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Application for full variations to a licensed premises - Ref no. 130582

Are you able to return the existing premises licence or club certificate?	Yes
What do you want to vary?	Premises licence : PREM-LIC\3563
Who is making the variation?	The licensee
Correspondence details	
Who should we correspond with in regards to this application?	Premises
What type of variation are you applying for?	Full variation
What is the non-domestic rateable value (NDRV) of the premises?	75000
Will the variations mean the premises is used exclusively or primarily to sell or supply alcohol?	Yes
Will the variations change the expected attendance?	No
When do you want the variations to take effect?	As soon as possible
What changes do you want to make?	<ul style="list-style-type: none">• Amend activities• Amend conditions

Activities on your licence

Application for full variations to a licensed premises - Ref no. 130582

Amended conditions**Amendment type** : Remove**Condition Number** : 15**Amendment type** : Remove**Condition Number** : 26**Amendment type** : Remove**Condition Number** : 28**Amendment type** : Revise**Condition Number** : 46

A minimum of one SIA Licensed door supervisor shall be on duty at the premises at 20:00 every Thursday and Friday nights and whenever the premises open after 23:00

Amendment type : Remove**Condition Number** : 47**Amendment type** : Remove**Condition Number** : 62**Amendment type** : Remove**Condition Number** : 46**Condition description**

At least 40% of persons entering or re-entering the premises shall be searched by a SIA trained member of staff and monitored by the premises cctv

Amendment type : Remove**Condition Number** : 51**Will any of the changes made give rise to**

No

Application for full variations to a licensed premises - Ref no. 130582

concerns in respect of children?

The prevention of crime and disorder	No
Public safety	No
The prevention of public nuisance	No
The prevention of children from harm	No

About this form

Issued by	Camden Town Hall Judd Street London WC1H 9JE
Contact phone	020 7974 4444
Form reference	Ref. no. 130582

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Samina Khan

From: Kevin.Nicholls [REDACTED]
Sent: 16 September 2025 14:54
To: licensing inbox; Samina Khan; gene.hughes [REDACTED]
Subject: Police Representations The Old Grey (former Simmons) 28 Maple Street W1T 6HP VARY/130582

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Good afternoon Licensing at Camden/Samina

Re Application **Police Representations The Old Grey (former Simmons) 28 Maple Street W1T 6HP VARY/130582**

The applicant has made a request to remove the below conditions from the licence. The MPS agree to all but one condition can be removed.

Condition 46: A minimum of one SIA Licensed door supervisor shall be on duty at the premises at 20:00 every Thursday and Friday nights and whenever the premises open after 23:00 has been agreed with the applicant shall remain in place.

Assuming there are no other representations from any other authority please remove these conditions (save for No46) and I can confirm there will be no representations from the MPS.

Thank you and kind regards

Kevin



Police Constable Nicholls 3327CN
Camden Licensing Unit
 Kentish Town Police Station
 12A Holmes Road
 London NW53AE

GSC Code -- Official

From: Gene Hughes <Gene.Hughes [REDACTED]>
Sent: 16 September 2025 14:49
To: Nicholls Kevin - CN-CU <Kevin [REDACTED]>
Subject: Re: Police Representations The Old Grey (former Simmons) 28 Maple Street W1T 6HP VARY/130582

Hi Kevin
 Thanks for your help
 I can confirm I agree with all of the above in the email

Kind regards
Gene

Sent from [Outlook for Android](#)

From: [Kevin.Nicholls](#) [REDACTED] <[Kevin.Nicholls](#) [REDACTED]>
Sent: Tuesday, September 16, 2025 2:44:04 PM
To: Gene Hughes <[Gene](#) [REDACTED]>
Subject: Police Representations The Old Grey (former Simmons) 28 Maple Street W1T 6HP VARY/130582

Dear Gene

Thank you for our telephone call earlier. As discussed please see below list of conditions that you have requested to remove or change.

I have highlighted in green the ones that the MPS agree that you can remove - the condition highlighted in red we have agreed between us to keep.

Can you please reply with a confirmation that you agree and I will email the council to let them know there will be no representations from police and to update the licence accordingly.

Thank you and Kind Regards

Kevin

Changes and removals of conditions on existing licence ----

Remove: 15. Plastic cups shall be provided instead of glass where possible. 26. The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway. 28. There shall be no admittance or re admittance with the exemption of smokers to the premises after 23:30 hrs. 46: A minimum of one SIA Licensed door supervisor shall be on duty at the premises at 20:00 every Thursday and Friday nights and whenever the premises open after 23:00. 47. At least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times whilst it is open for business. 62. No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30. 46. At least 40% of persons entering or re-entering the premises shall be searched by an SIA trained member of staff and monitored by the premises CCTV system. 51. A sound limiting device shall be installed, set and sealed at a level approved by the Council.



Police Constable Nicholls 3327CN
Camden Licensing Unit
 Kentish Town Police Station
 12A Holmes Road
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Samina Khan

From: Peter Agbley
Sent: 28 October 2025 11:39
To: Gene Hughes
Cc: Samina Khan
Subject: RE: The Old Grey Licence Application Ref. 130582

Dear Gene,

Thank you for agreeing to the condition and confirming that the three conditions below will remain on the licence.

I can confirm that my representation is now withdrawn.

Thank you

Peter Agbley
 Licensing Team Leader

From: Gene Hughes <Gene.Hughes@camden.gov.uk>
Sent: 28 October 2025 10:56
To: Peter Agbley
Subject: Re: The Old Grey Licence Application Ref. 130582

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Hi Peter

Seeing as I can't get anyone from EH to reply to advise

I will agree to leave condition 51 in

Ideally I would like it reworded so that it says that I ever put in a independent sound system or PA system then I would have to put in a Limiter.

But as it is we'll leave it in

Regards

Gene

From: Peter Agbley
Sent: 27 October 2025 15:54
To: Gene Hughes
Cc: Gurch Patti; Ashraful Haque; Samina Khan
Subject: RE: The Old Grey Licence Application Ref. 130582

Dear Gene,

I hope this email finds you well.

Further to your email of 6th October, could you please confirm that you agree for Condition 51 to remain on the licence? As soon as I receive your confirmation, I will be happy to withdraw my objection.

Thank you,

Peter Agbley
Licensing Team Leader

From: Peter Agbley
Sent: 17 October 2025 16:51
To: Gene Hughes [REDACTED]
Cc: Gurch Patti [REDACTED]; Ashraful Haque [REDACTED]; Samina Khan [REDACTED]
Subject: RE: The Old Grey Licence Application Ref. 130582

Dear Genie,

Further to the below, we have not yet agreed on Condition 51, which refers to the sound limiter. Could you please confirm if you have contacted the noise team regarding this condition?
 As far as I am aware, there is no agreement on this condition at this time, and I am therefore unable to withdraw my representation. Once I receive confirmation regarding Condition 51, I will be happy to withdraw, unless you prefer to keep this condition in place in its current wording

For ease of reference, the condition is stated below.

- 26. *The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway. – AGREED*
- 62. *No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30. AGREED*
- 51. *A sound limiting device shall be installed, set and sealed at a level approved by the Council. – NOT YET AGREED*

I await to hear from you soon.

Thank you

Peter Agbley
Licensing Team Leader

From: Peter Agbley
Sent: 06 October 2025 16:53
To: Gene Hughes [REDACTED]
Cc: Gurch Patti [REDACTED]
Subject: RE: The Old Grey Licence Application Ref. 130582

Hi Gene,

Thanks for the response. Regarding the condition or comments about the sound limiter, I will need to take advice/response from the Environmental Health Team. I've copied them in on this email.

