

REPORT OF THE DIRECTOR OF LEGAL, HR AND REGULATORY SERVICES		
LICENSING SUB-COMMITTEE: 18/02/2016	Classification DECISION	Enclosure
APPLICATION TO VARY THE PREMISES LICENCE : Ryan's Bar, 181 Stoke Newington Church Street, N16 0UL	Ward(s) affected Clissold	

1. SUMMARY

Applicant(s) Mr Gerard Joseph O'Sullivan	In SPA No
Date of Application 7 December 2015	Period of Application Permanent
Proposed variation: <ul style="list-style-type: none"> • New Plan to reflect revised layout of premises • To replace conditions on current licence • To extend hours for Recorded Music, late night refreshment and sale of alcohol on Friday and Saturday to 00:30 	
Proposed hours for licensable activity	
Recorded Music Primary	Standard Hours: Mon 10:00-00:00 Tue 10:00-00:00 Wed 10:00-00:00 Thu 10:00-00:00 Fri 10:00-00:30 Sat 10:00-00:30 Sun 10:00-00:00 Non-Standard Hours: From end of permitted hours New Year's Eve to start of permitted hours on following day.
Late Night Refreshment Primary Indoors	Standard Hours: Mon 23:00-00:00 Tue 23:00-00:00 Wed 23:00-00:00 Thu 23:00-00:00 Fri 23:00-00:30 Sat 23:00-00:30 Sun 23:00-00:00

	<p>Non-Standard Hours: From end of permitted hours New Year's Eve to start of permitted hours on following day.</p>
<p>Supply of Alcohol</p> <p>Primary</p>	<p>Standard Hours: Mon 10:00-00:00 Tue 10:00-00:00 Wed 10:00-00:00 Thu 10:00-00:00 Fri 10:00-00:30 Sat 10:00-00:30 Sun 10:00-00:00</p> <p>Non-Standard Hours: From end of permitted hours New Year's Eve to start of permitted hours on following day.</p>
<p>The opening hours of the premises:</p> <p>Primary</p>	<p>Standard Hours: Mon 10:00-00:30 Tue 10:00-00:30 Wed 10:00-00:30 Thu 10:00-00:30 Fri 10:00-01:00 Sat 10:00-01:00 Sun 10:00-00:30</p> <p>From end of permitted hours New Year's Eve to start of permitted hours on following day.</p>
<p>Current activities/hours:</p> <p>Plays Standard Hours: Mon 19:00-23:00 Premises: Tue 19:00-23:00 Wed 19:00-23:00 Thu 19:00-23:00 Fri 19:00-23:00 Sat 19:00-23:00 Sun 19:00-23:00</p> <p>Films Standard Hours: Mon 19:00-23:00 Premises: Tue 19:00-23:00 Wed 19:00-23:00 Thu 19:00-23:00 Fri 19:00-23:00 Sat 19:00-23:00 Sun 19:00-23:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>	

<p>Live Music</p> <p>Premises:</p>	<p>Standard Hours: Mon 19:00-23:00 Tue 19:00-23:00 Wed 19:00-23:00 Thu 19:00-23:00 Fri 19:00-23:00 Sat 19:00-23:00 Sun 19:00-23:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
<p>Recorded Music</p> <p>Premises:</p>	<p>Standard Hours: Mon 10:00-00:00 Tue 10:00-00:00 Wed 10:00-00:00 Thu 10:00-00:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 10:00-00:00</p> <p>Non-Standard Hours: On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
<p>Performance of Dance</p> <p>Premises:</p>	<p>Standard Hours: Mon 19:00-23:00 Tue 19:00-23:00 Wed 19:00-23:00 Thu 19:00-23:00 Fri 19:00-23:00 Sat 19:00-23:00 Sun 19:00-23:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
<p>Other Entertainment Similar to Live or Rec Music or Dance Performance</p> <p>Premises:</p>	<p>Standard Hours: Mon 19:00-23:00 Tue 19:00-23:00 Wed 19:00-23:00 Thu 19:00-23:00 Fri 19:00-23:00 Sat 19:00-23:00 Sun 19:00-23:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve</p>

	from the end of permitted hours on New Years Eve to the start of permitted hours on the following day
Late Night Refreshment Premises:	<p>Standard Hours: Mon 23:00-00:00 Tue 23:00-00:00 Wed 23:00-00:00 Thu 23:00-00:00 Fri 23:00-00:00 Sat 23:00-00:00 Sun 23:00-00:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
Supply of Alcohol Premises:	<p>Standard Hours: Mon 10:00-00:00 Tue 10:00-00:00 Wed 10:00-00:00 Thu 10:00-00:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 10:00-00:00</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
The opening hours of the premises	
Premises	<p>Standard Hours: Mon 10:00-00:30 Tue 10:00-00:30 Wed 10:00-00:30 Thu 10:00-00:30 Fri 10:00-00:30 Sat 10:00-00:30 Sun 10:00-00:30</p> <p>Non-Standard Hours: On St George's day, St Patrick's Day, Good Friday, Christmas Eve to 00:30 the day following On New Year's Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day</p>
Capacity: not known	
Policies Applicable	LP1 (Planning), LP3 (Operating Schedule), LP4 (Crime and Disorder), LP5 (Public Nuisance), LP6 (Protection of Children from Harm), LP8 (Public Safety), LP12 (Licensing Hours),
List of Appendices	A – Application for variation of premises licence and supporting documents B – Representations from responsible authorities

	C – Representations from ‘other persons’ D – Location map
Relevant Representations	<ul style="list-style-type: none"> • Planning Authority • Licensing Authority • Other Persons

2. APPLICATION

- 2.1 Mr Gerard Joseph O'Sullivan has made an application vary his premises licence under the Licensing Act 2003:
- New Plan to reflect revised layout of premises
 - To replace conditions on current licence
 - To extend hours for recorded music, late night refreshment and sale of alcohol on Friday and Saturday to 00:30
- 2.2 The application is attached as Appendix A. The applicant has proposed some additional measures to address the licensing objectives.

