, inclusive and simple menus for brunch, lunch and dinner 7 days a week.

Our prime objective is to offer a quality drink and food product across our range but at accessible prices and with wide appeal.

It is planned that the business will open 7 days a week from 11am till 11pm (Monday to Saturday) and 11am till 10.30 (Sunday). Drinks will be served throughout these hours whereas the kitchen will be closed for a couple of hours each afternoon; however bar snacks will be available during these times.

The space and layout we have designed is intended to be able to be used by customers as they wish. We want the space to be versatile enough for customers to come in and happily sit with a group of friends for the afternoon having some drinks, an individual coming in and reading the paper on a Saturday morning with a coffee or to be used for dining.

We want to be as transparent as possible and happy to meet with or talk to anyone with concerns in person.

Kind regards

Ed

Appendix 4

Hi Simon/ Amir

It was really good meeting you both today, thank you for taking time to do so.

I hope we were able to somewhat put your minds at ease about the pub.

As discussed we spoke to our licensing solicitor to confirm the point about the application of 'entertainment'. I can confirm our licence application does not contain any application for provisions of entertainment. We have simply applied for the most basic form of an alcohol licence, with conditions imposed to benefit the local residents. We will not be applying for any entertainment provisions in the future either.

I can also confirm the windows at the front of the pub will not be used as a service hatch.

If there is anything else you need just let us know.

Have a good weekend

Regards

Ben

Sent from my iPhone

Hi

Like wise it was nice meeting both of you and thank you for your prompt response.

Only 3 points from my side to add you your email Before showing it to others

1) no speakers will be place outside now or in the future

2) the word "pass" will also be removed from the plan

3) your application will be changed to reflect all the points. The drawing and the application will be amended to reflect the points agreed and remove any conflicts

Please resend with the corrections

Thanks

Amir

One more point

To satisfy the more sceptic one it will be helpful if you can confirm that your lawyer confirm by email on Monday morning that the agreed changes will be made to the application and Drawing. Simply to ensure that there are no technical legal hurdles.

Please do it after the final version of the Mail has been distributed and no further comments revived

I believe It will help

Once again thanks

Amir

Hi Ben

The email original email below and the point we discussed and the summary of our meeting that Simon will send soon

The commotion of all the 3 into 1 email

The lawyer will need to confirm that the changes will be made to the application and the floor plans to incorporate the email with all the points

Anyway once we get the revised email from you we will send it to some people for review and comments if any and will come back to you by Monday morning

As mention one of the resident concern about the conflict between the plan and the application and want to mature that the floor plans will be modified to match the application

Many thanks and have. Nice weekend

Hope it is ok to call ed over the weekend if necessary

Amir

Very nice to meet to meet you as well ? Summary below

Hi All

Sorry for the delay ,but these are my notes from this morning's meeting . Please bear in mind that they maybe some repetition.

1)The brothers acknowledge that there has to be a barrier down the side of the front of the pub toward the new main entrance at the side . The black gate is staying and the walkway will be made wider to accommodate wheelchair access . Therefore they are taking down

the wooden fence between the private road and the entrance walkway and will replace it with wall of some kind at a height that will stop people jumping over or spilling over but not as high as the current fence and high enough to offer some privacy .

2)No hatch at the front and it was stated that food would be brought out/in through the main entrance at the side (similar to Cafe Med)

3)The frontage from the patio to the street has to be rebuild as the hedge will be removed and the post have to be moved or replaced (the post at the side needs to move for wider access and the post on the right must be moved to allow access to the flats .It was stated that the existing white dwarf wall will be rebuild as needed then a replacement hedge of suitable height will be replanted . It was pointed out that a hedge takes a long time to grow up and get thick enough to form a barrier . This fact was accepted and the brothers will seek a temporary solution . They also confirmed that it would be high enough to offer privacy to the houses opposite and a barrier separation from the street .(NB how many points of access will there be to the patio/garden seating area ?Will anyone walk in from the street or go in through the restaurant ?

