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Farmer Cafe, 35 Conway Street, W1T 6BW

Scale = 1:1447.740

3-July-2024



I want to apply for a Premises licence

Are you an agent? No - I'm applying for myself

Does the premises have a name? Yes

What is the name of the premises? Farmer Cafe

What is the address or location? 35 Conway Street
W1T 6BW
London

What is the type of premises? Cafe & Bar

Describe the area it is situated in commercial

Describe the layout of the premises Ground Floor and Outside Area

Copy of the premises plans

- plan.png

Tell us about the premises business hours

Day	Start time	End time
Monday	08:00	22:00
Tuesday	08:00	22:00
Wednesday	08:00	22:00
Thursday	08:00	22:00
Friday	08:00	22:00
Saturday	08:00	22:00
Sunday	08:00	22:00

Are there any seasonal variations for the premises opening times? Yes

Tell us the variations and exactly when they occur	July to the end of October until 23:00 on Friday and Saturday, and Sunday
Is the premises open to the public at times other than those listed?	Yes
What are the other times?	The Cafe is Always Open.
Is the premises an open space?	Yes
How many people are expected to attend the premises at any one time?	Less than 5000 people
Will the premises be exclusively or primarily used to sell alcohol?	No
How are you applying for a premises licence?	As a limited company
Business details	
What is the company registration number	██████████
Name of business	TVC NEWS
Name and address	██ ██████████ ████████████████████
Email address	██
Telephone number	████████████████████
How long do you want your premises licence for?	Permanently
When do you want your licence to start?	As soon as possible

Activity you wish to licence

- a. Plays
- b. Films
- e. Live music
- f. Recorded music
- g. Performances of dance
- j. Supply of alcohol

Plays

Day	Start time	End time
Monday	No Plays	
Tuesday	No Plays	
Wednesday	No Plays	
Thursday	No Plays	
Friday	14:00	22:00
Saturday	14:00	22:00
Sunday	14:00	22:00

Where will performances take place?

Both

Tell us about the specifics of the activity

Chess or Backgammon

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Films

Day	Start time	End time
Monday	No Films	
Tuesday	No Films	
Wednesday	No Films	
Thursday	16:00	22:00
Friday	16:00	22:00
Saturday	16:00	22:00
Sunday	16:00	22:00

Where will exhibitions take place?

Both

Tell us about the specifics of the activity

Art exhibitions like paintings or handcraft

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Live Music

Day	Start time	End time
Monday	No events	
Tuesday	No events	
Wednesday	16:00	22:00
Thursday	16:00	22:00
Friday	16:00	22:00
Saturday	16:00	22:00
Sunday	16:00	22:00

Where will performances take place? Both

Tell us about the specifics of the activity Guitar or violin

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

Recorded Music

Day	Start time	End time
Monday	08:00	22:00
Tuesday	08:00	22:00
Wednesday	08:00	22:00
Thursday	08:00	22:00
Friday	08:00	22:00
Saturday	08:00	22:00
Sunday	08:00	22:00

Where will performances take place? Both

Tell us about the specifics of the activity Normal indoor speakers

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

Dance

Day	Start time	End time
Monday	No dance	
Tuesday	No dance	
Wednesday	No dance	
Thursday	No dance	
Friday	17:00	22:00
Saturday	17:00	22:00
Sunday	17:00	22:00

Where will performances take place?

Both

Tell us about the specifics of the activity

Customers can dance with our musics

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

Alcohol supply

Day	Start time	End time
Monday	08:00	22:00
Tuesday	08:00	22:00
Wednesday	08:00	22:00
Thursday	08:00	22:00
Friday	08:00	22:00
Saturday	08:00	22:00
Sunday	08:00	22:00

Where will the supplied alcohol be consumed? Both

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

DPS details

Does your designated premises supervisor (DPS) currently hold a personal licence? Yes

Was their personal licence issued by Camden? No

Personal licence number [REDACTED]

Issuing local authority [REDACTED]

First name Farideh

Last name Zahedi

Address [REDACTED]
[REDACTED]
[REDACTED]

Signed Copy of the Designated Premises Supervisor (DPS) consent form • premises_supervisor.pdf

Will there be any activities associated with the premises which may give rise to concern in respect of children? No