Kind regards,

Peter Agbley
Licensing Team Leader

Telephone: [REDACTED]

From: Gene Hughes [REDACTED]
Sent: 06 October 2025 15:02
To: Peter Agbley [REDACTED]
Subject: Re: The Old Grey Licence Application Ref. 130582

You don't often get email from gene.hughes@anrom-hughes.com. [Learn why this is important](#)

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Hi Peter

Thanks for your reply.

I understand and am happy to leave those three conditions in.

The only issue I might have is the installation of the sound limiter as my background music is supplied by rented jukeboxes which already have limits set in them. All the speakers are hardwired into the internal amp inside the jukebox.

We have no external music system at all.

What would be the limits anyway

Kind Regards

Gene

From: Peter Agbley [REDACTED]
Sent: 06 October 2025 14:28
To: Gene Hughes [REDACTED]
Subject: RE: The Old Grey Licence Application Ref. 130582

Dear Gene,

As outlined in our representation, it is the Licensing Authority's view that these conditions are essential to maintaining the licensing objectives, particularly the prevention of public nuisance and the promotion of public safety, specifically, conditions 26, 51, and 62 have been identified as critical safeguards in achieving these objectives.

26. *The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.*

51. *A sound limiting device shall be installed, set and sealed at a level approved by the Council.*

62. *No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30.*

Given the importance of these conditions in upholding the licensing objectives, The Licensing Authority strongly recommend that they remain in place to ensure the licensing objectives are upheld.

Thank you

Peter Agbley
Licensing Team Leader

Telephone: [REDACTED]

From: Gene Hughes [REDACTED]

Sent: 03 October 2025 12:40

To: Peter Agbley [REDACTED]

Subject: The Old Grey Licence Application Ref. 130582

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Dear Peter Agbley,

Ref: Licensing Authority– Application 130582

Thank you very much for taking the time to submit your representation regarding our licence variation application. We appreciate your careful consideration of the potential impacts and your commitment to maintaining high standards for the local community.

About The Old Grey

Our venue, *The Old Grey*, takes its name from the historic *Yorkshire Grey*. We want to reassure you that we are not affiliated with previous operators such as Potion or Simmons, and we have no connection to their business model, market, or history.

Our vision is to create a traditional, welcoming bar that serves the local community and nearby professionals—a place that feels part of the neighbourhood, rather than a late-night destination venue. We are proud to be building something new, with a focus on responsible management, community integration, and a more traditional pub experience.

About Gene Hughes

I have 40 year history in hospitality, starting out in Hotel Management. And 30 years in the pub industry. I have won many awards from Camra Incl. West Middlesex Pub of the year and Ealing Pub of the year. I have an ingrained background in Traditional Pubs. I would also like to refer you to Niall Forde from the Islington Licence Authority who worked with me to obtain a 24hr Licence for the old Kings Head in Holloway Road With no objections from the police, and was happy to welcome me back as a premise Licence holder in The Borough when I came back. Ideally i would prefer to start with a clean slate and show that the Old Grey would be an asset to the area and preferably not be tarnished with the bad reputation of the previous occupants

Clarification on Conditions

We understand the reasons behind the conditions currently in place and your concerns about their removal. Our requests are based on how we intend to operate the venue and our belief that they can be adjusted without compromising public safety or creating a nuisance:

- **Condition 15 (Glassware)** – Our aim is to provide a quality drinking experience consistent with a traditional pub. Serving drinks in proper glassware is part of that experience, and we believe this aligns with our intended clientele of professionals and locals.
- **Condition 26 (Queues)** – We do not expect queuing to be an issue. The style of operation does not lend itself to large queues, and with dual entry points (Maple Street and Fitzroy Street) we are confident in avoiding any build-up of patrons.
- **Condition 28 (Re-entry/last entry)** – Unlike previous operators, we are not targeting the late-night, high-volume crowd. Allowing re-entry simply ensures customers feel comfortable, while our operational style and entry layout prevent noise or loitering outside.

- **Condition 46 (Door supervision)** – While we are primarily a “wet-led” venue, we employ trained management and staff and contract with a professional security provider who can supply additional support when needed. This ensures flexibility and responsiveness to busier times.
- **Condition 51 (Sound limiter)** – We take noise concerns very seriously. Our sound systems are positioned thoughtfully, with speakers facing into the venue and away from sensitive boundaries. We are committed to managing sound levels responsibly. As our speakers are connected directly into Jukeboxes which are rented and fitted with an internal limiter set at levels not intrusive to outside the building
- **Condition 62 (Outside drinking)** – The external seating is arranged to encourage a seated, relaxed environment rather than vertical drinking. Barriers define the area, and no drinks may leave the licensed boundary.

Moving Forward

We fully acknowledge the historic issues associated with previous operators and understand the concerns that these raise. However, we are a new business, with a different ethos, management style, and vision. Our focus is on being a responsible neighbour and a positive addition to the area. We would warmly welcome you to visit *The Old Grey* so you can see first-hand how we operate and the atmosphere we are creating.

Thank you again for your representation and for your dedication to safeguarding the community.

Kind regards,
Gene Hughes
The Old Grey

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London Borough of Camden, Town Hall,
Judd Street, London, WC1H 9JE

Premises Licence
London Borough of Camden Licensing Authority

Premises licence number
PREM-LIC\3563

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

The Old Grey
28 Maple Street
London
W1T 6HP

Telephone number 020 7580 6474

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

(f) Recorded Music:	Yes
Late Night Refreshments:	Yes
Retail of Alcohol:	Yes

The times the licence authorises the carrying out of licensable activities

(f) Recorded Music:	
Monday to Saturday	12:00 - 01:00
Sunday	12:00 - 22:30
Late Night Refreshments:	
Monday to Saturday	23:00 - 01:00
Retail of Alcohol:	
Monday to Saturday	12:00 - 01:00
Sunday	12:00 - 22:30

The opening hours of the premises

Monday to Saturday	12:00 - 01:30
Sunday	12:00 - 23:00



Where the licence authorises supplies of alcohol whether these are on and/or off supplies
ON Premises

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Gene Hughes
[REDACTED]
[REDACTED]
[REDACTED]

Registered number of holder, for example company number, charity number (where applicable)
NA

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol
Gene Hughes
[REDACTED]
[REDACTED]
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol
[REDACTED]
[REDACTED]

For Supporting Communities Directorate on behalf of the Licensing Authority



Date Licence Amended: 26/08/2025 - APP\PREMISES-VARYDPS\130587
Date Licence Amended: 22/08/2025 - APP\PREMISES-C-PREM\130551
Date Licence Amended: 06/04/2025 - APP\PREMISES-TRANS\127553
Date Licence Amended: 17/01/2025 - APP\PREMISES-C-LIC\126097
Date Licence Amended: 29/12/2023 - APP\PREMISES-TRANS\117899
Date Licence Amended: 26/06/2023 - APP\PREMISES-VARYDPS\115658
Date Licence Amended: 21/11/2022 - APP\PREMISES-VARYDPS\112631
Date Licence Amended: 25/07/2019 - APP\PREMISES-VARYDPS\097157
Date Licence Amended: 22/03//2018 - APP\PREMISES-LIC-C\088562
Date Licence Amended: 19/11/2014 - APP\PREMISES-VARYDPS\003402
Date Licence Amended: 19/11/2014 - APP\PREMISES-TRANS\001302
Date Licence Amended: 24/05/2014 APP\PREMISES-TRANS\001225
Date Licence Granted: 18/07/2013 APP\PREMISES-NEW\001293



Annex 1 - Mandatory conditions

1. The supply of alcohol is prohibited at a time when there is no designated premises supervisor in respect of the premises.
2. The supply of alcohol is prohibited at a time when the designated premises supervisor does not hold a personal licence or his/her licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.
5. But nothing in subsection (4) requires such a condition to be imposed -
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), or
 - (b) in respect of premises in relation to -
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
6. For the purposes of this section
 - (a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies[and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act)], and
 - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.
7. (1) The responsible person shall take all reasonable steps to 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children

(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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

(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;

(d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on

(i) the outcome of a race, competition or other event or process, or

(ii) the likelihood of anything occurring or not occurring;

(e) 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.

