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## Summary

<b>Reference</b>	PREM/03358/001
<b>Application Type</b>	New
<b>Licence Type:</b>	Premises Licence - New Application
<b>Status</b>	Superseded by a newer licence version
<b>Licence Holder</b>	Rare Restaurants Limited
<b>Premises Name</b>	Rare
<b>Address</b>	162 Briggate Leeds LS1 6LY
<b>Issue Date</b>	Mon 23 Sep 2013
<b>Received Date</b>	Fri 02 Aug 2013
<b>Case Officer</b>	Mrs Victoria Radford

## Important Dates

<b>Date Application Received</b>	Fri 02 Aug 2013
<b>Date Application Validated</b>	Fri 02 Aug 2013
<b>Expiry Date for Consultations</b>	Thu 29 Aug 2013
<b>Hearing Date</b>	Mon 23 Sep 2013
<b>Date Issued</b>	Mon 23 Sep 2013
<b>Representation Expiry Date</b>	Thu 29 Aug 2013
<b>Committee</b>	<b>Meeting Date</b>
Licensing Sub Committee 23 Sep 2013	

## Opening Hours

Time Period	From	To
Sunday to Wednesday	11:00 AM	12:00 AM
Thursday to Saturday	11:00 AM	03:00 AM

## Activities

Activity	Location Indoors/Outdoors	Alcohol Consumed	Capacity	Time Period	From	To
Sale by Retail of Alcohol		Both		Thursday to Saturday	11:00 AM	02:30 AM
Late Night Refreshment	Indoors			Sunday to Wednesday	11:00 PM	12:00 AM
Late Night Refreshment	Indoors			Thursday to Saturday	11:00 PM	03:00 AM
Performance of Recorded Music	Indoors			Sunday to Wednesday	11:00 AM	12:00 AM
Performance of Recorded Music	Indoors			Thursday to Saturday	11:00 AM	03:00 AM
Sale by Retail of Alcohol		Both		Sunday to Wednesday	11:00 AM	11:30 PM

## Conditions

Condition	
	<p>The CCTV system will have sufficient storage retention capacity of a minimum of 31 days continuous footage which will be of good quality.</p> <p>Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-</p>
Mandatory Condition 1	<p>a. unauthorised access or occupation (e.g. through door supervision), or</p> <p>b. outbreaks of disorder, or</p> <p>c. damage</p> <p>No supply of alcohol may be made under this licence</p>
Mandatory Condition 2	<p>a. At a time when there is no designated premises supervisor in respect of the premises licence, or</p> <p>b. At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.</p>
Mandatory Condition 3	<p>Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.</p>

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## Summary

Reference	PREM/03358/002
Application Type	Variation
Licence Type:	Premises Licence - Minor Variation
Status	Superseded by a newer licence version
Licence Holder	Rare Restaurants Limited
Premises Name	Rare
Address	162 Briggate Leeds LS1 6LY
Issue Date	Mon 06 Oct 2014
Received Date	Mon 15 Sep 2014
Case Officer	Mrs Victoria Radford

## Important Dates

Date Application Received	Mon 15 Sep 2014
Date Application Validated	Mon 15 Sep 2014
Expiry Date for Consultations	Mon 29 Sep 2014
Hearing Date	
Date Issued	Mon 06 Oct 2014
Representation Expiry Date	Mon 29 Sep 2014

No Committee dates are on record.

## Opening Hours

Time Period	From	To
Thursday to Saturday	11:00 AM	01:00 AM
Sunday to Wednesday	11:00 AM	12:00 AM

## Activities

Activity	Location Indoors/Outdoors	Alcohol Consumed	Capacity	Time Period	From	To
Sale by Retail of Alcohol		Both		Thursday to Saturday	11:00 AM	01:00 AM
Sale by Retail of Alcohol		Both		Sunday to Wednesday	11:00 AM	11:30 PM
Late Night Refreshment	Indoors			Thursday to Saturday	11:00 PM	01:00 AM
Late Night Refreshment	Indoors			Sunday to Wednesday	11:00 PM	12:00 AM
Performance of Recorded Music	Indoors			Thursday to Saturday	11:00 AM	01:00 AM
Performance of Recorded Music	Indoors			Sunday to Wednesday	11:00 AM	12:00 AM

## Conditions

### Condition

Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-

#### Mandatory Condition 1

- a. unauthorised access or occupation (e.g. through door supervision), or
- b. outbreaks of disorder, or
- c. damage