The prevention of crime and disorder Staff Training: Ensure that all staff are

trained in responsible service of alcohol, conflict resolution, and the identification and management of aggressive or potentially violent behaviours. Security Measures: Implement appropriate security measures such as CCTV cameras, security personnel (bouncers or door staff), and lighting in and around the premises. Security staff should be properly licensed and trained. ID Verification: Use ID scanners to verify the age of customers and prevent underage drinking. Maintain a strict no-entry policy for those without valid identification. Incident Logs: Keep detailed records of any incidents that occur on the premises. This helps in understanding patterns of behavior and planning preventive measures. Collaboration with Local Authorities: Work closely with local police and community groups to address issues related to crime and disorder. This could include participating in local crime reduction initiatives. Controlled Entry and Exit Points: Manage the flow of patrons entering and exiting the premises to avoid overcrowding and reduce the potential for conflicts. Drugs Policy: Develop and enforce a clear policy regarding illegal substances, including procedures for handling situations where drug use is suspected. Noise Control: Implement measures to minimize noise from the premises to prevent disturbances in the local community, which can also reduce the risk of complaints and disorderly behaviour outside the venue. Risk Assessments: Conduct regular and thorough risk assessments to identify potential safety hazards within the premises. Address these risks proactively to

Public safety

minimize the chance of accidents or injuries. **Emergency Procedures:** Develop and regularly update emergency procedures, including evacuation plans, in case of fire, accidents, or other emergencies. Ensure that all exits are clearly marked, unobstructed, and known to all staff and patrons. **Staff Training:** Train staff not only in emergency procedures but also in first aid and crowd management. This training helps in ensuring that staff can respond effectively and safely in emergency situations. **Building Compliance:** Ensure the premises comply with fire safety regulations and building codes. This includes proper maintenance of fire extinguishers, fire alarms, and emergency lighting systems. **Crowd Control:** Implement measures to prevent overcrowding by adhering to maximum capacity limits. Use a counting system for entry and exit points to keep track of the number of patrons inside at any given time. **Safety Equipment:** Provide adequate safety equipment, such as non-slip mats, barrier ropes, and handrails where necessary. Regularly inspect the premises for any structural issues that could pose a risk to public safety. **Accessibility:** Ensure that the venue is accessible to people with disabilities, including adequate seating and restroom facilities. This also involves training staff on how to assist patrons with special needs effectively. **Health Regulations:** Adhere to all health and safety regulations, including those related to food and beverage service. This includes regular cleaning and maintenance of the premises to avoid hazards like spills or broken glass. **Monitoring and**

The prevention of public nuisance

Surveillance: CCTV systems are used to monitor areas that are more prone to accidents or emergencies, helping with quick response and evidence collection if needed.

Noise Management: Implement measures to control noise levels, particularly during late hours. This can include soundproofing, limiting the volume of music, and monitoring noise levels regularly. Scheduled "quiet hours" can also be enforced to reduce the impact on nearby residents.

Litter Control: Ensure that there are adequate disposal facilities around the premises and encourage patrons to use them. Regularly clean the area around the premises, especially after closing time, to prevent litter buildup. Engage with cleaning services if necessary.

Traffic and Parking Management: Work with local authorities to manage traffic and parking issues that may arise from patrons arriving and departing the premises. Provide clear signage for parking areas and encourage the use of public transportation or ride-sharing services to minimize traffic congestion.

Light Pollution: Manage outdoor lighting to ensure it is directed away from residential areas and is not overly bright or intrusive.

Use timed lights that reduce in intensity or turn off during late hours.

Odor Control: If your premises involve food preparation, ensure effective ventilation systems are in place to manage odors. Regular maintenance and cleaning of these systems can prevent odors from becoming a nuisance to the surrounding area.

Community Engagement: Maintain open lines of communication with the local

community, including residents and other businesses. This can help in promptly addressing any concerns they may have related to your operations. Establishing a complaints procedure that is easy and accessible can also mitigate issues before they escalate. Crowd Management: Implement strategies to manage patrons as they enter and leave the premises to minimize disturbances such as loud behavior or congregations that might block public pathways. Security Measures: Employ security personnel to monitor behaviour on the premises and nearby areas, particularly at closing times, to ensure patrons leave quietly and do not engage in disruptive behaviour outside the venue. Regulatory Compliance: Ensure compliance with all local regulations regarding public nuisances. This includes adhering to times when certain activities (like trash disposal or deliveries) can be conducted.

The prevention of children from harm

Age Verification Policies: Enforce strict age verification procedures at entry points to prevent underage access to alcohol and other age-restricted activities. Use ID scanners to ensure accuracy and prevent any underage entry. Staff Training: Train all staff in the recognition of ID documents and the signs of distress or harm in children. Additionally, staff should know how to handle situations involving minors, including how to intervene safely and appropriately. Clear Signage: Use clear signage to indicate areas where children are not allowed or where adult supervision is required. This helps in managing access and ensuring that minors are not exposed