3. CURRENT STATUS / HISTORY

- 3.1 The premises have been operating as a licensed venue prior to the introduction of the Licensing Act 2003 with the hours described in para 1 above and subject to the conditions below. The licence was transferred to the current licensee in 2006.

Mandatory Conditions:

Supply Of Alcohol (On/Both)

1. No supply of alcohol may be made under the premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (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).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5.5.1. 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 sales or supply of alcohol.

5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

5.3. 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

6. 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:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

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.

Minimum Drinks Pricing

7. 7.1 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.

7.2 For the purposes of the condition set out in paragraph 7.1 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 rate 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.

7.3 Where the permitted price given by Paragraph 7.2(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.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(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.

Exhibition Of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or

(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person('s) designated under s4 of the Video Recordings Act 1984(c.39).

Door Supervision

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

Conditions derived from operating schedule

10. The licensee shall ensure that all staff are trained in all aspects of the Licensing Act 2003.
11. Staff are to be carefully selected and trained to be 'non-confrontational' when dealing with potentially dangerous situations.
12. Local Police to be liaised with to uphold crime prevention initiative.
13. Current Health and Safety legislation to be adhered to, and a safe environment for customers and staff shall be maintained at all times.
14. Notices shall be displayed regarding the prohibition of the sale of alcohol and cigarettes to under age persons.
15. Proof of age scheme to be promoted.

Conditions attached after a hearing by the licensing authority

16. A detailed acoustic report to be carried out by a competent person to be submitted to Pollution Control for approval. All recommendations within the report approved by the Pollution Team should be introduced into the premise before entertainment takes place.
 17. Sound limiting devices shall be installed and maintained (device type to be approved by the Pollution Team) to all music systems. The limiting devices should be set to ensure inaudibility in all residential premises, a certificate of compliance should be submitted to the Pollution Team.
 18. Notices to be prominently displayed inside and outside Ryan's Bar informing patrons to leave in a quiet and orderly way.
 19. The garden area should not be used after 22:00 hours.
 20. The rear doors and windows be kept closed after 22:00.
 21. There to be no more than 150 people in the garden area at any one time.
 22. There to be no live music on the ground floor.
- 3.2 No TENs have been submitted in respect of the premises in the current calendar year.

4. REPRESENTATIONS: RESPONSIBLE AUTHORITIES

From	Details
Environmental Health Authority (Pollution)	Representation received on the grounds of the prevention of public nuisance
Environmental Health Authority	Representation received on the grounds of the prevention of public nuisance

(Environmental Enforcement)	
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	Have confirmed no representation on this application
Planning Authority (Appendix B1)	Representation received on the grounds of the prevention of public nuisance & LP1 (Planning)
Area Child Protection Officer	Representation has been withdrawn with the agreed conditions as set out in para 8.1
Fire Authority	Have confirmed no representation on this application
Police	Representation withdrawn following acceptance of proposed conditions.
Licensing Authority (Appendix B2)	Representation received on the grounds of Prevention of Public Nuisance,
Health Authority	Have confirmed no representation on this application

5. REPRESENTATIONS: OTHER PERSONS

1 representation received from local residents.	Representation received on the grounds Prevention of Public Nuisance.
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6. GUIDANCE CONSIDERATIONS

- 6.1 The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

7. POLICY CONSIDERATIONS

- 7.1 Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 7.2 The Policy applies to applications where relevant representations have been made. With regard to this application, policies LP1 Planning, LP3 (Operating Schedule), LP4 (Crime and Disorder), LP5 (Public Nuisance), LP6 (Protection of Children from Harm), LP8 (Public Safety) and LP12 (Licensing Hours) are relevant.

8. OFFICER OBSERVATIONS

- 8.1 If the Sub-Committee is minded to approve the application, the following conditions should replace those on the current licence:

Mandatory Conditions:

Supply Of Alcohol (On/Both)

1. No supply of alcohol may be made under the premises licence:

(a) At a time when there is no designated premises supervisor in respect of the premises licence.

(b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

3. (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).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5.5.1. 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 sales or supply of alcohol.

5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

5.3. 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

6. 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:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

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.

Minimum Drinks Pricing

7. 7.1 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.

7.2 For the purposes of the condition set out in paragraph 7.1 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 rate 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.

7.3 Where the permitted price given by Paragraph 7.2(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.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(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.

Exhibition Of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or

(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person('s) designated under s4 of the Video Recordings Act 1984(c.39).

Door Supervision

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

Conditions derived from operating schedule

10. All staff who work front of house to be trained for their role and in all aspects of the Licensing Act 2003 (including regarding underage or proxy sales) on induction and to be given refresher training every 6 months by the premises licence holder or DPS. Written training records to be kept for each staff member.

11. The premises licence holder, DPS or manager shall attend a relevant confrontation management course and subsequently train the front of house staff.

12. The venue shall engage and work with the local Police Team and the Police and Council Licensing Teams.

13. A valid fire risk assessment and emergency plan shall be prepared and regularly reviewed. All staff shall receive appropriate fire safety training. Current Health and Safety legislation to be adhered to, and a safe environment for customers and staff shall be maintained at all times.

14. Notices shall be displayed regarding the prohibition of the sale of alcohol and cigarettes to under age persons.

15. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas and 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31- day period.

16. Any 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 are open to the public. This staff member must be able to show a Police or authorised council officer recent data or footage upon request.

17. A 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 driving licence or passport.

18. 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:
- b. Any complaints received.
- c. Any ejections
- d. Any incidents of disorder.
- e. Seizure of drugs or offensive weapons.
- f. Any faults in the CCTV system
- g. Any refusal of the sale of alcohol.
- h. Any visit by a relevant authority or emergency service.