8. The responsible person shall ensure that no alcohol is dispensed 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).
9. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
10. (a) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
(b) 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 a holographic mark.

11. The responsible person shall ensure that:
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - (i) beer or cider: 1/2 pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
 - (b) customers are made aware of the availability of these measures.

12. For the purposes of the condition set out in paragraph 12
 - (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) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

13. Where the permitted price given by Paragraph (b) of 13 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.

14. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 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.

Annex 2 - Conditions consistent with the Operating Schedule

15. Plastic cups shall be provided instead of glass where possible.
16. An Emergency Management Policy shall be implemented.
17. The Licence Holder shall implement and make staff aware of a safe capacity limit and diversion techniques.
18. Delivery and collections to the premises shall take place during normal working hours of 09:00 to 17:00.
19. Signs shall be displayed asking customers to leave the premises quietly.
20. All alcohol shall be kept behind the bar area.

Annex 3 - Conditions attached after hearing by the licensing authority (Hearing date 18/07/2013)

21. No customers of the premises shall be allowed to consume alcohol other than in the area defined by annexe 4 of the Premises Licence.
22. The Licence holder shall not permit customers to take open containers onto the public highway.
23. The Licence holder or duty manager shall ensure there are staff supervising patrons outside the venue and intervene to prevent nuisance activity or obstruction of the highway. Staff/Security shall remain outside the venue to ensure efficient dispersal from the venue and to intervene on nuisance matters.
24. The Premises shall operate a Dispersal Policy and all staff shall be trained in its implementation, the Dispersal Policy shall need to be agreed with the Licensing Authority.
25. During the close and dispersal at the end of the evening, SIA staff to actively disperse customers from the area outside of the venue. SIA to remain on duty until the customers from the venue have dispersed.



26. The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.
27. There shall be a personal Licence holder on duty on the premise at all times when the premises are authorised to sell alcohol.
28. There shall be no admittance or re admittance with the exemption of smokers to the premises after 23:30 hrs.
29. Staff / Security shall supervise any windows and doors to ensure they are closed during regulated activity and that nuisance does not arise during the immediate access and egress from the venue. Self closers shall be fitted to assist closure of the doors.
30. A direct telephone number for the manager at the premises shall be publicly available and displayed to residents and businesses in the vicinity.
31. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:-
 - a. All crimes reported to the venue
 - b. All ejections of patrons
 - c. Any complaints received
 - d. Any incidents of disorder
 - e. All Seizures of drugs or offensive weapons
 - f. Any faults in the CCTV system or searching equipment or scanning equipment
 - g. Any refusal of the sale of alcohol
 - h. Any visit by a relevant authority or emergency service.
32. The Police shall be called to all incidents of violence and/or disorder where patrons are involved and a log shall be kept of the CAD reference numbers associated to the call by the venue management. This log shall be retained for 3 years and made available for inspection immediately on request from the Police or Licensing Authority.
33. Staff refusing the sale of alcohol to persons who appear to be intoxicated shall explain the refusal to the customer. Any such refusals shall be documented in the venues incident log, kept for three (3) years and made available to the Police or Council officials upon request.
34. Staff shall be trained in recognising the signs of drunkenness and drugs misuse. This training shall be documented and made available to the Police and Council Officials upon request. This training shall be refreshed every 6 months for all staff.
35. A comprehensive staff training programme shall be put together which shall cover the Licensing Act 2003: fire evacuation procedures: and Critical Incident



best-practice. This training shall be clearly documented and any training for future staff shall also be organised at the appropriate time. Details of training shall be made available for inspection by Police or other responsible authority, upon request.

36. The premises shall install and maintain a comprehensive digital CCTV system. All entry and exit points shall 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 an authorised officer throughout the preceding 31 day period. The CCTV system shall be updated and maintained according to Police recommendations.
37. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show a Police or authorised Council Officer recent data or footage and provide Police and or, Council Officers with a copy of the recording with absolute minimum of delay when requested.
38. Signs shall be displayed in the customer areas to advise that CCTV is in operation.
39. The venue shall operate a "Challenge 21" policy. Evidence of age shall be a passport, photographic driving licence. Or Proof of Age card carrying a "PASS" logo: and shall include a photograph of the customer.
40. A suitably worded sign of sufficient size and clarity shall be displayed at the point of entry to the premises and in a suitable location at any points of sale, advising customers that they shall be asked to produce evidence of their age.
41. Notices shall be displayed throughout the premises at all times it remains open for licensable activities.
42. Staff shall monitor the patrons using any smoking area and ensure that they remain with the curtilage of the premises at all times.
43. Provision shall be made for smokers litter and for the regular removal of all waste outside the venue during opening and at the close of business.
44. All flat surfaces in toilet cubicles, including any toilet roll holder ellipses, are to be "designed out" in order to prevent drugs misuse. These designs alterations are to be carried out to the satisfaction of Camden Police Licensing.
45. The Premises (Premises Licence Holder/DPS/Tenant) shall directly employ Security Industry Authority (SIA) registered security personnel from a registered security company. SIA staff not registered with a security company



shall not be used. External promoters shall not be permitted to use security personnel in contravention on the above requirement.

46. A minimum of 2 SIA licensed door supervisors shall be on duty at the premises after 20:00 every Thursday and Friday nights and every Saturday night when there is a pre booked private party. At least one SIA Officer shall be female. This shall be reviewed by the DPS and be increased should a risk be identified.
47. At least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times whilst it is open for business.
48. A register of security personnel employed on the premises shall be maintained in a legible format and made available to Police upon reasonable request. The register shall be completed by the DPS/duty manager/nominated staff member at the commencement of work by each member of security staff and details recorded should include; full name, SIA badge number, contact details and time of commencement of duties. The security operative shall then sign their name against these details. A colour copy of SIA badges shall be held by the management.
46. At least 40% of persons entering or re-entering the premises shall be searched by an SIA trained member of staff and monitored by the premises CCTV system.
49. The venue shall have a documented policy and procedures put in place to securely store any of the following items and must contact the Police to arrange collection:
 - a. Any drugs found on customers or within the venue.
 - b. Any weapons found on customers or within the venue.
50. The premises shall prominently display signage at all entrances informing customers:
 - a. All persons entering these premises are liable to be searched. Agreement to search is a condition of entry. If persons do not give consent, entry shall be refused. Police may be called if drugs or weapons are found.
 - b. CCTV is in operation throughout these premises and is made available to the Police.
 - c. Any person found carrying weapons or illegal drugs shall be permanently excluded and the Police shall be informed.
 - d. Management reserve the right to refuse entry.
51. A sound limiting device shall be installed, set and sealed at a level approved by the Council.



