

London Borough of Camden

Bidborough Works licensing application - 7 November 2024

Consensus conditions proposed by the community

An estimated 139 individuals and community organisations have made representations objecting to Eventhia's licensing application re Bidborough Works.

While outright refusal of the application would be the most policy-compliant path for the licensing panel to take, the community has drafted the following 'consensus conditions' designed to mitigate the most harmful aspects of the application.

This consensus is expressed via the following amendments to the conditions proposed by the applicants in the application bundle.

Conditions 2 and 9:

1. There shall be an interval of three months between membership sign-up and the ability to purchase or consume alcohol on the premises. This is to prevent 'on the day' sign-ups. Membership should only be granted to those with genuine co-working needs and intentions. Membership should not be granted to an applicant merely wanting to secure use of the venue for an event.
2. Only one guest may be signed in per member after 1800.
3. Guest sign-in must be done in person, with the member present. Guests must be able to verify their identity. Guests must present a passport, driving licence or utility bill as proof of address and identity. The name and address of each guest shall be recorded upon entry and retained for 7 years.

4. Members are not permitted to book or host an event on behalf of a third party.
5. Member events shall be limited to 20 persons in total including guests after 1800.

Condition 5:

Maximum capacity after 2000 to be limited to 150 people

Condition 8:

This condition should include named individuals and further contact information for the directors of Eventhia so that they can be contacted at the time that a prospective statutory nuisance is occurring. This will act as a deterrent to misuse of the premises.

Conditions 13-18:

Sale of Alcohol and Regulated Entertainment:

Mon-Thu: 1200-2000

Frid-Sat: 1200-2000

Sun: nil

No late-night refreshment whatsoever.

No use of the terraces whatsoever should be permitted on the Bidborough Street side. Smoking or vaping should be permitted on the Euston Road side only. No smoking or vaping should be permitted in the building or by members or their guests on the pavements surrounding it, save for the Euston Road side, pending any government legislation to prohibit such activities outside venues.

Condition 19:

The applicants must resubmit the application with the complete management plan so that it can be properly evaluated before any licence can become effective.

Condition 20:

A risk assessment of the management plan should be carried out according to para 4.4 of Camden's licensing policy statement before any licence can become effective.

Condition 21:

A 'counter-terrorism plan' meeting the upcoming requirements under the *Terrorism (Protection of Premises) Bill* should be prepared and submitted for review by relevant stakeholders before any licence can become effective.

Condition 23:

The licence-holder must host a weekly meeting with stakeholders (to include – but not be limited to - two representatives from Queen Alexandra Mansions, one from the immediate area, and two from businesses within 400m south of the Town Hall) in the first twelve months of operation, switching to monthly in the second twelve months.

Condition 36:

Efficient airport-style scanning and security should be in operation in respect of all persons entering the premises given the high-profile location and risk of terrorism.

Condition 40:

All access and egress to the premises should be directly via the two doors onto the Euston Road after 1800. No access or egress on to Biborough Street should be permitted after 1800.

Condition 41:

A noise management policy and plan, including technical measures with an assessment of their effectiveness, must be provided before any licence can become effective.

Condition 59:

The applicant must demonstrate how it intends to mitigate the impact of any licensable activities on a nearby population of children and those at Argyle School before any licence can become effective.

The community also proposes the following additional consensus conditions:

1. There should be only one bar selling alcohol, serving both floors, and in addition a special 'dining' alcohol licence (alcohol only served with food) in one dining room. This is consistent with facilities which are 'ancillary' to a co-working space, as described in the application. Reasonable adjustment should be made for those with mobility issues.
2. All windows on Bidborough St façade shall be locked to closed. Triple-glazed windows with noise absorbing glass, shall be fitted to reduce noise nuisance to flats opposite as is the case in the Camden Centre before any licence can become effective.
3. Light-blocking blinds to be fitted on a permanent closed fitting on all windows on Bidborough Street to stop the nuisance of light shining directly into flats opposite before any licence can become effective.

4. Soundproofing or acoustic baffling to reduce noise from walls and roofs as appropriate, shall be fitted following a noise survey (see condition 41 above) before any licence can become effective.
5. No regulated entertainment or live or recorded music should be permitted after 2000.
6. At least two dispersal staff members should be on duty at all times on Bidborough Street before 1800, and on Euston Road after 1800 (see condition 40 above).
7. Two mobile security staff on duty during all open hours to deter drug activity and anti-social behaviour on adjacent streets, particularly near the school. No deliveries to be permitted during the existing traffic restrictions in force (and applying to all other road users) to promote a safe street for the school.
8. No kitchens to be located on the Bidborough façade. This is to prevent noise and kitchen emissions affecting residents opposite. All kitchens to be located on the Euston Road side. Licensing conditions should enforce this.