to harmful activities. Designated Child-Safe Areas: For venues that permit children, provide designated areas that are safe and suitable for them. These areas should be monitored and equipped with appropriate facilities. Child Protection Policies: Develop and implement a robust child protection policy that includes procedures for reporting and managing concerns about child safety or welfare. Ensure that all staff are familiar with these policies. Collaboration with Authorities: Work closely with local authorities and child protection services to ensure that any incidents involving minors are handled appropriately and that the venue's policies are aligned with local child safety laws and regulations. Event Management: For events that may be attended by children, implement additional measures such as wristbands to differentiate minors from adults, specific times during which children must leave the premises, and adult supervision requirements. Safety and Security Measures: Install CCTV cameras and provide adequate security to monitor and intervene in any potential situations where children could be at risk. Communication with Parents and Guardians: Establish clear communication channels with parents and guardians regarding the policies and measures in place to protect children. This includes information on supervision requirements and the venue's policies on minors. Review and Update Safety Measures Regularly: Regularly review and update safety measures and policies to adapt to new challenges or changes in the operational environment that might affect

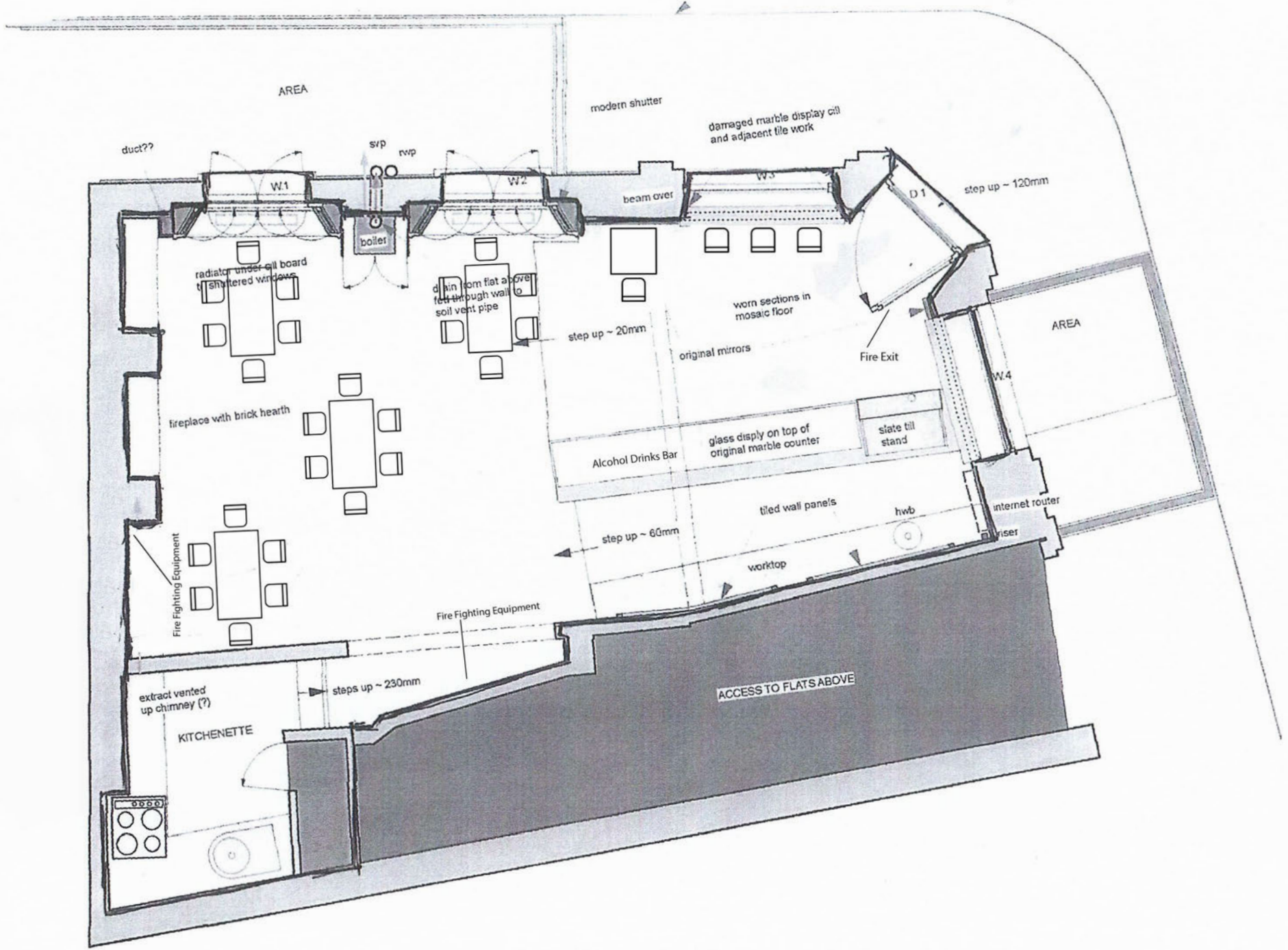
child safety.