52. Only the Premises Licence Holder and the Designated Premises Supervisor shall have access to the sound limiting device.
53. The sound limiting device shall be used whenever relevant regulated entertainment is taking place.
54. Sound emanating from regulated entertainment shall not be audible a metre from the façade or within any noise sensitive premises so as to give rise to a nuisance.
55. After 22:00 hours all patrons, wishing to smoke shall use the smoking area which shall be positioned to the external south façade of the venue on Maple Street.
56. All waste disposal activities including bottle disposal shall not give rise to nuisance and collections shall be made between 8am and 6pm Monday to Saturday.
57. Before 2300 hours, the noise climate of the surrounding area shall be protected such that the A- weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured one metre from any façade from any noise sensitive premises over any five minute period with entertainment taking place, shall not increase by more than 5cB as compared to the same measure, from the same position, and over a comparable period , with no entertainment taking place: and the unweighted equivalent noise level (Leq) in the 63 Hz Octave band, measured using "fast " time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over and five minute period with entertainment taking place, should show no increase as compared to the same measure, from the same location(s) and over a comparable period, with no entertainment taking place.
58. After 2300 hours, the noise climate of the surrounding area shall be protected such that the A weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured one metre from any façade of any noise sensitive premises over any five minute period with entertainment taking place shall not increase by more than 3db as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place: and the unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any five minute period with entertainment taking place, should show no increase as compared to the same measure, from the same location(s) and over a comparable period, with no entertainment taking place.
59. All licensable activities shall cease 30 minutes prior to the terminal hour of the premises.
60. All external loud speakers shall be removed.



61. Suitable and adequate air conditioning ventilation shall be provided to the public areas.
62. No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30.
63. External Tables and Chairs shall be removed at 22:30.
64. After 22:30 no more than 12 smokers shall be allowed outside without alcohol.
65. Rubbish including bottles for disposal shall be kept overnight until 8am excluding Sundays.

Annex 4 - Plans



London Borough of Camden, Town Hall,
Judd Street, London, WC1H 9JE

Premises Licence Summary
London Borough of Camden Licensing Authority

Premises licence number
PREM-LIC\3563

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

The Old Grey
28 Maple Street
London
W1T 6HP

Telephone number 020 7580 6474

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

(f) Recorded Music:	Yes
Late Night Refreshments:	Yes
Retail of Alcohol:	Yes

The times the licence authorises the carrying out of licensable activities

(f) Recorded Music:	
Monday to Saturday	12:00 - 01:00
Sunday	12:00 - 22:30
Late Night Refreshments:	
Monday to Saturday	23:00 - 01:00
Retail of Alcohol:	
Monday to Saturday	12:00 - 01:00
Sunday	12:00 - 22:30

**The opening hours of the premises**

Monday to Saturday	12:00 - 01:30
Sunday	12:00 - 23:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

ON Premises

Part 2**Name, (registered) address of holder of premises licence**

Gene Hughes

Registered number of holder, for example company number, charity number (where applicable)

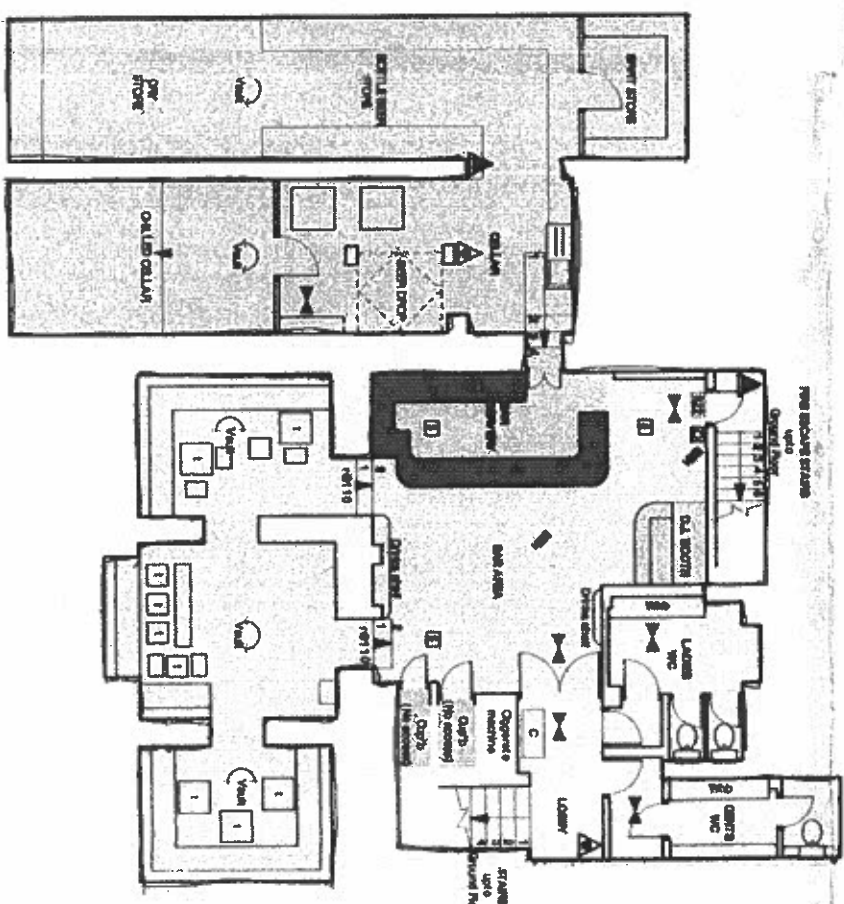
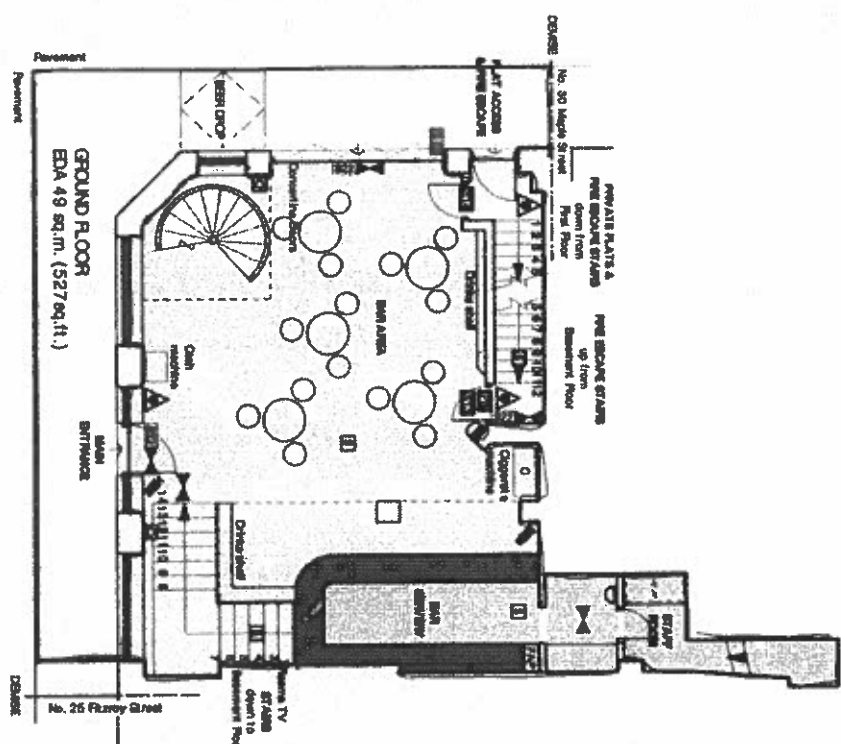
NA

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Gene Hughes

State whether access to take premises by children is restricted or prohibited

Under 18's shall only be permitted on the premises up until 19:00 and only when accompanied by an adult.



Consumption of alcohol and licensable activities take place anywhere within the red line.
The position of any loose furniture is shown for diagrammatic purposes only.
The location of fire equipment is shown on the date heretofore may be moved with the consent of the Fire Officer.