19. There shall be no drink, glass or open containers taken outside the front of the premises at any time, except for those sat in the designated seating area.

20. Premises to operate zero tolerance policy to drugs and comply with Hackney Police drugs, weapons and theft policy where appropriate.

21. All staff will be given refresher training every six months on the legislation relating to the sales of alcohol to underage persons and drunken persons. Written or electronic records shall be kept and produced to police or an authorised officer upon request.

22. The licence holder shall maintain a dedicated telephone number of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint. This contact number shall be provided to licensing authority, police and to any local residents upon request.

23. The garden shall not be used after 22:00hrs

24. There shall be no live music on the ground floor.

25. The rear doors and windows are to be kept closed after 22:00hrs.

26. There shall be a maximum of 150 customers in the garden at any one time.

27. The venue shall have a written dispersal policy, a copy of which shall be kept on the premises and made available to police or other authorised officer upon request.

28. Sound limiting devices shall be installed and maintained (device type to be approved by the Pollution team) to all music systems. The limiting devices should be set to ensure inaudibility in all residential premises, a certificate of compliance shall be submitted to the Pollution Team.

29. A detailed acoustic report to be carried out by a competent person to be submitted to Pollution Control for approval. All recommendations within the report approved by the Pollution team should be introduced into the premise before entertainment takes place.

30. Notices to be prominently displayed inside and outside Ryan's Bar requesting patrons to leave in a quiet and orderly fashion.

9. REASONS FOR OFFICER OBSERVATIONS

9.1 Conditions 10 to 14 derive from the applicant's operating schedule. Conditions 15 to 30 have been proposed by the Police and accepted by the applicant.

10. LEGAL COMMENTS

10.1 The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;

- The Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- The Protection of Children from Harm

10.2 It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. HUMAN RIGHTS ACT 1998 IMPLICATIONS

11.1 There are implications to;

- **Article 6** – Right to a fair hearing
- **Article 14** – Not to discriminate
- Balancing: **Article 1**- Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individuals rights against the interests of the community at large.

12. MEMBERS DECISION MAKING

- A. **Option 1**
That the application be refused
- B. **Option 2**
That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.

13. CONCLUSION

13.1 That Members decide on the application under the Licensing Act 2003.

Corporate Director of Legal, HR and Regulatory Services	Gifty Edila
Lead Officer (holder of original copy):	Mike Smith Principal Licensing Officer Licensing Service 2 Hillman Street E8 1FB Telephone: 020 8356 4973

LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

The following document(s) has been relied upon in the preparation of the report.

Description of document	Location
Ryan's Bar 181 Stoke Newington Church Street, N16 0UL	Hackney Service Centre Licensing Service 2 Hillman Street London E8 1FB

Printed matter

Licensing Act 2003
LBH Statement of Licensing Policy

APPENDIX A

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **GERARD O'SULLIVAN**

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number LBH-PRE-T-0498

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description RYAN'S BAR, 181 STOKE NEWINGTON CHURCH STREET, LONDON N16 0UL

Post town	LONDON	Postcode	N16 0UL
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Telephone number at premises (if any)	
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Non-domestic rateable value of premises	£21250
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Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
┆┆	┆┆	┆┆┆┆

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
 (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

- 1) TO SUBMIT A NEW PLAN TO REFLECT THE REVISED LAYOUT OF THE PREMISES FOLLOWING ALTERATIONS.
 - 2) TO AMEND / REPLACE THE CONDITIONS AT ANNEXE 2 OF THE PREMISES LICENCE.
 - 3) TO EXTEND THE PERMITTED HOURS FOR THE PROVISION OF RECORDED MUSIC, THE PROVISION OF LATE NIGHT REFRESHMENT & THE SALE OF ALCOHOL ON FRIDAY & SATURDAY TO BE FROM 10.00 TO 00.30. OPENING HOURS ON THESE NIGHTS TO BE EXTENDED TO 01.00.
- ;

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick all that apply

- | | |
|---|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | X |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I) X

Supply of alcohol (if ticking yes, fill in box J) X

In all cases complete boxes K, L and M

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>						
				Outdoors	<input type="checkbox"/>						
				Both	<input type="checkbox"/>						
Day	Start	Finish	Please give further details here (please read guidance note 4) N/A								
Mon	10.00										
		00.00									
Tue	10.00										
		00.00									
Wed	10.00					State any seasonal variations for the playing of recorded music (please read guidance note 5) NONE					
		00.00									
Thur	10.00										
		00.00									
Fri	10.00								Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6) ON ST GEORGE'S DAY, ST PATRICK'S DAY, GOOD FRIDAY, CHRISTMAS EVE TO 00.30 THE DAY FOLLOWING. ON NEW YEAR'S EVE FROM THE END OF PERMITTED HOURS ON NEW YEAR'S EVE TO THE START OF PERMITTED HOURS ON THE FOLLOWING DAY.		
		00.30									
Sat	10.00										
		00.30									
Sun	10.00										
		00.00									