No supply of alcohol may be made under this licence

#### Mandatory Condition 2

- a. At a time when there is no designated premises supervisor in respect of the premises licence, or

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

#### Mandatory Condition 3

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

#### Mandatory Condition Eff 01/10/2014

The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities,

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## Summary

<b>Reference</b>	PREM/03358/003
<b>Application Type</b>	Transfer
<b>Licence Type:</b>	Premises Licence - Transfer
<b>Status</b>	Superseded by a newer licence version
<b>Licence Holder</b>	Avant Garde Restaurants Ltd
<b>Premises Name</b>	Rare
<b>Address</b>	162 Briggate Leeds LS1 6LY
<b>Issue Date</b>	Wed 23 Dec 2015
<b>Received Date</b>	Fri 27 Nov 2015
<b>Case Officer</b>	Mr Matthew Nelson

## Important Dates

<b>Date Application Received</b>	Fri 27 Nov 2015
<b>Date Application Validated</b>	Fri 27 Nov 2015
<b>Expiry Date for Consultations</b>	Fri 11 Dec 2015
<b>Hearing Date</b>	
<b>Date Issued</b>	Wed 23 Dec 2015
<b>Representation Expiry Date</b>	Fri 11 Dec 2015

No Committee dates are on record.

## Opening Hours

Time Period	From	To
Thursday to Saturday	11:00 AM	01:00 AM
Sunday to Wednesday	11:00 AM	12:00 AM

## Activities

Activity	Location Indoors/Outdoors	Alcohol Consumed	Capacity	Time Period	From	To
Sale by Retail of Alcohol		Both		Thursday to Saturday	11:00 AM	01:00 AM
Sale by Retail of Alcohol		Both		Sunday to Wednesday	11:00 AM	11:30 PM
Late Night Refreshment	Indoors			Thursday to Saturday	11:00 PM	01:00 AM
Late Night Refreshment	Indoors			Sunday to Wednesday	11:00 PM	12:00 AM
Performance of Recorded Music	Indoors			Thursday to Saturday	11:00 AM	01:00 AM
Performance of Recorded Music	Indoors			Sunday to Wednesday	11:00 AM	12:00 AM

## Conditions

### Condition

Only individuals licensed by the Security Industry Authority may be used at the premises to guard against:-

#### Mandatory Condition 1

- a. unauthorised access or occupation (e.g. through door supervision), or
- b. outbreaks of disorder, or
- c. damage

No supply of alcohol may be made under this licence

#### Mandatory Condition 2

- a. At a time when there is no designated premises supervisor in respect of the premises licence, or

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

#### Mandatory Condition 3

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

#### Mandatory Condition Eff 01/10/2014

The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities,

## REES-GAY Christopher

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**Subject:** FW: Application to Transfer Premises Licence 162 Briggate Leeds Prem Nos 03358/003  
**Attachments:** PREM3 - Vary DPS Form.doc  
**FilingDate:** 07/10/2019 09:51:00

**From:** Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>

**Sent:** 06 February 2018 10:29

**To:** Paul [REDACTED]

**Subject:** FW: Application to Transfer Premises Licence 162 Briggate Leeds Prem Nos 03358/003

Good Morning Paul

Further to the below thread of e-mails we still await receipt of the PREM 3 application form and payment.

Can you please confirm that you intend to proceed with these applications?

Regards

[REDACTED]  
Licensing Officer  
Entertainment Licensing  
Leeds City Council  
Tel: [REDACTED]  
Fax: [REDACTED]  
email: [REDACTED]  
[www.leeds.gov.uk](http://www.leeds.gov.uk)

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**From:** Entertainment Licensing

**Sent:** 23 January 2018 08:40

**To:** Paul [REDACTED]

**Subject:** RE: Application to Transfer Premises Licence 162 Briggate Leeds Prem Nos 03358/003

Good Morning Paul

Thank you for your e-mail and the attached application form.

I note that the PREM 4 and 5 documents to transfer the premises licence has been submitted and can confirm that they are in order.

However the attached PREM 2 is your consent to act as the Designated Premises Supervisor (DPS) and replace the current DPS Mr David Pickard. The formal application form (PREM 3) for this application seems to have been omitted and I attach it for you to complete and return.

The fee for both applications are £23.00 each and on receipt of the completed PREM 3 you can give me a call to make payment in the sum of £46.00 and validate the applications.

If I can be of any further assistance on this matter please feel free to get in touch on the telephone number below.