[illegible][illegible]

<p>NOTES: This drawing is to be issued from this drawing. All construction shall conform to the City of Los Angeles Building Department and all other applicable codes. The owner must be notified of any discrepancies in writing.</p>			
<p>CLIENT:</p>			
<p>PROJECT:</p>			
<p>POTON</p>			
<p>AT DESIGN</p>			
<p>1000 W. 10th St. Los Angeles, CA 90015 Tel: (213) 475-1000 Fax: (213) 475-1001 www.atdesign.com</p>			
<p>PRODUCT:</p>			
<p>POTON</p>			
<p>28 MAPLE STREET</p>			
<p>W1T 6HP</p>			
<p>DRAWING TITLE:</p>			
<p>LICENSING LAYOUTS</p>			
<p>DRAWING:</p>			
<p>DATE:</p>			
<p>SCALE:</p>			
<p>1:100</p>			
<p>DRAWING NO.:</p>			
<p>F001</p>			
<p>05/02/05</p>			

From: [Lee Perella](#)
To: [licensing inbox](#); [Licensing Representation](#)
Subject: EH REPRESENTATION 130582 Major Variation 28 Maple Street
Date: 18 September 2025 20:12:01
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

Dear Licensing

ENVIRONMENTAL HEALTH REPRESENTATION
PREVENTION OF PUBLIC NUISANCE

1. Application Reference: 130582
2. Premises Name: Simmons
3. Premises address: 28Maple Street, London, Greater London,W1T 6HP

Variation application to remove or revise conditions on the licence.

-
-

The applicant as not explained why these changes are required or how they will maintain expected standards with the removal / revision of conditions.

Remove condition 15

Police/ licensing to comment. There are improved receptacles available nowadays which are not glass.

Remove Condition 26.

The keeping of an orderly queue is likely to be helpful in the management of the premises and prevent public nuisance.

Recommend condition remains on licence.

Remove Condition 28.

In effect a last entry time condition at 23.30hrs. Premises activities till 1am and open till 01.30am. The condition does prevent the venue becoming a late night destination venue for inebriated persons from other venues and possible groups waiting outside to enter the

premises. Noting comments on past history, the noisy behaviour of patrons outside causing disturbance to neighbours i.e persons standing outside.

Recommend condition remains on licence.

Revise condition 46.

Police to comment.

Drinks led bar may need 2 SIA to be effective in its security and customer numbers. 1 SIA is likely to be on the door at anyone time allowing a roving security to assist the premises especially in busy periods.

Remove condition 47.

Police to comment.

Remove Condition 46

NB condition 46 listed twice on this licence – may have been linked to the other condition 46 above. Police to comment on searches.

Remove condition 51.

Sound limiting device is a practical solution to mitigating entertainment noise. Installed correctly it is certainly best practice for a venue to uphold the licensing objectives. I'm aware that a sound limiting device in this venue did help with previous complaints being made about the loud music issues. It is also noted that there are adjacent/ close proximity noise sensitive premises to this venue that particularly benefit.

The applicant having read their licence would also note that condition 52 and 53 references sound limiting device but is not part of this variation request.

Recommend condition 51 remains on the licence or is reworded to the same effect.

Remove condition 62.

There is a risk of public nuisance from noise when patrons are permitted to gather in numbers and drink outside. Vertical drinking enables more persons to occupy the streetscape. There is also a risk of obstruction to other street users if large groups outside are not monitored by limited staff at venues.

The condition restricts vertical drinking and numbers of persons outside. The record history

shows complaint when patrons are standing outside the premise for hours in the past. It is not clear what the current seating permits the operator currently in terms of numbers outside.

Recommend condition 62 remains on the licence.

PREMISES HISTORY

The premises does not have a recent record of complaint. This could be due to the current conditions on the licence and compliance.

There is reference to a music complaint in 2024 but issues seem to be from 2022 and before.

Issues raised; lack of music level controls, loud music, loitering outside, persons standing and drinking in the street and associated disturbance.

The applicant business premises was known as trading as Potion and then Simmons. Under both trading names there have been issues with loud music in the past and various residents bringing complaint in the surrounding residences. I have had recent undertakings with another Simmons location and a sound limiter was installed to prevent Public Nuisance and disturbance from the trading activities.

CONCLUSION

There is history of complaint in relation to loud music and patrons on the street giving rise to disturbance to local residents.

I recommend the conditions remain on the licence as stated. Some of the matters I believe will be better answered by the Police and Licensing.

The applicant has not stated how the removal or revision of the conditions will improve the premises or promote the licensing objectives.

Regards

Lee Perella
Noise and Pollution Officer

Public Safety
Investment, Place and Opportunity
London Borough of Camden

Web: camden.gov.uk

5 Pancras Square
London N1C 4AG



Please consider the environment before printing this email.

Charlotte Street Association

email: [REDACTED]

Licensing Team,
London Borough of Camden,
Town Hall Extension,
Argyle Street,
London WC1H 8EQ.

22nd September 2025

Sent by email to: licensing@camden.gov.uk

Dear Sir/Madam,

**Re: Licensing Act 2003: Application for New Premises Licence:
THE OLD GREY (previously Simmons), 28 Maple Street, London W1T 6HD**

Reference: APP\PREMISES-VARY\130582

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.

Maple Street (and Fitzroy 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 and 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 has been actively involved in the preparation of the recent Area Action Plan for Camden's part of Fitzrovia, for which the Public Examination is about to take place.

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

Continued 2.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

PROPOSAL TO VARY THE PREMISES LICENCE:

- (a). This application is **to Amend several of the Conditions in the existing Premises Licence**.
- (b). The applicant also says on the Form that they wish to **“Amend activities”**, but does not show which activities - we would be grateful for clarification.

PROPOSAL TO VARY THE EXISTING CONDITIONS:

The proposal is to amend several of the Conditions either:

- (a). by omitting some of the existing Conditions; or
- (b). by amending the wording of some of the Conditions.

Recent name change to “The Old Grey”:

Until recently, the premises was Simmons - a cocktail bar on three floors. We understand that the chain of Simmons bars has recently gone into administration. On the internet, it indicates that the Simmons company and The Old Grey company are related.

The Simmons cocktail bar was a lively, noisy venue on three floors, including music and dancing. These activities included DJ-ing, and dancing to DJ-ing and to Bands, which generated much noise disturbance to nearby residents throughout the week.

The premises are relatively large, with three floors for licensable activities, including bars. In addition, there are two extensive External “private” forecourt areas with tables and chairs. Thus, the premises has a **large capacity**.

Furthermore, on the **Maple Street elevation much of the Ground Floor frontage did have sliding-folding doors**, which were left opened to after midnight, with music blaring out into the street. At present, the Ground Floor elevations/facades are boarded up.

We would be grateful for clarification if the **elevations/facades** are to remain as previous/existing, or if there are going to be changes.

We are not clear if The Old Grey will be a similar venue, or a more traditional pub – we would be grateful for clarification.

The Premises and the Residential context:

In order to consider the proposed amendments to the existing Conditions, it is important to appreciate the residential context.

The Premises:

- (a). The licensed premises are located on the corner of Maple Street and Fitzroy Street; and is south of Fitzroy Square.
The building is a five storey building, The licensed premises consists of three floors at Ground Floor, Basement and First Floor. All three Floors have extensive bar areas.
There are residential flats above on the upper floors.