About this form

Issued by	Camden Town Hall Judd Street London WC1H 9JE
Contact phone	020 7974 4444
Form reference	Ref. no. 120941

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.



How are you making a representation: As an individual

Grounds of representation:

-prevention of public nuisance

concern re night time noise nuisance

Sue Charteris

Flat 3rd Floor

27 Conway Street

Michael Nemec

41 Warren Street

W1T 6AG

How are you making a representation: As an individual

Grounds of representation:

-prevention of crime and disorder

-prevention of public nuisance

Dear Sir/Madam,

I am writing to formally express my opposition to the alcohol application for Farmer Cafe on 35 Conway Street. As a long term resident of the neighborhood, I have several concerns that I believe warrant serious consideration and should help the council reject this application in its current form due to the clear public nuisance and disorder concerns of the proposed changes.

Farmer Cafe

is a new establishment to the neighborhood that is seeking drastic change to the operational manner in which this previously quiet local premises would be utilised. Crucially the premises seek the transformation of a historically quiet cafe on the discrete residential side of Warren Street into a bar-like establishment that would provide alcohol alongside both music and dancing every day of the week until the time of 10:00pm.

One of the primary concerns is the potential increase in noise levels and disruption to the neighborhood's peace. Bars that typically operate late into the night, and both the associated noise from patrons and music can significantly impact the quality of life for residents, especially those with young children or elderly family members. Increased noise levels can lead to sleep disturbances and stress, negatively affecting the well-being of the community.

Warren Street, which is the major residential street cornering the cafe premises, has through much local action successfully transformed over the last decade to be a quiet residential street through schemes such as the road bollards implementation cutting traffic to the latter end of the street. This application would bring strong noise nuisance from alcohol consuming patrons to both local residents and the nearby community which have clearly pushed for a quieter local neighborhood. New litter and odor impacts are also of principal concern here. Severe littering is unfortunately very common from bar-like ventures with outdoor spaces as well as a likely increase in nearby smokers outside of the venue which would likely have strong negative health impacts to local residents.

Disorder is additionally a key concern. Research and data from similar establishments in other areas indicate a correlation between bars and increased incidents of crime, including public intoxication, vandalism, and disturbances. Our neighborhood has enjoyed a relatively low crime rate, and the introduction of this new bar license could compromise the safety and security that residents currently experience.

While I understand the need for new businesses and social venues, I believe there are more suitable locations for such a bar that would not infringe upon the residential nature of our local neighborhood nor set a precedent to convert our local quiet businesses all into bars in the future.

As such I strongly believe that prioritizing the well-being, safety, and peace of the community

should take precedence over the establishment or repurposing of a new bar in a residential area.

From: [REDACTED]
To: [licensing.inbox](#)
Subject: Re: APP\PREMISES-NEW\120941
Date: 10 June 2024 16:47:11

You don't often get email from [REDACTED]

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Camden,

I have been trying to make a representation online via the website for the application relating to Farmers Cafe on Conway Street. The system for days has not been allowing me to submit but as the deadline is today I am emailing my points:

I am very concerned with the noise already coming from this premises in the early evenings. As it is such a small venue the doors are always open and the excessively loud music they play at the end of their operating hours can be heard in my apartment even with windows closed. If this application is granted I request there is a very strict caveat ensuring noise levels are kept to an absolute minimum, all doors closed to keep noise inside the premises. This is a high density residential area and as such any amendments to licensing must take into account the right for residents to enjoy their homes in peace and quiet. Allowing such a small venue to operate a live music and events space in this residential area, and directly beneath residential apartments must be consistent with allowing current and future residents the ability to enjoy their home environment.

Secondly, the premises has to date demonstrated extremely lax waste disposal processes. They are currently on a daily basis putting their garbage bags on the opposite side of the street, on Warren Street, in front of our apartment building. Old pastries are now a regular feature on the menu for scavenging birds that have been irresponsibly discarded by the Farmers Cafe. As a second caveat a formal waste disposal regime must be implemented as additional refuse created by the premises (in the event the application is granted) cannot be allowed to be fly-tipped in front of our building.

Please do feel free to contact me directly for any further comments,

Regards,

Adrian Jarockyj

Flat 3 41-42 Warren Street, W1T 6AG

[REDACTED]

From: [licensing inbox](#)
To: [Steven Dormer](#)
Subject: FW: Representation for APP\PREMISES-NEW\120941
Date: 10 June 2024 09:51:19

Please see below

Mohammed Rahman
Licensing Support Officer

From: [REDACTED]
Sent: Saturday, June 8, 2024 6:20 PM
To: licensing inbox <licensing@camden.gov.uk>
Subject: Representation for APP\PREMISES-NEW\120941

You don't often get email from [REDACTED]

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

APP\PREMISES-NEW\120941
PREM-LIC\120940
Farmer Cafe
35 Conway Street W1T 6BW

Dear Licensing,

I have tried repeatedly to use the online form to make a representation but a technical fault has prevented me from submitting the online form.

