

Dear Sirs

I see a notice has been put up outside the premises at 1 Woburn Place that Farmer J Limited has applied for the issue of a premises licence for the sale of alcohol. (Notice attached) The Council web site reference 2024/2434/A for this licence refers to external signage without specifying the premises or providing a floor plan. I am assuming that the application is for a restaurant or licenced premises.

The licence application is for the sale of alcohol on and off premises and late-night refreshment indoors and outdoors. Please note that there is no outdoor space at these premises which access directly onto the pavement. The premises are situated on the corner of Woburn Place and Bernard Street, these pavements are crowded with pedestrians and there is no room for tables or chairs outside. The licence should not permit outdoors refreshment.

In addition, I want to bring to your attention that there is a fire escape door in the rear of the building at 1 Woburn Place, to which the licencing application is attached. This fire escape provides access to the parking garage and yard at the rear of Woburn Court, 53/55 Bernard Street, WC1N 1LA, and through the yard to Herbrand Street. Entrance to or exit from the rear yard of Woburn Court from Herbrand Street is controlled by electric gates via a keypad and for security reasons, only residents of Woburn Court have access to the key code for these gates. I do not know if a formal right of way has been established for 1 Woburn Place across the yard.

In my opinion, the Council planning officer should inspect these premises prior to issuing a licence, to ensure an application for public use at 1 Woburn Place takes account of fire regulations and emergency escape from the premises without relying on using the fire escape into the rear yard at Woburn Court.

Woburn Court is a freehold building owned by Woburn Court WCIN Freehold Ltd and I write to you in my capacity as a director of WCWC1N Ltd.

Regards

Stephen Barber