- (b). Both frontages have **external “private” forecourt areas**, both of which have tables and chairs.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

Residential context:

- (a). As will be seen from our enclosed "**Map Showing Buildings With Residential**", there is much residential in the immediate vicinity. This includes residential next door (on the shared party wall) in Fitzrovia Street; and residential in the same terrace in Maple Street; as well as residential flats opposite in Maple Street. There are also residential flats in the upper floors above the venue at No. 28.
- (b). Over the years, the immediate local residents have experience serious noise nuisance from this venue as Simmons.
- (c). The side streets in this immediate area, south of Fitzrovia Square, are relatively quiet in the evenings and at weekends and Public/Bank Holidays; and thus ideal for the existing residential in this part of Fitzrovia.

PROPOSAL TO VARY EXISTING CONDITIONS:

The proposal is to amend several of the existing Conditions:

- (a). by **omitting/removing** seven of the Conditions; and
- (b). by **amending/revising the wording** of one of the Conditions.

Many, if not most, of the existing Conditions are to help protect the residential amenity of those living nearby. As can be seen from our description above (and our attached Map), there is much residential in the immediate vicinity of these premises. Thus, we are very concerned at this proposal to omit and/or amend several of the existing Conditions.

We set out below the Applicant's proposed variations to the existing Conditions; together with our representations:

Condition number 15:

states:

"Plastic cups shall be provided instead of glass where possible."

- Applicant's proposal: **to Remove.**
- Our representation:
We wish to object to the proposed removal of this Condition, especially for the outside areas, in order to ensure, in terms of safety, that there is not broken glass.

Condition number 26:

states:

"The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway."

- Applicant's proposal: **to Remove.**
- Our representation:
We wish to strongly object to the proposed removal of this Condition, because there are residential houses/flats in Fitzroy Street and Maple Street, respectively, which adjoin the premises. It is important that any queues are orderly and well managed.

Continued 4.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

Condition number 28:

states:

"There shall be no admittance or re-admittance with the exemption of smokers to the premises after 23:30 hrs."

- Applicant's proposal: **to Remove.**

- Our representation:

We wish to strongly object to the proposed removal of this Condition. The premises are open until 1.30am Monday to Saturday; thus further customers are likely to be attracted to the venue after other venues have closed at an earlier hour; and thus to prevent a concentration in the number of customers in the later hours.

Condition number 46:

states:

"A minimum of 2 SIA licensed door supervisors shall be on duty at the premises after 20:00 every Thursday and Friday nights and every Saturday night when there is a pre-booked private party. At least one SIA Officer shall be female. This shall be reviewed by the DPS and be increased should a risk be identified."

- Applicant's proposal: **to Revise, as follows:**

"A Minimum of one SIA Licensed door supervisor shall be on duty at the premises at 20:00 every Thursday and Friday nights and whenever the premises open after 23:00."

- Our representation:

We wish to object to the proposed revision of this Condition. There is good reason for the requirement of having a minimum of 2 SIA door supervisors, in order to ensure the good and orderly management of this venue, which is often very busy and lively.

Condition number 47:

states:

"At least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times whilst it is open for business."

- Applicant's proposal: **to Remove.**

- Our representation:

We wish to object to the proposed removal of this Condition. As in our comment above for Condition 46, There is good reason for this requirement, in order to ensure the good and orderly management of this venue, which is often very busy and lively.

Condition number 62:

states:

"No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30"

- Applicant's proposal: **to Remove.**

- Our representation:

We wish to strongly object to the proposed removal of this Condition. This Condition helps to control the numbers of customers outside; and thus help to protect the residential amenity of those living close by.

Continued 5.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

Condition number 46 (again):

Note: The Applicant has already shown Condition **No. 46** above, but (as in the existing Premises Licence), two **different** Conditions have been Numbered as 46.

This “second” No. 46 Condition occurs on the Licence between Condition No. 48 and Condition No. 49.

states:

“At least 40% of persons entering or re-entering the premises shall be searched by an SIA trained member of staff and monitored by the premises CCTV system.”

- Applicant's proposal: **to Remove.**

- Our representation:

We wish to object to the proposed removal of this Condition. We do not understand the reason for its removal; we would be grateful for clarification. We assume that this Condition helps to ensure order and reasonable behaviour by customers.

Condition number 51:

states:

“A sound limiting device shall be installed, set and sealed at a level approved by the Council.”

- Applicant's proposal: **to Remove.**

- Our representation:

We wish to strongly object to the proposed removal of this Condition. A sound limiting device helps to keep the noise level of music to reasonable levels for the immediate residential neighbours next door, both in Fitzroy Street and in Maple Street.

**OUR SUGGESTED ADDITIONAL CONDITIONS;
and AMENDING OTHER EXISTING CONDITIONS:**

1. Our suggested new additional Conditions:

We would like to ask that consideration is given to **adding the following new Conditions**:

- (a). Compliance with Women's Safety Policy:

“The premises licence holder shall promote and comply with the principles set out in the Women’s Night Safety Charter and Woman’s Safety Principles set out in the London Borough of Camden’s Statement of Licensing Policy.”

- (b). Drink spiking prevention:

We do not have appropriate wording to hand, but we think it is important to have such a Condition.

- (c). Control of customers outside:

- (1). There needs to be a stated policy to ensure that the public pavement is kept clear at all times.
- (2). There needs to be a policy to disperse customers from outside the premises at closing time; (i.e. not hanging around and continuing to chat on the pavement).

Continued 6.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

(d). The two External "Private" Forecourt Areas:

Maple Street frontage; and Fitzroy Street frontage:

- (1). The numbers of tables and chairs for each forecourt needs to be clarified.

The maximum number should be limited for each Forecourt; with customers only seated and without any additional customers standing.

- (2). The terminal hour for the use of the external tables/chairs should be 9.00pm.

(e). Sliding/Folding doors:

- (1). The sliding/folding doors on the Maple Street frontage to be closed at 9.00pm each day.

- (2). The door on the Fitzroy Street frontage to be kept closed at all times, to prevent noise break-out.

(f). Windows:

All windows to be kept closed at all times, to prevent noise break-out.

2. Our suggested revisions to Existing Conditions:

We would also like to ask that consideration is given to **revising the following Existing Conditions**:

(a). **Existing Condition No. 63:** states:

"External Tables and Chairs shall be removed at 22:30."

We would like to suggest the following **revised wording**:

"External Tables and Chairs shall be removed at 21:00 Monday to Sunday."

I myself live in another street, where customers are brought in at 21:00 (9.00pm) from the external areas of the local pub - from our experience, this makes much difference in terms of the residential amenity, and quietness for the immediate residents.

(b). **Existing Condition No. 64:** states:

"After 22:30 no more than 12 smokers shall be allowed outside without alcohol."

We are not clear how many smokers are allowed to come out (from inside) at any one time during the time when the premises are open.

Thus, we would like to consider **revised wording**, in order to clarify the situation and this Condition. We would also like to query the number of smokes at any one time, and ask for a lesser number.

CUMULATIVE IMPACT:

There are some 25 Public Houses within the Camden side of Fitzrovia and a further 20 in Westminster. In addition, there are many licensed Restaurants and other premises.

Fitzrovia is a relatively small area in which there is a stable residential community.

Camden's Statement of Licensing Policy states that:

"The absence of a special policy for an area does not prevent any responsible authority or interested party making representations on the grounds that the premises will give rise to negative cumulative impact on the area in question."

Continued 7.

Re: Licensing Act 2003: Application for New Premises Licence:

THE OLD GREY (prev. Simmons), 28 Maple Street, London W1T 6HD - *continued*:

Reference: APP\PREMISES-VARY\130582

CUMULATIVE IMPACT - *continued*:

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.

Many people live in 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.

For all the above reasons, we urge that this Variation application is not granted.

Yours sincerely,

Clive Henderson,

On behalf of Charlotte Street Association.