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take <u>place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	X
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	23.00		Please give further details here (please read guidance note 4) N/A		
		00.00			
Tue	23.00				
		00.00			
Wed	23.00		State any seasonal variations for the provision of late night refreshment (please read guidance note 5) NONE		
		00.00			
Thur	23.00				
		00.00			
Fri	23.00		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
		00.30			
Sat	23.00		ON ST GEORGE'S DAY, ST PATRICK'S DAY, GOOD FRIDAY, CHRISTMAS EVE TO 00.30 THE DAY FOLLOWING. ON NEW YEAR'S EVE FROM THE END OF PERMITTED HOURS ON NEW YEAR'S EVE TO THE START OF PERMITTED HOURS ON THE FOLLOWING DAY.		
		00.30			
Sun	23.00				
		00.00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	X
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) NONE Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) ON ST GEORGE'S DAY, ST PATRICK'S DAY, GOOD FRIDAY, CHRISTMAS EVE TO 00.30 THE DAY FOLLOWING. ON NEW YEAR'S EVE FROM THE END OF PERMITTED HOURS ON NEW YEAR'S EVE TO THE START OF PERMITTED HOURS ON THE FOLLOWING DAY.		
Mon	10.00				
		00.00			
Tue	10.00				
		00.00			
Wed	10.00				
		00.00			
Thur	10.00				
		00.00			
Fri	10.00				
		00.30			
Sat	10.00				
		00.30			
Sun	10.00				
		00.00			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9). NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) NONE
Day	Start	Finish	
Mon	10.00		
		00.30	
Tue	10.00		
		00.30	
Wed	10.00		
		00.30	
Thur	10.00		Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) ON ST GEORGE'S DAY, ST PATRICK'S DAY, GOOD FRIDAY, CHRISTMAS EVE TO 00.30 THE DAY FOLLOWING. ON NEW YEAR'S EVE FROM THE END OF PERMITTED HOURS ON NEW YEAR'S EVE TO THE START OF PERMITTED HOURS ON THE FOLLOWING DAY.
		00.30	
Fri	10.00		
		01.00	
Sat	10.00		
		01.00	
Sun	10.00		
		00.30	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

TO AMEND / REPLACE THE CONDITIONS AT ANNEXE 2 OF THE PREMISES LICENCE AS BELOW:

CONDITION 10 AMEND TO READ " ALL STAFF WHO WORK FRONT OF HOUSE TO BE TRAINED FOR THEIR ROLE AND IN ALL ASPECTS OF THE LICENSING ACT 2003 (INCLUDING REGARDING UNDERAGE OR PROXY SALES) ON INDUCTION AND TO BE GIVEN REFRESHER TRAINING EVERY 6 MONTHS BY THE PREMISES LICENCE HOLDER OR DPS. WRITTEN TRAINING RECORDS TO BE KEPT FOR EACH STAFF MEMBER";

CONDITION 11 AMEND TO READ "THE PREMISES LICENCE HOLDER , DPS OR MANAGER SHALL ATTEND A RELEVANT CONFRONTATION MANAGEMENT COURSE AND SUBSEQUENTLY TRAIN THE FRONT OF HOUSE STAFF";

CONDITION 12 REPLACE BY "THE VENUE SHALL ENAGAGE AND WORK WITH THE LOCAL POLICE TEAM AND THE POLICE AND COUNCIL LICENSING TEAMS";

CONDITION 13 REPLACE BY "A VALID FIRE RISK ASSESSMENT AND EMERGENCY PLAN SHALL BE PREPARED AND REGULARLY REVIEWED. ALL STAFF SHALL RECEIVE APPROPRIATE FIRE SAFETY TRAINING;"

CONDITION 14 RETAIN;

CONDITION 15 AMEND TO READ" CHALLENGE 21 SHALL BE OPERATED AS THE

PROOF OF AGE SCHEME."

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.
**COPY PREMISES LICENCE REQUESTED. THE ORIGINAL HAS BEEN LOST. IF AN
ADDITIONAL FEE IS REQUIRED PLEASE CALL US ON 07810 826778.**

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

WE WILL OPERATE OUR BUSINESS IN A RESPONSIBLE MANNER AND ACTIVELY PROMOTE THE LICENSING OBJECTIVES AT ALL TIMES.

b) The prevention of crime and disorder

REVISED ANNEXE 2 CONDITIONS TO BE ATTACHED TO THE LICENCE AS BELOW:
CONDITION 10 AMEND TO READ " ALL STAFF WHO WORK FRONT OF HOUSE TO BE TRAINED FOR THEIR ROLE AND IN ALL ASPECTS OF THE LICENSING ACT 2003 (INCLUDING REGARDING UNDERAGE OR PROXY SALES) ON INDUCTION AND TO BE GIVEN REFRESHER TRAINING EVERY 6 MONTHS BY THE PREMISES LICENCE HOLDER OR DPS. WRITTEN TRAINING RECORDS TO BE KEPT FOR EACH STAFF MEMBER";
CONDITION 11 AMEND TO READ "THE PREMISES LICENCE HOLDER , DPS OR MANAGER SHALL ATTEND A RELEVANT CONFRONTATION MANAGEMENT COURSE AND SUBSEQUENTLY TRAIN THE FRONT OF HOUSE STAFF";
CONDITION 12 REPLACE BY "THE VENUE SHALL ENAGAGE AND WORK WITH THE LOCAL POLICE TEAM AND THE POLICE AND COUNCIL LICENSING TEAMS";
CONDITION 13 REPLACE BY " A VALID FIRE RISK ASSESSMENT AND EMERGENCY PLAN SHALL BE PREPARED AND REGULARLY REVIEWED. ALL STAFF SHALL RECEIVE APPROPRIATE FIRE SAFETY TRAINING;"
CONDITION 14 RETAIN;
CONDITION 15 AMEND TO READ" CHALLENGE 21 SHALL BE OPERATED AS THE PROOF OF AGE SCHEME."
ANNEXE 3 CONDITIONS REMAIN IN FORCE.

c) Public safety

SEE BOX B

d) The prevention of public nuisance

SEE BOX B

e) The protection of children from harm

SEE BOX B

Checklist:

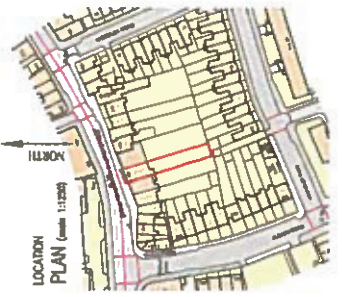
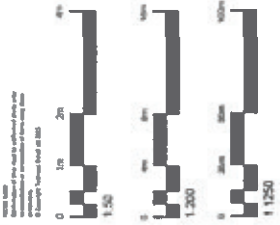
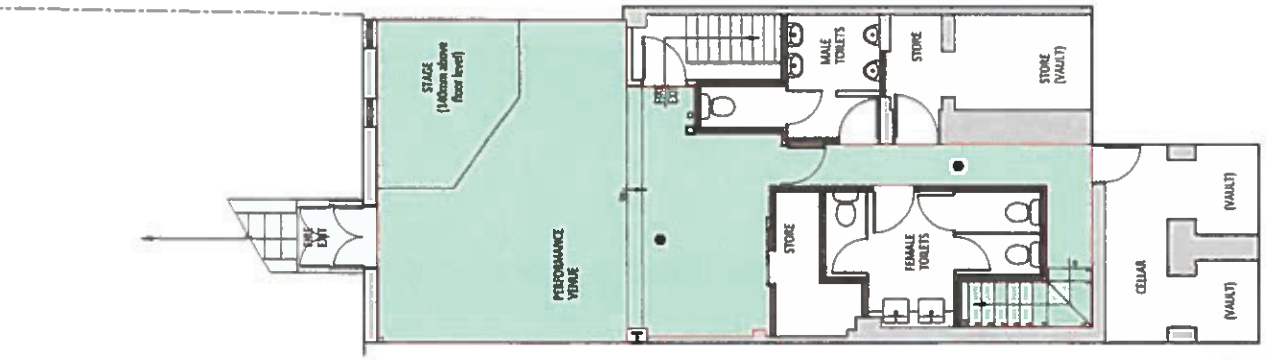
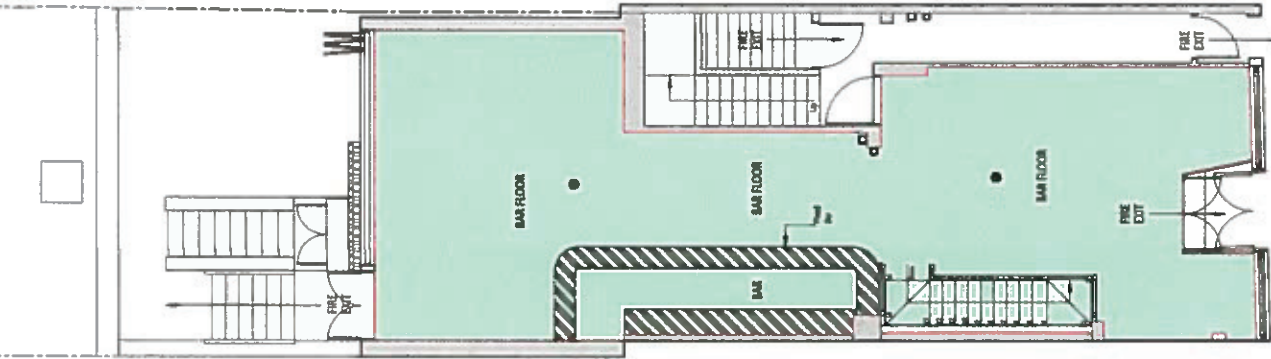
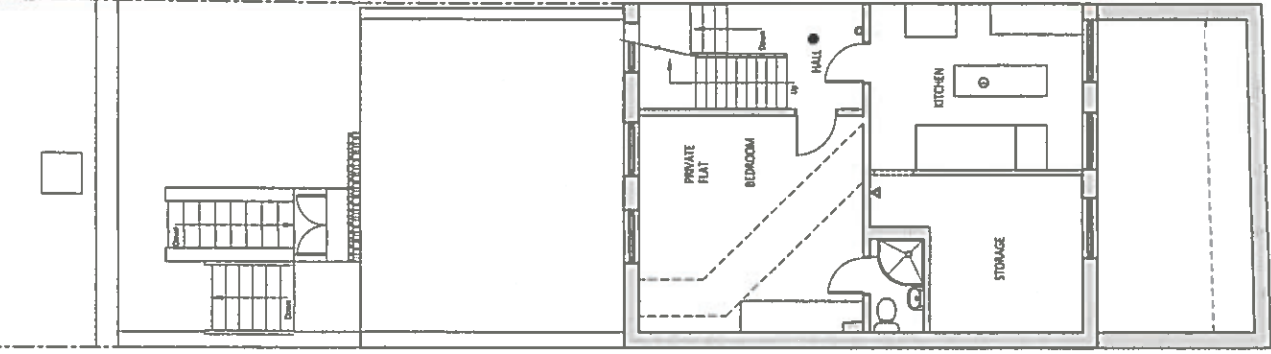
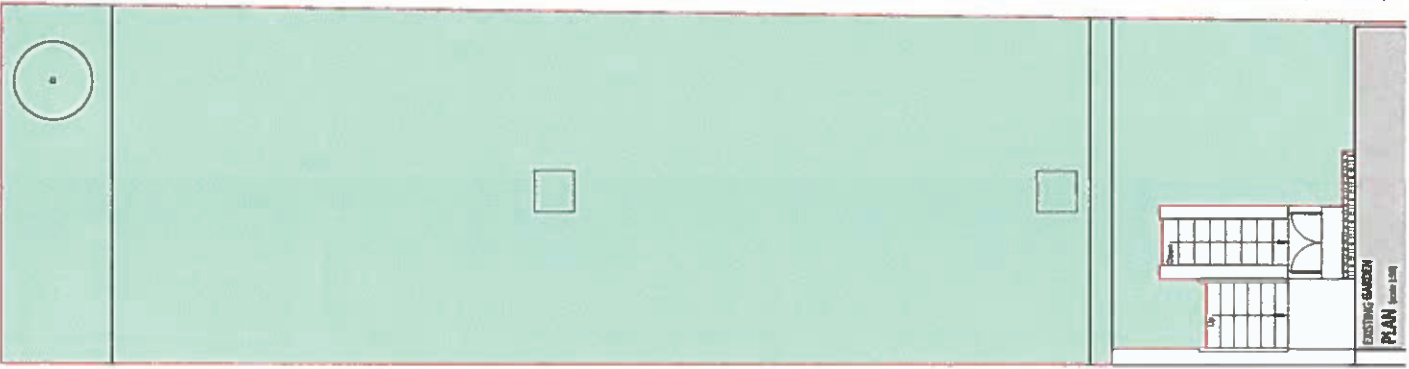
Please tick to indicate agreement