Kind regards

**From:** Paul [mailto:paul[REDACTED]]  
**Sent:** 22 January 2018 15:57  
**To:** Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Application to Transfer Premises Licence 162 Briggate Leeds

[illegible]

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## **Licensing Submission on behalf of Lamberts Yard Estates (formerly Cityfusion Limited).**

### **Background**

The premises forms part of Lamberts Yard Estates larger freehold ownership of Lamberts Yard referred to on the attached plan.

Members granted Prem licence 03358/01 on 23/09/ 2013 in support of the owners phased conversion of the property to provide an independent fashion and event space incorporating Rare Restaurant's a high quality food offer with a weekend trading licence until 03.00 hours.

Subsequently members approved new operators Avante Garde application 03358/03 on 23/11/2015 November which had reduced weekend trading to 01.00hours, reflecting their trading requirements.

Following the insolvency of Avante Garde on 21/01 2018 an application upon behalf of the building owner was submitted application 033358/005 to transfer the licence which was invalidated due to and administrative oversight between the parties. Copies of the correspondence are attached. A subsequent application upon behalf of the building owner 04247/001 to reinstate the licence for enable re-letting was subsequently withdrawn by agreement with the Licence Department pending securing a high quality operator to compliment the owners' redevelopment strategy for the whole of Lamberts Yard

Within the second floor of this building application 03519/001 was granted on 24/10/2014 in support of a purpose built Event Space on the second floor of the building licenced until midnight. This operation continues to trade successfully but the owners intend to close this operation and surrender the current premises licence to facilitate their refurbishment of the whole of Lamberts Yard.

These applications were approved within the "red zone" designation of the Briggate CIA in support of the landowner's regeneration aspirations and the desire to integrate a high quality food led independent licensed premises to create a long- term sustainable independent quarter for Lamberts Yard.

To date these operations have contributed to providing a diverse food offer to this part of the city in contrast to the established bar led character of the neighbourhood with their associated crime and disorder issues which contribute significantly to the "red zone" designation.

Since the first licence granted to them in 2013 the building owner is not aware of any crime and disorder issues emanating from the operation of licenced premises on this site and consider that their responsible management, use and development strategy provides a positive contribution towards reducing alcohol fuelled crime and disorder in the area.

### **Lamberts Yard Development Proposal**

The owners have secured a planning consent ref 17/07884/LI on 11/06/2019 to refurbish their larger ownership within Lamberts Yard to provide a high quality residential Courtyard scheme exclusively to let for the long and short stay letting market. The scheme provides for 20 residential letting units. Integral to the residential offer is the provision of a high quality late night food offer to support the service offer to guests/tenants. The scheme will also incorporate 2 retail units which aim to provide further support services to the scheme.

House of Fu is intended to be the anchor food tenant for the scheme. As part of the proposal the Lamberts Yard Event space on the second floor will cease trading at the end of 2019 and the space converted into apartments.

As part of the landlord's scheme management the Courtyard will not be open to the general public and secured by gates. House of Fu will have an allocated area for table service within the Courtyard with customer access via their unit.

The applicants requirement for a late night licence until 1pm at weekends will provide a positive benefit to the appeal of the apartments providing an "inhouse" social space particularly for short stay visitors to the city.

A building contract has been placed and completion of the whole scheme including shell works to the restaurant unit due to be completed in late 2020. The shellworks provide for dedicated extraction service ducts constructed internally with maintenance access via the Landlords areas and additional sound proofing undertaken to both the underside and overside of the reinforced concrete floor slab between ground and first floor.

The site owners fully support the House Of Fu application and would ask that members are minded to grant the licence on the hours requested so that the previous licence is effectively re-instated on the same terms and conditions given the unfortunate specific circumstances under which it lapsed.

## REES-GAY Christopher

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**From:** Arkle, Catherine <[REDACTED]>  
**Sent:** 16 July 2019 07:43  
**To:** REES-GAY Christopher; 'Longfellow, Samantha'; 'Entertainment Licensing'; 'Rix, Paul'; 'EPTeam'; 'Holden, Susan'  
**Subject:** [EXTERNAL] RE: 162 - 163 Briggate, Leeds, LS1 6LY (Previously Rare) [OFFICIAL]

Classification: OFFICIAL

Chrs

Sam and I could do 3pm tomorrow.