4)We discussed the fact that this area out front will have tables for patrons to sit and smoke but will not offer opportunity to lots of people to smoke standing .It was agreed that this will have to be monitored .

5)It was confirmed that the small space at the rear ,outside the conservatory will not be used for smoking or patrons but for storage ,waste and the emergency exit and stairs for the flats and pub.

6)A suitable and modern extractor fan would be fitted to disperse smoke and smells high above the building .

7)we were told that the pub would be air conditioned ,limiting the need for open windows (noise) .

8)No live music ,no DJ ,Singing etc (they will host parties and rent the conservatory but for drinks /lunch/dinner. They will also have a quiz night /sports night)Music will be played inside only .

9)No barbecues,no outside TV,no outside speaker.

10)It was pointed out that the conservatory is quite old and doesn't hold the noise in very well and the brothers agreed that they would talk to their builders about filling in the gaps and sound proofing to the best of their abilities .

11)The brothers said that one of them will be on sight most of the opening hours and that they ,and their management with "Manage Noise " "Restrict customers to opening hours " Enforce last orders and people leaving in time for closing " Move people on from the street " "show no tolerance to fighting ,Urinating ,loud behaviour ,hanging around unnecessarily ,drunkenness,vomiting and so on"

12)An undertaking to keep the street clean outside the pub (bottles,glasses,rubbish,etc)

13)Provide signage informing customers to repeat the neighbours

Kind regards

Simon

Hi Simon

Thanks for summarising.

I can confirm on point 3 that the access to the front patio will be to the side as indicated on the plan and not directly from the street.

I will speak to our solicitor on Monday and get back to you.

Enjoy the weekend

Ben

Hi Ed and Ben,

I noticed that the version of the email I sent you yesterday was a draft version and sadly a very messy one. Here is a clean and clearer version which I trust represent summary of what we discussed and agreed on our meeting (as sent by Simon and our telephone conversation. I didn't want to modify Simon's email of the meeting, thus some repetition for purpose of clarity.

One of the concerns raised yesterday by some of the residents was, what guarantee they have, that the license application and plan will be change to reflect all the points that we agreed below (where applicable), by resubmitting revised plan & license application to the council immediately after the 10th March 2016. Can you please address this point so we can advise them

Once again sorry for my messy and confusing previous email.

I am looking forward to receiving your email.

Many thanks and kind regards

Amir

Summary of the meeting – 4th March 2016

- 1) The brothers acknowledge that there has to be a barrier down the side of the front of the pub toward the new main entrance at the side. The black gate is staying and the walkway will be made wider to accommodate wheelchair access. Therefore they are taking down the wooden fence between the private road and the entrance walkway and will replace it with wall of some kind at a height that will stop people jumping over or spilling over but not as high as the current fence and high enough to offer some privacy.
- 2) No hatch at the front and it was stated that food would be brought out/in through the main entrance at the side (similar to Cafe Med)
- 3) The frontage from the patio to the street has to be rebuilt as the hedge will be removed and the posts have to be moved or replaced (the post at the side needs to move for wider access and the post on the right must be moved to allow access to the flats). It was stated that the existing white dwarf wall will be rebuilt as needed then a replacement hedge of suitable height will be replanted. It was pointed out that a hedge takes a long time to grow up and get thick enough to form a barrier. This fact was accepted and the brothers will seek a temporary solution. They also confirmed that it would be high enough to offer privacy to the houses opposite and a barrier separation from the street. (NB how many points of access will there be to the patio/garden seating area? Will anyone walk in from the street or go in through the restaurant?)
- 4) We discussed the fact that this area out front will have tables for patrons to sit and smoke but will not offer opportunity to lots of people to smoke standing. It was agreed that this will have to be monitored.
- 5) It was confirmed that the small space at the rear, outside the conservatory will not be used for smoking or patrons but for storage, waste and the emergency exit and stairs for the flats and pub.