- I have made or enclosed payment of the fee; or
I have not made or enclosed payment of the fee because this application has been made in
relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where
applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be
rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING
LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003,
TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

SALE OF ALCOHOL + LATE NIGHT REFRESHMENT + MUSIC ENTERTAINMENT + ALCOHOL CONSUMPTION AREA

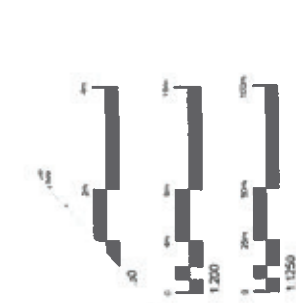
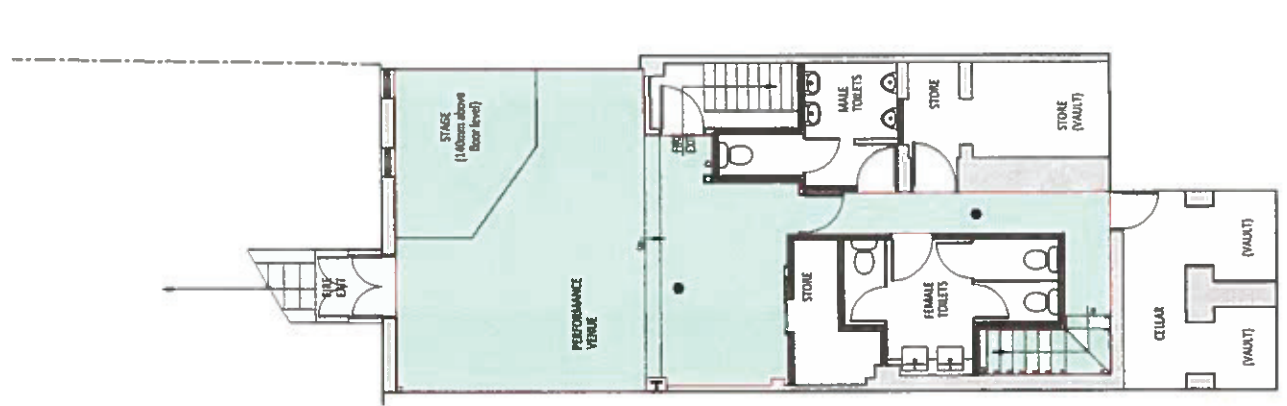
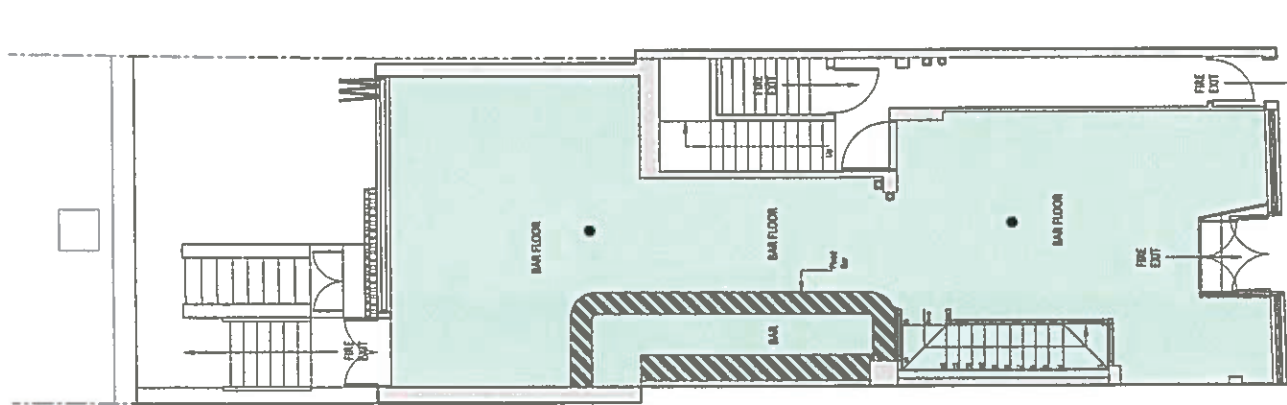
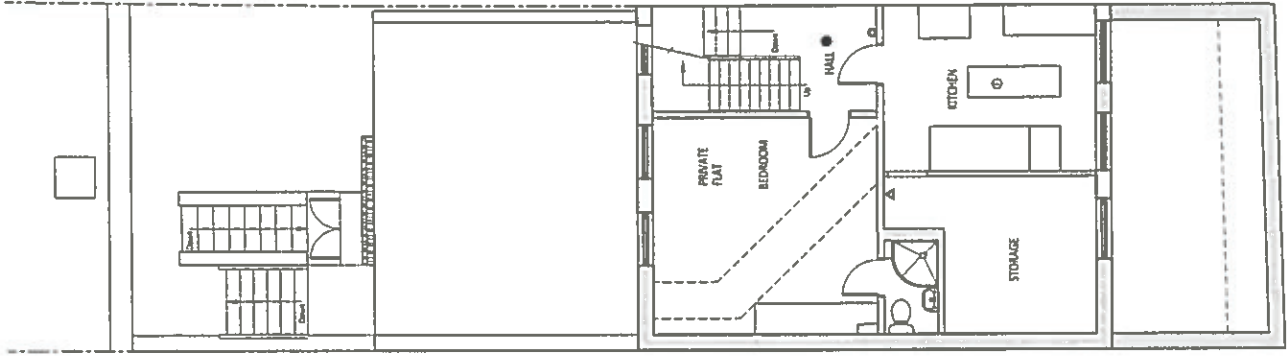
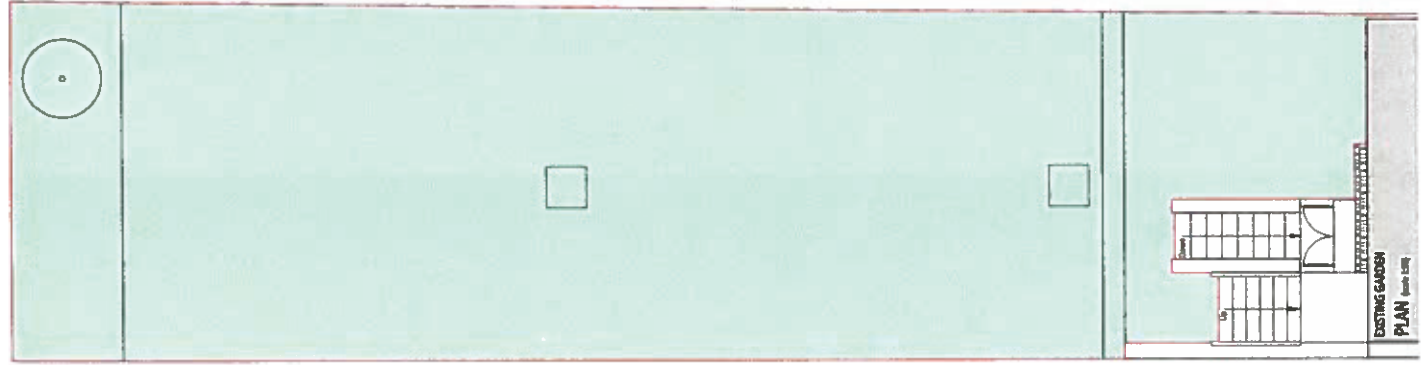
FIRE EQUIPMENT
 □ Hydrant
 ○ Oil
 △ Fire Blanket
 ○ Fire Extinguisher
 ○ Fire Detector