[REDACTED]

I would like to make a representation as an individual on the grounds of:

1. Prevention of crime and disorder
2. Prevention of public nuisance

My representation is as follows:

I object to this application as so many of the commercial units on our street now have

alcohol licenses. The increasing number of licensed hospitality businesses bring ever more noise, anti-social behaviour, rubbish and crime to our neighbourhood whose character has been changed beyond recognition. I have already witnessed the owner of this cafe playing very loud music, doing out of hours construction and putting rubbish outside other properties. The residents of Warren St are being abused by business owners and ignored by Camden council.

I would be grateful if you could acknowledge receipt of my representation.

Yours Sincerely

[Redacted signature]

[Redacted name]

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]

Charlotte Street Association

email: [REDACTED]

Licensing Authority,
London Borough of Camden,
5 Pancras Square,
London N1G 4AG.

9th June 2024

By email to: licensing@camden.gov.uk

Dear Sir/Madam,

**Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW.**

Reference: APP\PREMISES-NEW\120941

I am writing on behalf of the Charlotte Street Association.

The Charlotte Street Association was formed in 1970. Its area of interest is bounded by the Euston Road on the North, Gower Street on the East; Oxford Street on the South, and Wells Street/Cleveland Street on the West.

Conway Street comes within the Association's area of interest.

Among the objectives of the Association are to represent the interests of the residents of the area, with particular regard to its essential character, and scale; and to initiate and publicise positive proposals for the improvement and extension of the area's environment & amenity.

The Association is consulted by both Camden Borough Council and Westminster City Council on planning applications and other matters affecting the area, including licensing matters. It gives evidence in support of its objectives at planning and other inquiries. It took part in the consultation on, and commented upon, the original proposed Statements of Licensing Policy for both Camden and Westminster; and in later years commented on the subsequent Reviews to vary Camden's Statement of Licensing Policy.

The Association was also actively involved in the preparation of the Area Action Plan for Camden's part of Fitzrovia, as well as participating in the public consultation and the Public Examination in 2013. The Fitzrovia Area Action Plan was adopted by Camden Council in March 2014.

For the reasons given below, the Association wishes to strongly object to this application for a New Premises Licence on the grounds of Public Nuisance, because of the likely detrimental affect on the residential amenity of those living nearby.

Continued 2.

Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW - *continued*:

Reference: APP\PREMISES-NEW\120941

PROPOSED NEW PREMISES LICENCE:

There are two Application Forms on Camden's website for this application, one dated 08/05/2024 and the other dated 29/05/2024. They both appear to be the same; and we assume that they are the same.

The proposal is for a New Premises Licence with the following hours:

For Monday to Sunday:

- (a). Supply of Alcohol (ON and OFF the Premises): 8.00am to 10.00pm**
- (b). Recorded Music (Inside and Outside the Premises): 8.00am to 10.00pm and Open to the Public: 8.00am to 10.00pm.**

But **Open to the Public extended to 11.00pm** for Fri, Sat, & Sun for July to October.

The proposal **also includes the further Licensable Activities** on certain days of the week and at certain hours, as follows:

Live Music (Inside & Outside): Wednesday to Sunday: 4.00pm to 10.00pm

Dance (Inside & Outside): Friday, Saturday & Sunday: 5.00pm to 10.00pm

Plays (Inside & Outside): Friday, Saturday & Sunday: 2.00pm to 10.00pm

Films (Inside & Outside): Thursday, Friday, Saturday, Sunday: 4.00pm to 10.00pm

THE MAIN ISSUES: The main issues are as follows:

1. The Premises:

- (a). The Premises are on the corner of Conway Street and Warren Street, with its entrance on the corner; and consist of one relatively small room on the Ground Floor, and a small external area on the corner. The room itself is relatively small, being approximately 8M x 4M in size.
- (b). The Plan drawing of the premises:
The document does not have a Title box, showing that this Plan drawing is for the Farmer Cafe at 35 Conway Street, etc.
Also, there is no Red boundary line, to show the "licensable area".
On the Ground Floor Plan, the two outside areas marked as "Area" are in fact voids, being open areas at the Basement level, outside the Basement flat.
- (c). There is a small "private" forecourt area either side of the entrance.
- (d). We are concerned that there appears to be **no Toilet**.

2. The Residential Context:

The applicant on the Application Form describes the area as "commercial". This is not so. Like much of Fitzrovia, this is a mixed use area with a mixture of retail, cafes/ restaurants and residential.

As we have said above, the premises are on the corner of Conway Street and Warren Street. As can be as seen in our **attached "Map Showing Buildings With Residential"**, there is much residential in Warren Street itself and in the immediate

Continued 3.

Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW - *continued*:

Reference: APP\PREMISES-NEW\120941

2. The Residential Context - continued:

vicinity. Also, there are residential flats both below the premises and above the premises in the same building at No. 35.

Warren Street is one of the most residential streets in Fitzrovia, with a total of some 159 homes; and with a high proportion of flats being social housing/housing association flats, including for families with young children, and for elderly people.

3. The Application:

For such a small space (a room of 8 metres x 4 metres approximately), the application consists of a bewildering number of Licensable Activities, and at different days and different hours.

In addition to applying for the Supply of Alcohol and Record Music (Inside and Outside), the Applicant is also applying for Live Music (Inside and Outside), Dance (Inside and Outside), Plays (Inside and Outside), and Films (Inside and Outside).

There is no indication on the Plan drawing where any of these activities, such as the Live Music and the Dancing will take place, either inside or outside.

In addition, we are not clear what is intended in applying for Plays (Inside and Outside) and Film (Inside and Outside).

On the grounds of Public Nuisance, we wish to object to these various Licensable Activities, especially for such a small space taking place both inside and outside, because they are very likely to cause noise and disturbance, with a detrimental affect of the residential amenity of those living nearby.

Several residents have told us that the Farmer Cafe already has a history of playing loud music, causing disturbance and upset to nearby residents.

4. Bar-type activity:

In the application, the Applicant has described the premises as "Cafe and Bar".

Also, in Camden's Statement of Licensing Policy, Restaurants and Cafes are treated differently from Bars. Camden's Licensing Policy states that:

"... premises are restaurant or cafe if the sale of alcohol is only made to seated customers who are taking a meal on premises. If alcohol is sold to any other person, we will regard the premises as a pub or bar."

The Policy goes on to say that *"... We expect all restaurants to volunteer the condition that alcohol shall only be sold to persons seated and taking table meals at the premises"*.

Because the applicant has not volunteered such a Condition, Camden will regard, in licensing terms, the premises as a Bar.

Thus, we wish to strongly object to the premises being regarded as a bar, and object to there being no "restaurant" condition.

5. The proposed terminal Hours for Supply of Alcohol:

In this application, the proposed terminal hour is the same as the closing time of the premises. Camden expects the terminal hour for Alcohol to be half-an-hour earlier than the Closing time, to allow for drinking-up time.

Thus, we would ask that the terminal hour for the **Supply of Alcohol** is **9.30pm** for all days of the week.

Customers would still be able to drink in the half hour upto closing time, because the actual drinking of alcohol (as opposed to the Supply/Sale of Alcohol is not a licensable activity.

Continued 4.

Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW - *continued*:

Reference: APP\PREMISES-NEW\120941

6. Proposed Supply of Alcohol ON and OFF the Premises:

We wish to strongly object to the proposed OFF-sales of Alcohol, due to the issues of alcohol on drugs on nearby Tottenham Court Road, especially at the Warren Street end.

7. Hours:

(a). We appreciate that the proposed hours are generally within Camden's Framework Hours for licensing. But it needs to be appreciated that No. 35 Conway Street for many years was previously a retail shop, when the hours would generally be daytime hours, and not open in the evenings, and generally not open on Sundays; thus, giving respite and relative quietness to immediate residents.

(b). Re. Applicant's proposed Extended Hours for July to October:

We particularly wish to object to the proposed extended opening hours to 11.00pm for Fridays, Saturdays and Sundays for the four month period of July to October.

8. The Licensing Objectives:

It is disappointing and of great concern that the Applicant does not appear to have put forward actual steps and/or conditions to help support the Licensing Objectives, and especially with regard to the Prevention of Public Nuisance.

9. Conditions:

Although we are opposed to this Application as currently proposed, nonetheless we would ask that consideration is to the following Conditions, which are based on the model Conditions in Camden's Statement of Licensing Policy:

- (a). The supply of alcohol on the premises shall only be to customers seated taking a table meal there, and for consumption by such persons as ancillary to their meal.
- (b). The supply of alcohol and food shall be by waiter and/or waitress service only.
- (c). Smokers from inside will not be allowed to take out to outside their alcoholic drink; and no more than two customers shall be permitted to smoke outside the premises at any one time; and the location for smokers to be agreed.
- (d). Customers smoking on the public highway (public pavements) shall not be permitted to cause obstruction of the highway (pavements) to passers by/members of public.
- (e). Notices shall be prominently displayed stating that this is also a residential area, and asking patrons to respect to be quiet and considerate to neighbours and residents when leaving.
- (f). The door(s) (and any windows) both on the street frontage and at the rear to be kept closed at all times, to prevent noise break-out to residents.

Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW - *continued*:

Reference: APP\PREMISES-NEW\120941

9. Conditions - continued:

(g). External "Private" Forecourt Area:

(1). Stated number of tables and chairs

(2). the terminal hour for the use of Chairs and Tables on the forecourt by customers shall be 8.00pm Monday to Sunday.

(h). Courier collections from the premises for take away meal deliveries to customers:

To avoid noise and disruption to residents, and congestion in the street, for take away food orders that are being collected by delivery companies using couriers, there shall be the following arrangements:

- to encourage the use of cycle couriers (instead of scooters) in order to cut down on noise disturbance
- If scooter courier, the delivery/collection company will only be called when the order has been prepared and is ready for collection;
- Generally, one collection at a time whenever possible;
- Scooter couriers to turn off their engines, and no prolonged hanging around/waiting.

(i). Disposal of rubbish, and **especially noisy disposal of bottles (bottling out)**, outside the premises

- shall not take place between 10.00pm and 9.00am;
- and not before midday on Sundays & Bank/Public Holidays.

(j). Deliveries & Collections:

similarly, that there are no deliveries or collections

- between 8.00pm and 8.00am;
- and not before midday on Sundays and Bank/Public Holidays.

(k). Adopt Camden's "Ask for Angela" initiative:

The premises shall at all times adhere to the three "Women's Safety principles", which are:

- (a). Let's Communicate – Staff need to feel comfortable to speak up and approach colleagues and management about any form of harassment that they may witness or be subjected to themselves and know the processes available to them to express their views and concerns.
- (b). Supporting Each Other – Ensure that you and your staff are aware of the various support campaigns available such as Ask Angela and that these are clearly displayed around your venue.
- (c). Training for All – Staff training on how to report any issues, what to say and do should they witness or be subject to harassment and how to identify harassment and those who may be vulnerable, make them aware of your internal policies.

Re: Licensing Act 2003: Application for a New Premises Licence:
Farmer Cafe, 35 Conway Street, W1T 6BW - *continued*:

Reference: APP\PREMISES-NEW\120941

CUMULATIVE IMPACT:

Camden's Statement of Licensing Policy (para 6.23) states that *"The absence of a cumulative impact policy for an area does not prevent a responsible authority or any other persons making representations on the grounds that the premises may give rise to a negative cumulative impact on the area in question."*

There are some 25 Public Houses within the Camden side of Fitzrovia and a further 20 in Westminster. In addition, there are licensed Restaurants. This is a relatively small area in which there is a long established stable residential community.

Fitzrovia is a case in point, where it is essential to take account of this cumulative negative impact of such extended licensed activities and recognise the detrimental effect this would have on this residential community.

Very many people live in Warren Street and the immediate vicinity, which accords with central Government policy to encourage people to live in central urban areas. Thus, it is very important that the amenity of the residential community here is protected.

Yours sincerely,

Clive Henderson,
Committee Member,
Charlotte Street Association

Copy: CSA Committee

Enclosed: (1). Our Map Showing Residential.
(2). Photographs.

Proposed and Agreed Conditions

1. The sale of alcohol shall only be legitimate whilst the permitted use of the premises for planning purposes remains that of a Cafe / Restaurant.
2. There shall be no vertical drinking in the premises.
3. Police must be called to all incidents of crime and/or serious disorder.
4. The CCTV system shall be maintained in good working order and at all times the premises is open to the public, be fully operational covering both internal and external areas of the premises to which the public have access.
5. The CCTV camera views are not to be obstructed.
6. CCTV recordings must be concurrent with accurate time.
7. The medium on which CCTV images are recorded shall be of evidential quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the Police or Local Authority upon request with 48 hours.
8. At all times when the premises are open for the purposes of licensable activities, a suitably trained member of staff shall be present to assist the Police or an authorised officer of the Licensing Authority in obtaining the CCTV footage.
9. At least one Staff working at the premises at any one time shall be trained in the use of CCTV and a log will be kept to verify this.
10. Signs must be displayed in the customer areas to advise that CCTV is in operation.
11. If the CCTV is inoperative or not installed and working to the satisfaction of the Police, then within 48 hours the Police shall be notified and an estimate given of the repair timescale. The premises shall comply with all reasonable requests from the Police.
12. A Challenge 25 policy will be enforced, where any person reasonably looking under the age of 25 shall be asked to prove their age when attempting to purchase alcohol and signs to this effect will be displayed at the premises. The only acceptable forms of identity will be those with photographic identification documents recognised in the Home Office guidance; including passports, photocard

driving licence or proof of age card bearing the PASS hologram.

13. A sign shall be displayed at the point of sale stating No Proof of Age – No Sale.

14. Staff training records shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service and officers of the Police.

15. The sale of alcohol for consumption off the premises shall be in sealed containers only.

16. Off sales of alcohol are only permitted alongside food orders. Alcohol only sales are not permitted for consumption off the premises.