Cath

**From:** [REDACTED] Christopher [REDACTED]  
**Sent:** 15 July 2019 17:17  
**To:** 'Longfellow, Samantha' [REDACTED]; Arkle, Catherine [REDACTED]; 'Entertainment Licensing' <Entertainment.Licen@leeds.gov.uk>; [REDACTED]; 'EPTeam' <EPTeam@leeds.gov.uk>; 'Holden, Susan' [REDACTED]  
**Subject:** 162 - 163 Briggate, Leeds, LS1 6LY (Previously Rare)

Afternoon Sue, Cath and Sam,

Would you (or the relevant member of your team) be available please to attend a meeting in relation to the above premises, where an application for a new premises licence will be submitted. The premises is in the red zone and so I am involving you prior to any application being made.

Are you able to do, this Wednesday or Thursday afternoon, around 1500hrs at the premises please?

The venue will be run and operated by Simon Steven's and his team.

Please do let me know,

Many thanks

Chris

[REDACTED]

D: [REDACTED] M: [REDACTED] 11 [REDACTED]

[REDACTED]  
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[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## REES-GAY Christopher

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**From:** REES-GAY Christopher  
**Sent:** 07 October 2019 15:49  
**To:** 'Arkle, Catherine'; 'Stirk, Robert'  
**Cc:** entertainment.licensing@leeds.gov.uk  
**Subject:** House of Fu, 162 - 163 Briggate - Revised Operating Schedule [PM-AC.FID4054100]  
**Attachments:** Izikaya seating and Audiophile concept images.PDF; SS - 163LB - 01 - 2019 - 01 rev D - 07.10.19.PDF

**Importance:** High

Dear Cath and Robert,

We write in relation to the above premises licence application and the representations that were received from you both.

Our client has considered the issues that are raised in the representations and would seek to clarify a number of points and propose a number of amendments to the operating schedule.

### **Clarification of the Izikaya concept/Concerns over alcohol**

As stated the proposed basement area takes its inspiration from Japanese 'Izikaya'. It will be an informal restaurant where both food and drink are ordered through-out the course of the meal as desired. The menu will feature small plates with an emphasis on sharing. The term Izikaya is being used to distinguish between the two areas of operation. The ground floor restaurant will feel more formal with traditional restaurant seating. The basement level (Izikaya) will feel more relaxed and feature, a type of traditional Japanese table that's low to the ground and has a recessed floor beneath it so that people can stretch out their legs (Please see attached concept image).

The raft of conditions offered in the operating schedule ensure that it is a restaurant style operation and confirm that it is the food element that is the key to the concept and not drink. To further re-inforce that the premises will be a restaurant the following amendment to the condition already offered has been made to ensure that the sale/supply of alcohol shall only be made to accompany the sale of food.

#### **Condition Originally Offered:**

- The sale/supply of alcohol shall only be made to accompany the sale of food. This does not preclude the sale/supply of alcohol to a person waiting to be seated in the restaurant or at the conclusion of the meal.

#### **Amended to:**

- The sale/supply of alcohol shall only be made to accompany the sale of food.

### **Karaoke Element replaced with Private Dining and Audiophile concept – revised plan rev D**

Concern has been raised in relation to the proposed Karaoke offering and concerns that this suggested a more alcohol led element to the operation and will encourage patrons to remain on the premises to consume alcohol. In order to provide comfort to both the Police and the Licensing Authority, our client has removed this element from the application and will instead replace this area with a private dining room. Please see attached revised plan now showing the private dining area. Please also note that an entrance on the first floor (that was inadvertently missed off the original plan) to the small courtyard outside area adjacent and to the rear of the premises has also been added.

With the removal of the Karaoke rooms our client would place more emphasis on the 'audiophile' element of the concept, something that was discussed at the pre-meeting on 17 July 2019. The practice of listening to vinyl on a high fidelity sound-system, is well established in Japanese culture and can be traced back to the rise of jazz kissa (jazz cafés) and meikyoku kissa (classical music cafés) in the years following World War II, a time when imported records were prohibitively expensive.

The Audiophile concept is a more contemporary version of these early Jazz cafes, providing customers a space where they can listen to and appreciate music (primary jazz and left field music) on high end sound systems and also somewhere where the owners can exhibit/display their vinyl record collections. (Please see again concept images).

We hope that these amendments will give you the required comfort, so that you can withdraw your representations.