- 5) A suitable and modern extractor fan would be fitted to disperse smoke and smells high above the building .
- 6) We were told that the pub would be air conditioned, limiting the need for open windows (noise) .
- 7) No live music, no DJ, Singing etc (they will host parties and rent the conservatory but for drinks /lunch/dinner. They will also have a quiz night /sports night) Music will be played inside only.
- 8) No barbecues, no outside TV, no outside speaker.
- 9) It was pointed out that the conservatory is quite old and doesn't hold the noise in very well and the brothers agreed that they would talk to their builders about filling in the gaps and sound proofing to the best of their abilities.
- 10) The brothers said that one of them will be on sight most of the opening hours and that they ,and their management with "Manage Noise " "Restrict customers to opening hours " Enforce last orders and people leaving in time for closing "Move people on from the street " "show no tolerance to fighting ,Urinating ,loud behaviour ,hanging around unnecessarily ,drunkenness, vomiting and so on"
- 11) An undertaking to keep the street clean outside the pub (bottles, glasses, rubbish,etc)
- 12) Provide signage informing customers to repeat the neighbours

Summary of telephone conversations - 4th March 2016

- 18) No speakers will be placed on the outside of the property at any time now or the future.
- 19) Music (prerecord music such as CD, Ipod etc)) will be played inside the property but will not be heard outside.
- 20) There will be no service (food, drinks or otherwise) through the windows at any time now or the future.
- 21) There is no application for entertainment now and will never be one in the future.

22) The conflict between the floor plan and the application will be corrected. To ensure consistency between the application and the plan the following amendment will be made to the plan:

a. The red line marking "entertainment" will be removed from the garden and outdoor space.

b. The words "entertainment" and related words will be removed from the index of the plan.

c. The word "pass" will be removed from the widow

Amir/Simon

Hope you had a good weekend, below are the cleaned up minutes you kindly took in our meeting the other day

In your email below there are a total of 19 points, 2 of which were repetitions. Our summary and rejigging of the minutes have taken this into account.

The below is what we agree to, your final point numbered 22 will be addressed as mentioned in the previous email and we will be getting advice from our licensing lawyer on how this can be done, along with attaching the condition regarding the hatch.

This will not be done before the 10th, but will be added and amended after. With regards to the 'Entertainment' as previously mentioned there is no application for regulated entertainment on the license so we cannot legally carry out these activities whatever the plan says.

We understand there is some trust on your part that we will add the conditions but we feel we have been as open and transparent as we can and hope you do trust us, we are not trying to pull the wool over anyone's eyes. If you don't then we understand there will be objections and we completely understand that is everyone's right and we will follow the correct procedures following.

We met John who lives opposite this evening to run through some of his concerns and we addressed them as best we could.

If you have any further questions just let us know

Kind regards

Ben

1) The brothers acknowledge that there has to be a barrier down the side of the front of the pub toward the new main entrance at the side. The black gate is staying and the walkway will be made wider to accommodate wheelchair access. Therefore they are taking down the wooden fence between the private road and the entrance walkway and will replace it with a wall of some kind, not as high as the current fence but high enough to offer some privacy.

2) No serving hatch at the front and it was stated that food would be brought out/in through the main entrance at the side (similar to Cafe Med). There will be no service (food, drinks or otherwise) through the windows at any time now or the future.

3) The frontage from the patio to the street has to be rebuilt as the hedge will be removed and the post have to be moved or replaced (the post at the side needs to move for wider access and the post on the right must be moved to allow access to the flats .It was stated that the existing white dwarf wall will be rebuilt as needed then a replacement hedge of suitable height will be replanted. It was pointed out that a hedge takes a long time to grow up and get thick enough to form a barrier. This fact was accepted and the brothers will seek a temporary solution if needed. They also confirmed that it would be high enough to offer privacy to the houses opposite and a barrier separation from the street. The only point of access to the outside patio section will be on the left hand side walkway not directly from the street.