Copy: CSA Committee members.

Enclosed: (1). Map Showing Buildings With Residential.

(2). Photographs of the venue, showing the residential context.

Samina Khan

From: Alexandra McDonnell-Kožuh [REDACTED]
Sent: 21 September 2025 22:13
To: Licensing Representation; licensing inbox
Cc: [REDACTED]
Subject: Fwd: Neighbour Objection to Major Variation – The Old Grey, 28 Maple Street (Ref. 130582)

Follow Up Flag: Follow up
Flag Status: Completed

[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.

++
 Colin Wright
 [REDACTED]

 We, the undersigned residents of Fitzroy Street and Maple Street, object to the proposed major variation to the premises licence for The Old Grey, 28 Maple Street, on the grounds of **public nuisance, public safety, and prevention of crime and disorder** under the Licensing Act 2003.

We live immediately adjacent to, or very close to, the premises. Our objections are based on the Public Nuisance and Public Safety concerns. With **direct impact on residents from noise, late-night disturbance, and litter**.

Key Concerns

1. Condition 51 – Sound Limiting Device

- The licence currently requires a sound limiter to control amplified music.
- Its removal would allow music to exceed safe levels, directly disturbing our homes.
- This is a **serious public nuisance**, especially as some of us have bedrooms adjacent to the premises.

Licence (excerpt): “A sound limiting device shall be installed, set and sealed at a level approved by the Council.”

Effect: A tamper-proof limiter fixed at an agreed level prevents musical/amplified sound being turned up beyond the agreed level. Conditions 52–54 further limit access to the device and require use.

Variation: The applicant lists **Condition 51** for **removal**.

Public nuisance impact: Removing the sound limiter would allow the premises to play music without a sealed device preventing excessive levels. Even if the licence retains numerical noise limits (see 57/58 below), without a sealed limiter there is no simple physical measure to keep music within those limits. As many of our bedrooms are directly adjacent to the venue, removal of the limiter would likely cause **significant and repeated intrusion of amplified music into our living and sleeping spaces** — a serious and direct public nuisance.

2. Noise Limits (Conditions 57 & 58)

- Objective noise limits (+5dB before 23:00, +3dB after 23:00) exist to protect residents.

Current:

- **Licence (excerpt – before 23:00):** “Before 2300 hours ... LAeq ... shall not increase by more than 5dB ...”
- Licence (excerpt – after 23:00):** “After 2300 hours ... LAeq ... shall not increase by more than 3db ...”
- Effect:** These are objective tests ($\pm 5\text{dB}$ / $\pm 3\text{dB}$) used to determine whether entertainment causes a noise nuisance.

Variation: 57/58 are **not** explicitly listed for removal in the variation form, but **removing the sound limiter (51)** makes compliance and enforcement of 57/58 far more difficult in practice.

3. Door Supervision (Conditions 46 & 47)

Current:

- **Licence (first “46” excerpt):** “A minimum of 2 SIA licensed door supervisors shall be on duty ...”
- **Licence (second “46” excerpt):** “At least 40% of persons entering or re-entering the premises shall be searched ...”
- **Licence (47 excerpt):** “At least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times

Variation:

- The application proposes to **revise Condition 46** to a reduced SIA presence and only have SIA presence late on Thursday/Friday nights (proposed new wording: “*A minimum of one SIA Licensed door supervisor shall be on duty at 20:00 every Thursday and Friday nights and whenever the premises open after 23:00.*”), and to completely **remove Condition 47** which requires a bouncer to be on at all times that the business is in operation.
- The application also removes the clause where 40% of patrons will be searched - an essential clause to prevent alcohol and/or weapons being brought onto the premises.

Public nuisance / crime impact: Reducing or removing door supervision, and removing the searching requirement, will lead to less control over who enters/leaves and more unsupervised groups outside the premises. This directly increases late-night noise, loitering and the likelihood of intimidation/anti-social incidents — both changes materially increase the risk of **public nuisance** as well as **crime and disorder**.

4. Queue Management and Late Re-admittance (Conditions 26 & 28)

- Removal will lead to disorderly queues, extended late-night circulation of patrons, and noise disturbance.

Current:

Licence (excerpt): “The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly...”

Effect: Queues must be supervised so as not to obstruct the highway or cause nuisance.

Variation: Condition 26 is listed for **removal**.

Public nuisance impact: Without regulated queue supervision people will gather and shout, smoke, and drop litter outside our homes. This is already happening intermittently and removal will make it routine. Similarly, this increases the likelihood of intimidation/anti-social incidents to local residents.

5. External Area / Smoking / Furniture (Conditions 62–64)

- Allowing patrons to remain outside late will generate additional noise and litter.

Current:

Licence (excerpt): “No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30.”; “External Tables and Chairs shall be removed at 22:30.”; “After 22:30 no more than 12 smokers shall be allowed outside without alcohol.”

Paraphrase: These limit time customers can be outside, cap numbers of smokers, and require furniture removal to reduce late-night noise and littering.

Variation: Condition 62 is listed for **removal**.

Public nuisance impact: Removing external controls will extend late-night groups outside our windows, increasing noise and litter.

6. Plastic Cup Requirement (Condition 15)

- Removal increases the risk of broken glass and litter outside our homes.

Current:

Licence (excerpt): "Plastic cups shall be provided instead of glass where possible."

Effect / why it matters: This reduces the risk of broken glass and dangerous litter — a direct Public safety and Public nuisance issue.

Variation: The applicant lists Condition 15 for **removal**.

Public nuisance impact: Removing this condition increases risk of broken glass and litter falling onto our properties and the street in front of our homes— a clear public nuisance and a public safety hazard.

Request

We respectfully request that the Licensing Authority **refuse the variation application**, or at a minimum **retain all existing conditions**, to protect residents from serious and ongoing public nuisance and maintain public safety as well as protecting them from crime and disorder.

Neighbour Signatures

(In interest of privacy I've removed home addresses from this email but all are recorded as residents of Fitzroy Street/Maple Street)

21st Sept

Alexandra McDonnell Kozuh [REDACTED]

Matic McDonnell Kozuh
[REDACTED]

Yihan Li. [REDACTED]

Wen Zuo. [REDACTED]

Sara Fenby
[REDACTED]

Jamie Di spirits
[REDACTED]

Eliza Pham
[REDACTED]

Luca Maia
[REDACTED]



Representation	
Premises name	The Old Grey
Application reference number	APP\PREMISES-VARY\130582
Last date for representation	23/09/2025

Making a representation as

As an individual

Your details

First name

Alexandra

Last name

McDonnell Kozuh

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 1st 2nd And 3rd Floor
25 Fitzroy Street
London
W1T 6DR

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

Alexandra McDonnell Kozuh 25 Fitzroy Street Fitzrovia London W1T 6DR 21/09/25 Licensing Department London Borough of Camden Town Hall Judd Street London WC1H 9JE Re: Objection to Major Variation Application – Simmons, 28 Maple Street (Ref. 130582) Dear Sir/Madam, I am writing as the immediate next-door neighbour to Simmons on Maple Street. My bedroom wall directly adjoins the premises, and I

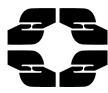
already experience significant disturbance from noise, litter, and late-night behaviour. I strongly object to the proposed major variation of the premises licence (Ref. 130582) on the grounds of the Licensing Act 2003 objective of preventing public nuisance, as well as concerns relating to crime and disorder. The applicant proposes to remove or amend several conditions that currently protect local residents. Each of these is essential to prevent nuisance, and their removal would materially worsen the impact on neighbouring homes. Below I set out the relevant conditions, their purpose, the proposed change, and the expected impact.