Many thanks

Chris

**Christopher Rees-Gay**  
Associate  
for Pinsent Masons LLP

D: +44 113 294 5263 M: +44 7876 002 071 I: 825263

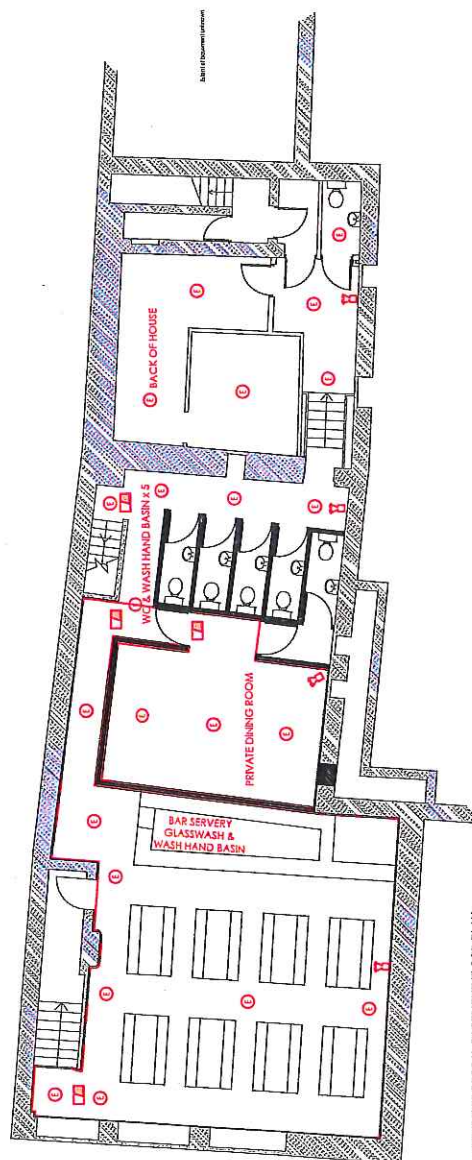
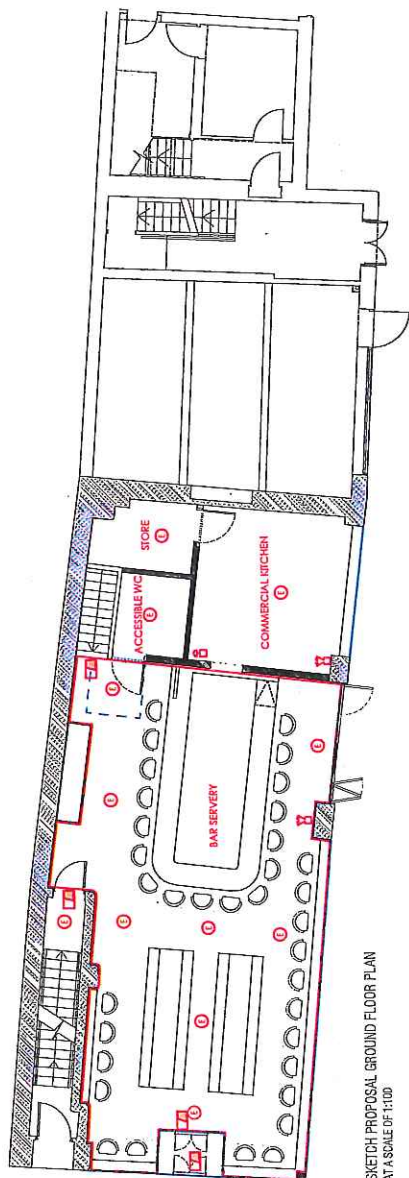
[Christopher.Rees-Gay@pinsentmasons.com](mailto:Christopher.Rees-Gay@pinsentmasons.com)  
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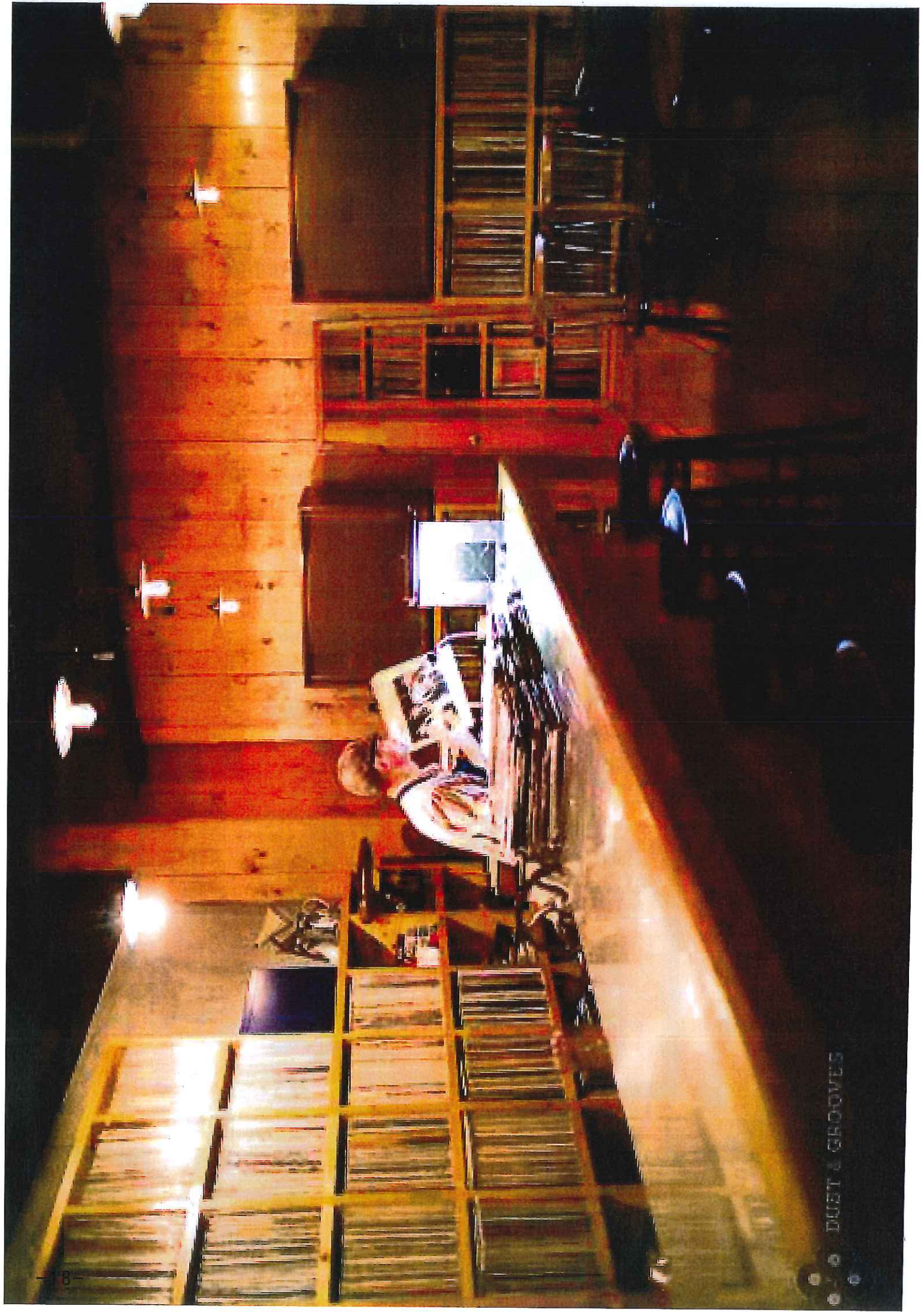
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<b>HUXLEY</b> DESIGN + BUILD ----- DESIGNED IN YORKSHIRE BUILT EVERYWHERE	ISSUE TYPE: SPECIAL FIREWORK EXERCISE/CELEBRATION AS RFL	<b>INFORMATION</b> ADDRESS: TESFLOWER BRIGADE TANGER WEST YORKSHIRE LS1 6LT	<b>STANDARD STEVE'S</b> DRAWING DESCRIPTION: PROPOSED LICENSING PLAN GROUND AND BASEMENT FLOORS	AUTHOR: T. BROWN	DATE 08/10/2019	DWG T100	HMRP A2
				DRAWING NUMBER: SS / TSLB / 01 / 2019 / 01	REQUESTOR D		
THE LOCATION AND TYPE OF ANY FIRE SAFETY AND ANY OTHER SAFETY EQUIPMENT IS SHOWN AS AT PRESENT THIS MAY BE VARIED AT TIME TO TIME WITH AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT			① EMERGENCY LIGHT FITTING ② FIRE ALARM PANEL ③ AUTOMATIC FIRE DETECTOR	④ EMERGENCY LIGHT FITTING ⑤ EMERGENCY EXIT SIGN ON DIRECTION ⑥ DRY POWDER EXTINGUISHER	⑦ ALARM SOUNDER ⑧ CARBON DIOXIDE EXTINGUISHER ⑨ CCTV CAMERA	⑩ FUM EXTINGUISHER ⑪ DRY POWDER EXTINGUISHER ⑫ DRY POWDER EXTINGUISHER	REMOVES THE AREA FOR LICENSABLE ACTIVITIES DUE EMERGENCY STOP







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