4) We discussed the fact that this area out front will have tables for patrons to sit and smoke but will try and limit the amount of people standing and smoking .It was agreed that this will have to be monitored.

5) It was confirmed that the small space at the rear, outside the conservatory will not be used for smoking or patrons but for storage ,waste and the emergency exit and stairs for the flats and pub.

6) A suitable and modern extractor fan would be fitted to disperse smoke and smells high above the building .

7) .We were told that the pub would be air conditioned, limiting the need for open windows (noise) .

8) No DJ, No amplified live music (they will host parties and rent the conservatory but for drinks /lunch/dinner. They will also have a quiz night /sports night) Music will be played inside only.

9) No speakers or T.V will be placed on the outside of the property at any time now or the future.

10) It was pointed out that the conservatory is quite old and may not hold the noise in well, so the brothers agreed that they would talk to their builders about filling in the gaps and sound proofing to the best of their abilities.

11) The brothers said that one of them will be on sight most of the opening hours and that they ,and their management will "Manage Noise " "Restrict customers to opening hours " Enforce last orders and people leaving in time for closing "Move people on from the street " "show no tolerance to fighting ,Urinating ,loud, behaviour ,hanging around unnecessarily ,drunkenness, vomiting and so on"

12) An undertaking to keep the street clean outside the pub (bottles, glasses, rubbish,etc)

13) Provide signage informing customers to respect the neighbours and leave quietly.

14) Music (prerecord music such as CD, ipod etc)) will be played inside the property but will not be heard outside.

15) There is no application for regulated entertainment now and will never be one in the future.

Kind regards

Ben

Appendix 5

The Clifton
96 Clifton Hill
London
NW8 0JT

Dispersal Policy

Having worked in residential areas previously and understanding the importance of building and maintaining close relationships with local residents, we will follow the procedures below to ensure that our premises operate in a neighbourly manner:

- Staff are to ensure patrons leaving the premises do so without incident, and that they do not loiter outside.
- A 30 minute drinking up time which is incorporated into the licence for the purpose of the Licensing Act 2003 which assists with gradual dispersal of all customers in the premises at the end of the evening.
- Appropriate signage will be placed at exit doors and outside areas
- A strong management and staff presence in the customer area during the closing time period to ensure all customers leave quietly.
- Providing numbers and assisting with customers needing a taxi
- In our experience slowly fading out the ambient music towards the end of the night helps with dispersing people quietly without raised voices.
- External disposal of bottles and refuse will be done quietly and at a reasonable time.
- Staff to supervise exits of the premises while customers are leaving for the night.

Previous Licence & Appeal History

| Application | Details of Application | Date Determined | Decision |
|--------------------------|--|------------------------|---|
| Conversion and Variation | Application to convert existing Justices on Licence | 22/9/05 | Conversion granted under delegated authority and variation deemed refused |
| Transfer | Application to transfer from Mitchells And Butlers Leisure Retail Ltd to The Capital Pub Company Plc (Name later changed to Convivial London Pubs PLC) | 15/8/06 | Granted under delegated authority |
| Minor Variation | Layout alteration | 28.1.11 | Granted under delegated authority |

There is no appeal history

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licenced premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor.

For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the operating schedule (Residents alternative in Italics)

9. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
10. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
11. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly
12. A challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS hologram

13. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

No collections of waste or recycling materials (including bottles) from the premises shall take place between 21.00 and 09.00 on the following day, and between 21.00 and 10.00 on a Saturday, Sunday and Bank Holiday.

No deliveries to the premises shall take place between 21.00 and 09.00 on the following day, and between 21.00 and 10.00 on a Saturday, Sunday and Bank Holiday.

14. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.