Technical Design
 181 Church Street
 Stoke Newington
 N16 0UL
 08/07/2015
 PROPOSED PLANS
 (LICENSING) (A1)
 150, 200, 1250 A

- SALE OF ALCOHOL + LATE NIGHT REFRESHMENT + MUSIC ENTERTAINMENT
- ALCOHOL CONSUMPTION AREA

- FIRE EQUIPMENT**
- Fire Extinguisher
 - Fire Alarm
 - Fire Blanket
 - Fire Escape
 - Fire Hose
 - Fire Sign
 - Fire Stop
 - Fire Stopper
 - Fire Stopper
 - Fire Stopper



Approved by the Council, subject to any conditions imposed. 20/10/15

181 Church Street
 State of Newington
 W16 0DL

PROPOSED PLANS
 (LICENSING) (A1)

1:50, 200, 1:250 A

APPENDIX B1

Planning Authority Representation: Application under the Licensing Act 2003

Details of Authority	2 Hillman Street, Hackney, London, E8 1FB
Officer contact name	Laraine Rolt
Officer telephone number	020 8356 8076
Officer's email address	laraine.rolt2@hackney.gov.uk

APPLICATION PREMISES

Name and address of premises	Ryan's Bar, 181 Stoke Newington Church Street, London, N16 0HH
Applicant name	Gerard Joseph O'Sullivan

COMMENTS

I make the following relevant representation in relation to the above application at the above address.

- Prevention of crime on disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

Please supply any relevant evidence/information to support the above representation.

Planning ref. TP/94125/DJF granted permission for a "change of use of the basement and ground floor to a wine bar ..." in September 1986. A further planning application (ref. 2006/3016) granted an extension of opening hours to between 10:00 hours and 00:30 hours on any day. Therefore, the use of the premises at 181 Stoke Newington Church Street as a bar is authorised.

The licensing applicant is applying to vary the current premises licence by

changing the layout of the premises, amending/replacing some of the licensing conditions and extending the opening hours on Friday and Saturday to 01:00 hours. The proposed extension of opening hours would exceed those permitted under planning permission ref. 2006/3016 for Friday and Saturday which could result in a public nuisance and is contrary to policy LP1.

Please provide the following information (if applicable)

Area (that permission applies to)	Basement and Ground Floor
Permitted use	Class A4 (wine bar)
Permitted hours	Between 10:00 hours and 00:30 hours on any day.
Specific/restrictive conditions	TP/94125/DJF - Condition 3 (the garden area shall not be used by patrons using the wine bar) 2006/3016 - Condition 1 (opening hours)
Recent applications	2006/3016 - extension of opening hours
Decisions	2006/3016 - granted
Pending decisions	N/A
Reasons for refusal	N/A
Relevant Conditions/discharges	N/A

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

The use of the ground floor and basement premises at 181 Stoke Newington Church Street as a wine bar is authorised. However, the proposed variation to extend the opening hours to 01:00 hours on Friday and Saturday would exceed those permitted under Condition 1 of planning permission ref. 2006/3016. The licensing applicant would need to bring the opening hours in line with those permitted. Alternatively, they would need to apply for planning permission to further extend the opening hours.

Signed	
Name	
Date	

APPENDIX B2

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing
ADDRESS OF AUTHORITY	Licensing Service Legal, HR and Regulatory Services Directorate 2 Hillman St London E8 1FB
CONTACT NAME	Derek Fergus
TELEPHONE NUMBER	020 8356 3496
E-MAIL ADDRESS	derek.fergus@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Ryans Bar 181 Stoke Newington Church Street N16 0UL
NAME OF APPLICANT/PREMISES USER	Gerard O'Sullivan

COMMENTS

I make the following relevant representations in relation to the above application.