1) Condition 15 – Plastic cups
Licence excerpt: “Plastic cups shall be provided instead of glass where possible.”
Purpose: Reduces risk of broken glass and dangerous litter. Variation: Listed for removal. Impact: Removing this condition will increase the risk of broken glass and litter being left outside my home, which has already occurred on my doorstep. This is a clear public nuisance and public safety hazard.

2) Condition 26 – Queue management
Licence excerpt: “The Licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly ...”
Purpose: Ensures queues are supervised and do not obstruct the highway or cause disturbance.
Variation: Proposed removal. Impact: Late-night queues will be unsupervised, increasing noise, shouting, and litter directly outside my home — a clear public nuisance.

3) Condition 28 – Re-admittance after 23:30
Licence excerpt: “There shall be no admittance or re-admittance ... after 23:

30 hrs.” Purpose: Prevents patrons from repeatedly entering and leaving late at night. Variation: Proposed removal. Impact: Removal will prolong late-night circulation of patrons, increasing noise and disruption when residents are sleeping, constituting public nuisance. 4) Conditions 46 & 47 – Door supervision and searches Licence excerpts: • “A minimum of 2 SIA licensed door supervisors shall be on duty ...” • “At least 40% of persons entering or re-entering the premises shall be searched ...” • “At least 1 SIA licensed door supervisor shall be on duty at the entrance of the premises at all times ...” Variation: Condition 46 proposed for revision (reducing SIA coverage); Condition 47 proposed for removal. There is ambiguity as the licence PDF has two clauses both numbered 46. Impact: Reducing or removing door supervision and search requirements will increase the likelihood of unsupervised patrons gathering outside, shouting, loitering, and leaving litter. I have already had a man ring my doorbell late at night. This clearly increases public nuisance and risk of crime/disorder. Impacting Public Safety 5) Condition 51 – Sound limiting device Licence excerpt: “A sound limiting device shall be installed, set and sealed at a level approved by the Council.” Variation: Proposed removal. Impact: The sound limiter is the main technical control preventing amplified music from entering neighbouring properties. Removing it, particularly alongside Conditions 57/58, would allow music to reach intrusive levels inside my bedroom, creating repeated public nuisance and preventing restful



sleep. 6) Conditions 57 & 58 – Noise level limits Licence excerpts: • Condition 57 (before 23:00): LAeq shall not increase by more than 5dB. • Condition 58 (after 23:00): LAeq shall not increase by more than 3dB. Impact: Even if these numerical limits remain, without the sound limiter (Condition 51), there is no physical device to enforce compliance, meaning residents could experience excessive noise directly. 7) Conditions 62–64 – External area / smokers / furniture Licence excerpts: • “No persons shall be allowed to stand outside whilst there are Tables and chairs until 22:30.” • “External Tables and Chairs shall be removed at 22:30.” • “After 22:30 no more than 12 smokers shall be allowed outside without alcohol.” Variation: Condition 62 proposed for removal. Impact: Removal will extend the time patrons spend outside, creating noise, shouting, and litter (including bottles and broken glass) under my windows. This is a direct public nuisance. Conclusion The proposed variation removes or weakens critical safeguards that protect residents from noise, litter, and late-night disturbance. As my bedroom adjoins the premises, and I have already experienced litter, broken glass, and someone ringing my doorbell, these changes would significantly worsen the impact on my home. I therefore object strongly to the application and request that the Licensing Authority refuse the variation, or at minimum retain the following without change: • Condition 15 (plastic cups / litter reduction) • Conditions 26 & 28 (queue /dispersal supervision) • Conditions 46 & 47 (door supervision and searches) • Condition



51 (sound limiter) • Conditions 57 & 58
(noise dB limits) • Conditions 62–64
(external area / smokers / furniture limits)
These safeguards are essential to uphold
the Licensing Act 2003 objective of
preventing public nuisance and ensuring
reasonable enjoyment of residential
premises. Yours faithfully, Alexandra
McDonnell Kozuh 25 Fitzroy Street Fitzrovia
W1T 6DR

About this form

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Camden Town Hall
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Representation	
Premises name	The Old Grey
Application reference number	APP\PREMISES-VARY\130582
Last date for representation	23/09/2025

Making a representation as

As an individual

Your details

First name

Matic

Last name

McDonnell Kozuh

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat Basement And Ground Floor
25 Fitzroy Street
London
W1T 6DR

Remain anonymous

No

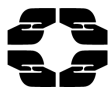
Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

Matic McDonnell Kozuh 25 Fitzroy Street
Fitzrovia London W1T 6DR 21 September
2025 Licensing Department London
Borough of Camden Town Hall Judd Street
London WC1H 9JE Re: Objection to Major
Variation Application – Simmons, 28 Maple
Street (Ref. 130582) Dear Sir/Madam, I am
writing as a resident at 25 Fitzroy Street,
immediately next door to Simmons on
Maple Street. My bedroom wall directly

adjoins the premises, and I am therefore particularly affected by noise and late-night disturbance. I wish to formally object to the proposed major variation (Ref. 130582) on the basis of the Licensing Act 2003 objective of preventing public nuisance, as well as concerns regarding potential disorder and safety. The applicant seeks to remove or amend several existing licence conditions that were specifically intended to protect neighbouring residents. Their removal would significantly increase the risk of noise intrusion, late-night disturbance, and litter, particularly in relation to Condition 51, which is crucial in controlling amplified music levels. Condition 51 – Sound Limiting Device Licence excerpt: “A sound limiting device shall be installed, set and sealed at a level approved by the Council.” Purpose: This condition is the primary technical safeguard ensuring that music and other amplified entertainment do not exceed levels agreed with the Council, protecting neighbours from intrusive noise. Variation: Proposed removal. Impact: Removing this condition would allow the premises to operate musical amplification at uncontrolled levels. My bedroom wall adjoins the pub, and without a sealed limiter, noise from music could intrude directly into my living space, disrupting sleep and quality of life. This constitutes a serious public nuisance and removes the only reliable safeguard against excessive sound levels. Other Conditions of Concern Condition 15 – Plastic Cups • Protects against broken glass and litter. • Removal would increase hazards outside my home, which I have already experienced with litter



and glass. Condition 26 – Queue Management • Ensures orderly queues and prevents noise and obstruction. • Removal will increase unsupervised gatherings outside, amplifying disturbance. Condition 28 – Re-admittance after 23:30 • Prevents late-night re-entry and prolonged disturbance. • Removing this would allow patrons to circulate late, disturbing residents. Conditions 46 & 47 – Door Supervision / Searches • Ensures security and minimises noise/disorder at entrance. • Reducing/removing these will increase shouting, loitering, and unsupervised behaviour outside my home. Conditions 57 & 58 – Noise dB Limits • Sets maximum permissible noise levels. • Removal of Condition 51 undermines enforceability of these limits, meaning music could exceed safe levels inside my bedroom. Conditions 62–64 – External Area / Smokers / Furniture • Controls outdoor standing and smoking late at night. • Removal would extend late-night groups outside my windows, generating noise and litter. Conclusion Condition 51 is especially critical. Its removal would leave residents without any reliable mechanism to prevent amplified music from intruding into our homes. Combined with the other proposed changes, this would create a substantial and ongoing public nuisance, including noise, litter, broken glass, and disruption late at night. For these reasons, I respectfully request that the Licensing Authority refuse the variation or, at a minimum, retain Condition 51 along with the other protective measures in their current form. Yours faithfully, Matic McDonnell

Kozuh 25 Fitzroy Street Fitzrovia W1T 6DR

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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.