No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 21.00 hours and 09.00 hours on the following day, and between 21.00 hours and 10.00 on a Saturday, Sunday and Bank Holiday.

15. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
16. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be

made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points and the outside area will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.

17. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
18. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
19. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. all seizures of drugs or offensive weapons
 - f. any faults in the CCTV system or searching equipment or scanning equipment
 - g. any refusal of the sale of alcohol
 - h. any visit by a relevant authority or emergency service.
20. There shall be no self-service of alcohol.
21. There shall be no striptease or nudity, and all persons shall be decently attired at all times unless the premises are operating under the authority of a Sexual Entertainment Venue Licence.
22. During the hours of operation ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that the aforementioned area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

During the hours of operation of the premises, the licence holder shall each day ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and

sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

23. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.

24. The Beer garden shall not be used after 22.00 hours.

Alcohol, non alcoholic beverages and food consumed outside the premises building shall only be consumed by patrons seated at tables.

All outside areas, tables and chairs shall be rendered unusable by 21.00 each day.

25. The windows at the front of the premises shall not be used as a hatch for the serving of food or drinks.

Conditions proposed by the Environmental Health and agreed by the applicant (Residents alternative in Italics)

26. All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.

27. Loudspeakers shall not be located in the entrance lobby or outside the premises building.

28. All outside tables and chairs shall be rendered unusable by 22:00 hours.

All outside areas, tables and chairs shall be rendered unusable by 21.00 each day.

29. After 22.00 hours patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

Patrons permitted to temporarily leave and then re-enter the premises shall not be permitted to take drinks or glass containers with them.

30. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

During the hours of operation of the premises, the licence holder shall each day ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

31. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 08.00 hours on the following day.

No collections of waste or recycling materials (including bottles) from the premises shall take place between 21.00 and 09.00 hours on the following day and between 21.00 and 10.00 on a Saturday, Sunday and bank holidays.

32. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.

No deliveries to the premises shall take place between 21.00 and 09.00 hours on the following day and between 21.00 and 10.00 on a Saturday, Sunday and bank holidays

33. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.

34. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

35. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

36. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.

37. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.

38. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

39. No licensable activities shall take place at the premises until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and

at which time this condition has been shall be removed from the Licence by the Licensing Authority.