17. Staff will ensure that regular collection of glass is conducted on the exterior of the premises.

From: [REDACTED]
To: [licensing.inbox](#)
Cc: [REDACTED]
Subject: Application\NEW\120941, Farmer Cafe, 35 Conway Street, W1T 6BW
Date: 14 May 2024 15:30:22
Attachments: [image002.png](#)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

RE: Application\NEW\120941, Farmer Cafe, 35 Conway Street, W1T 6BW

-
Good Afternoon Camden Council,

Police and the Applicant for Farmer Cafe, have come to an agreement with the below conditions and times. Please can the below times / conditions be added to any new licence granted.

Sale of alcohol:

Monday – Saturday: 10:30 -23:00

Sunday: 11:00 – 22:30

Conditions:

1. The sale of alcohol shall only be legitimate whilst the permitted use of the premises for planning purposes remains that of a Cafe / Restaurant.
2. There shall be no vertical drinking in the premises.
3. Police must be called to all incidents of crime and/or serious disorder.
4. The CCTV system shall be maintained in good working order and at all times the premises is open to the public, be fully operational covering both internal and external areas of the premises to which the public have access.
5. The CCTV camera views are not to be obstructed.
6. CCTV recordings must be concurrent with accurate time.
7. The medium on which CCTV images are recorded shall be of evidential quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the Police or Local Authority upon request with 48 hours.
8. At all times when the premises are open for the purposes of licensable activities, a suitably trained member of staff shall be present to assist the Police or an authorised officer of the Licensing Authority in obtaining the CCTV footage.
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purchase alcohol and signs to this effect will be displayed at the premises. The only acceptable forms of identity will be those with photographic identification documents recognised in the Home Office guidance; including passports, photo-card driving licence or proof of age card bearing the PASS hologram.

13. A sign shall be displayed at the point of sale stating No Proof of Age – No Sale.

14. Staff training records shall be available for inspection by authorised officers of the licensing authority, officers of the trading standards service and officers of the Police.

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16. Off sales of alcohol are only permitted alongside food orders. Alcohol only sales are not permitted for consumption off the premises.

17. Staff will ensure that regular collection of glass is conducted on the exterior of the premises.

Many thanks,

PC Rachel Aldis 2184 CN – Camden Licensing Team

[Redacted]



[Redacted]



[Redacted]



CENTRAL NORTH
Policing Camden & Islington

WAVE PROGRAMME
Welfare And Vulnerability Engagement

WAVE **ASK FOR ANGELA**

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Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.
 - (a) **Article 6: Right to a fair trial**
In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
 - (b) **Article 8: Right to respect for private and family life**
Everyone has a right to respect for his or her private life, his home and correspondence.

(c) **Article 1 of the First Protocol: Protection of property**

Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including a licence. No one shall be deprived of his possession except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

(d) **Article 10: Freedom of Expression**

Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers. This Article shall not prevent States from requiring the licensing of broadcasting, television or cinema enterprises.

The exercise of these freedoms since it carries with it duties and responsibilities may be subject to such formalities, conditions, restrictions or penalties as are prescribed by law and are necessary in a democratic society, in the interests of national security, territorial integrity or public safety, for the prevention of disorder or crime, for the protection of health and morals, for the protection of the reputation or rights of others, for preventing the disclosure of information received in confidence, or for maintaining the authority and impartiality of the judiciary.

(e) **Article 14: Prohibition of discrimination**

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

- 1.7 When formulating policy local authorities must have regard to the **Equality Act 2010**. The Act provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including licensing powers. Members of the panel must be mindful of this duty when determining all licensing applications.

The section 149 Public Sector Equality Duty

(1) A public authority must, in the exercise of its functions, have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) tackle prejudice, and
 (b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

1.8 In determining any application, the Council must comply with the public sector equality duty in s.149 of the 2010 Act. This is a duty to have regard to the need to achieve the statutory goals of s.149, rather than to achieve a particular result. The s149 duty sits alongside and does not override statutory requirements in relation to determining licensing applications, including the duty to consider all evidence on its merits and the legislative criteria listed at paragraphs 3 & 4.

1.9 When members have before them representations or other material on issues relevant to s149, even outside the scope of "standard" licensing considerations such material must still be specifically assessed in the context of s149. However, because s149 creates a requirement to "have regard" the fact a matter raised is relevant to s149 will not automatically translate into a reason for refusing an application that would be sustainable in any subsequent appeal, given the legal requirement to determine applications in compliance with licensing legislation.

Section 2: Financial Comments

- 2.1 Following consideration there are no financial implications concerning this application. The Executive Director Corporate Services has been consulted in the preparation of this report and has no further comments to add.