

**Licensing and Registration**

Civic Hall
Leeds LS1 1UR

Contact: Susan Holden



Your ref:

9th September 2016

Private & Confidential

Paddy Whur
Woods Whur 2014 Limited
Devonshire House
38 York Place
Leeds
LS1 2ED

Dear Mr Whur

Space, 10-20 Duncan Street, Leeds LS1 6DL
Application for a variation of a premises licence
Licensing Act 2003
Licensing Authority Letter of Representation

Thank you for submitting your application for the above premises.

The area in which the subject premises is located is within a cumulative impact area. It is the council's policy, on receipt of relevant representations, to refuse new and variation applications in this area for alcohol led premises such as bars, pubs and nightclubs and for premises seeking late night refreshment such as takeaways and late opening restaurants, unless the applicant can demonstrate that their application would not impact on the cumulative effect of such licensed premises in the area.

Specifically your application falls within the red area of the City Centre CIP. As stated at 7.20 of the Statement of Licensing Policy 2014 to 2018 the council will seek to refuse all applications in these red areas on the basis that the impact on the licensing objectives are at such a level that the area cannot support any more premises opening or extending their operation no matter how impressive the concept or application is.

I refer you to 7.51 to 7.53 of the Policy which describes how, when considering the presumption against grant in a CIP area, the council will need to be satisfied that the grant of this licence will not impact on the cumulative impact of existing licensed premises in the area. The council will only grant applications in the red zone in exceptional cases. It will be for you to advise the council how your application would be an exceptional case.



I note that the application is to remove a number of conditions from your licence. We are in support of any efforts to simplify and modernise the conditions on licences.

However, along with the removal of conditions, your application is to include additional areas on the ground and first floor within the licensed area and to create a new entrance on the ground floor (shown on the plan), and to alter the basement to comprise an extension of the toilets and a new entrance area.

You state within Section M of the application that the capacity of the premises will not change. However you do not describe how you will control your capacity with the addition of new entrances on Duncan Street and in the basement area. I am aware that Space reaches its capacity limits early in the trading period and so it would be tempting to allow more people into the club to alleviate the queueing problems outside the premises. You have not provided any information on how you will control this.

In addition the areas shown on the plan can easily be separated from the nightclub and operated as a bar in its own right. With the extensive operating hours already allowed under the Space licence this could lead to this bar operating within the capacity limits set for Space, but at different times to the nightclub, therefore increasing capacity in the red area overall.

Bearing in mind the severity of the problems being experienced in the area with this area suffering from the highest levels of violent crime and disorder incidences in the city centre, the Licensing Authority is of the opinion that your application contains insufficient information about how your application would not add to the impact already being experienced in the area.

Therefore the licensing authority submits a formal representation against your application on the grounds of:

1. Prevention of crime and disorder

Should you have any questions, please contact us.

Yours faithfully



Susan Holden
Principal Project Officer
Entertainment Licensing