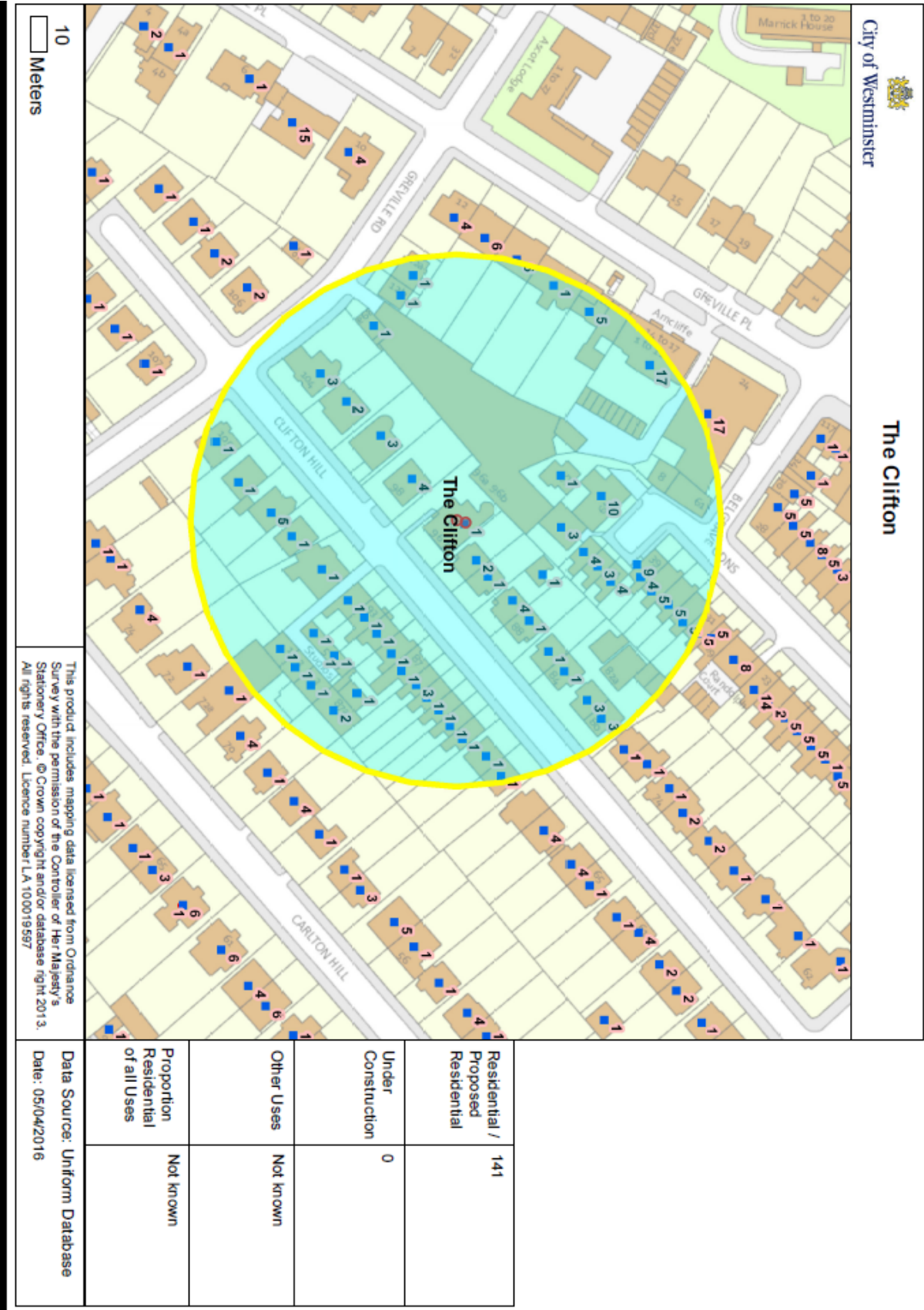
40. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

Conditions proposed by Clifton Hill Residents Group

41. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the Environmental Health Service and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Health Service. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
42. All windows and external doors shall be kept closed after 21.00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
43. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.
44. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
45. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the Police or an authorised officer of the City Council at all times whilst the premises is open.
46. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties and any lighting will be low level lighting.
47. All food, alcohol and non-alcoholic beverages in the outside area will be served by waiter/waitress only and there shall be no self service and no serving hatch.
48. Food shall not be cooked, by way of barbeque, rack, grill or otherwise, in the outside area of the premises.

49. All music shall be played through the in house music system and be background music only.
50. No recorded music, live music, radio, television or other form of noise-producing device or noise producing activity or entertainment whatsoever shall be permitted in the outside area.
51. In the event of a major sporting event at Lords Cricket Ground the premises will have SIA registered door staff on duty whenever licensable activities are taking place

Appendix 5



City of Westminster

The Clifton

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| | |
|---|-----------|
| Residential / Proposed Residential | 141 |
| Under Construction | 0 |
| Other Uses | Not known |
| Proportion Residential of all Uses | Not known |
| Data Source: Uniform Database Date: 05/04/2016 | |

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

| | | |
|-----------|---|------------------------------|
| 1 | Licensing Act 2003 | N/A |
| 2 | City of Westminster Statement of Licensing Policy | 7 th January 2016 |
| 3 | Amended Guidance issued under section 182 of the Licensing Act 2003 | March 2015 |
| 4 | Application form | 12/2/16 |
| 5 | Plan | 12/2/16 |
| 6 | Revised plan | 8/3/16 |
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