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance **x**
- 4) the protection of children from harm

Representations (which include comments and/or objections) in relation to:

The premises is located in a residential area and Licensing have concerns about the risk of public nuisance.

Further discussion is required to assess whether possible changes to the application and/or conditions being agreed could allay concerns and to ensure that the Licensing objectives are not undermined.

The above representations are supported by the following evidence and information.

The Licensing Policy and Licensing Objectives

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

Applicant should contact licensing to discuss

Name: Derek Fergus - Principal Licensing Enforcement Officer

Date: 28/12/15

Mike Smith

From: [REDACTED]
Sent: 06 January 2016 10:51
To: Licensing
Cc: [REDACTED]
Subject: Representation against application to vary the existing premises licence at Ryan's Bar, 181 Stoke Newington Church Street, London, N160UL

Dear Sir/Madam,

I am writing on behalf of my husband and myself to make a representation against an application to vary the existing premises licence at Ryan's Bar, 181 Stoke Newington Church Street, London, N160UL. I attach a photograph of the licence variation advertisement which states that representations may be made until today, 6 January 2015.

Representation

We wish to object to the extension of the permitted hours for the supply of alcohol, recorded music and late night refreshment to 00:30 on Fridays and Saturdays.

We are an interested party for the purposes of section 35(6)(a) of the Licensing Act 2003 as we live in and own a dwelling at [REDACTED] Stoke Newington Church Street, approximately [REDACTED] metres from Ryan's Bar. Due to the proximity of the premises we are directly affected by the noise emanating from it on Friday and Saturday nights. In accordance with section 35(5)(a) of the Licensing Act 2003 this representation concerns the likely effect of the grant of the application on the promotion of one of the licensing objectives, namely, the prevention of public nuisance.

Grounds of the representation

Granting the application to vary the existing licence to allow the supply of alcohol, music and late night refreshment from 00:00 to 00:30 on Fridays and Saturdays would not promote the prevention of public nuisance. Indeed, we believe it would increase public nuisance for the reasons set out below.

Substance of the representation

- As residents at [REDACTED] Stoke Newington Church Street we have been directly affected by the late night noise from Ryan's Bar since we moved to the area in June 2011. On Friday and Saturday nights, from inside our property, we are often able to hear the music played within the venue and, in particular, we are always able to hear the noise from people gathering outside the premises on Stoke Newington Church Street to smoke, or to enter or leave the premises. Indeed, the current level of noise from Ryan's Bar on Friday and Saturday nights interferes with our right to sleep.
- There do not currently appear to us to be any signs outside the premises encouraging customers to be mindful of local residents when entering or leaving the premises or when gathering outside it, or if such notices are in place, from our experience, they do not appear to be enforced. It is not clear to us from the application to vary the licence that such provisions would be made or enforced by staff following any licence variation.
- The extension of hours for the supply of alcohol, music and late night refreshment to 00:30 on Fridays and Saturdays would mean that our right to sleep would be affected until 00:30 and beyond, as customers would take time to leave the premises following last orders and would make noise outside the premises on Stoke Newington Church Street, while leaving.

- Stoke Newington Church Street is, in addition to being home to various retail premises and cafes, a residential area. We believe that the proposed extended hours would fail to prevent public nuisance for other residents in the vicinity of Ryan's Bar.

We would be happy to provide the council with current evidence in the form of sound recordings to confirm these representations. However, the premises is currently closed for refurbishments (please see procedural considerations below).

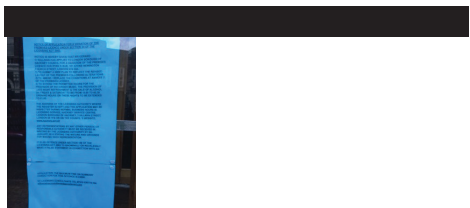
Procedural considerations

Further, we would like to object to the application to vary the licence on the following procedural grounds.

- Ryan's Bar advertised the application to vary its licence during the holiday season when many local residents were away and were therefore less likely to see the notice.
- Further, and as noted above, the advertisement was issued during a period of closure for the premises. Again this may reduce exposure to the notice. It also prevented local residents from collecting any evidence of the current noise levels caused with respect to its current licence, which therefore impedes the completion of a proper application process whereby all relevant evidence can be considered.

We remain at your disposal to respond to any questions you may have with regard to this representation.

Yours faithfully,



Mike Smith

Subject: FW: Variation of premises licence: Ryan's Bar, 181 Stoke Newington Church Street

From: [REDACTED]
Sent: 29 January 2016 11:43

To: Mike Smith

Subject: Re: Variation of premises licence: Ryan's Bar, 181 Stoke Newington Church Street

Dear Mr Smith,

Thank you for the information.

Unfortunately these proposed Conditions do not, as currently drafted, resolve the principal problem for us, which is the noise coming from customers sitting or standing outside the front of Ryan's Bar on Church Street late at night and the noise generated when customers leave when the bar closes at night. It is the noise from the front of the premises which principally affects our sleep, as our property faces onto Church Street just a few doors down from Ryan's Bar. Extending the opening hours until 1am on Friday and Saturday will only make this problem worse for us.

Proposed Condition 5 does not currently address the issue of the noise outside the front of the premises from smokers, people chatting (often very loudly late at night) and those leaving upon closing. Further, applying proposed Conditions 9 and 11 to the seating area outside the front of Ryan's Bar as well as the garden would go some way to resolving the problem, provided the Conditions were consistently and properly enforced.

Please could you confirm whether the above paragraphs can also be taken into account (as part of my representation) in determining the application?

Kind regards,

[REDACTED]

APPENDIX D



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Ryan's Bar

Scale 1/1250

at A4



Date 9/2/2016



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