



# L I C E N S I N G   S U B - C O M M I T T E E   A

Monday, 4 December 2023 at 7.00 pm  
Council Chamber, Hackney Town Hall,  
Mare Street, London, E8 1EA

Live stream link: <https://youtube.com/live/Vhn003n33k8>

Back up link: <https://youtube.com/live/c5w2YACZmi0>

## **Members of the Committee:**

Councillor Sem Moema  
Councillor Gilbert Smyth  
Councillor Joe Walker

**Dawn Carter-McDonald**  
Interim Chief Executive  
Published on: Friday, 24 November 2023  
[www.hackney.gov.uk](http://www.hackney.gov.uk)

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# **Licensing Sub-Committee A**

## **Monday, 4 December 2023**

### **Order of Business**

**1 Election of Chair**

**2 Apologies for Absence**

**3 Declarations of Interest**

Members are invited to consider the guidance which accompanies this agenda and make declarations as appropriate.

**4 Minutes of the Previous Meeting**

**5 Licensing Sub-Committee Hearing Procedure (Pages 13 - 14)**

**6 Premises Licence: 83 Rivington Street, London EC2A 3AY (Pages 15 - 212)**

**7 Temporary Event Notices - Standing Item**

## **Licensing Sub-Committee Hearings**

This guide details the procedure for Licensing Sub-Committee hearings under the Licensing Act 2003. Whilst this will be used in most cases, the procedure will be altered in exceptional circumstances and when for example Personal Licences, Temporary Event Notices and Reviews are considered.

Until further notice, all Licensing Sub-Committee Hearings will be held remotely using the Google Meets platform. Licensing Sub-Committee Hearings are public meetings that are live-streamed. Hearings are available to be viewed by the public online.

### **A Licensing Sub-Committee will be held if:**

- The applicant has applied for a Premises Licence, Provisional Statement, Club Premises Certificate or expressed their intention to vary their existing licence/certificate and has advertised this in a local newspaper and displayed a distinctive blue notice at the premises, following which representations have been made by a Responsible Authority or Other Person/s.
- A Review has been requested by a Responsible Authority or Other Person/s and the Review has been advertised by displaying a distinctive blue notice at the premises and also at the Council's office and website.
- An application is made to transfer a Premises Licence or for interim authority and the Police have issued an objection
- The applicant has made a Personal Licence application and the Police have objected to the Licence being granted.
- A Temporary Event Notice has been given and the Police and/or those in the Council that exercise environmental health functions have issued an objection.

### **Prior to your item being heard:**

- The Licensing team upon receiving representations will form a view as to whether the representations are irrelevant, frivolous, vexatious or for review applications; repetitious.
- The Licensing team would have provided written notice to all parties in advance of the hearing and would have responded to any request relating to personal details being removed from the agenda.

If you do not believe this to have happened, please contact the Licensing Service on 020 8356 4970 or email [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) as soon as possible. For further information on the application process, please see the guidance notes at [www.hackney.gov.uk/licensing](http://www.hackney.gov.uk/licensing).

## **Making decisions on the items being heard:**

Hearings will normally be held in public unless the Sub-Committee believe it not to be in the public interest to do so. Although the Chair will try to make the proceedings as informal as possible, these hearings are of a quasi-judicial nature, and the rules of natural justice shall apply.

Only those Responsible Authorities and Other Persons who have made a relevant representation in writing at the consultation stage **can register to speak at a subsequent hearing**. Applicants, Other Persons and Responsible Authorities will all be given a fair opportunity to put their case and the Sub-Committee will take these representations into account when making their decision. The Sub-Committee may still make a decision on any matter even if any party fails to attend the hearing. However, in these circumstances, it will only be that party's written representation that may be taken into account.

For new applications relating to Premises Licences and Club Premises Certificates, Members can grant with additional conditions attached to the licence, exclude any licensable activities, refuse a Designated Premises Supervisor (DPS) if appropriate or reject the application.

Members when making decisions on variation applications regarding a Premises Licence or Club Premises Certificate, can modify (add, delete or amend) conditions on the licence or reject the application in whole or part. Members will be considering the request for a variation and the impact that this may have. Therefore, representations should be focused on the impact of the variation, although concerns relating to the existing terms of the licence may be relevant in considering the track record of the applicant. However, Members may consider other issues which relate to the promotion of the licensing objectives, although only if it is reasonable and proportionate to do so.

For Provisional Statements, Members can consider any steps that are necessary having regard to the representations made in order to ensure the licensing objectives are not undermined.

Members when deciding a Review application can modify (add, delete or amend) the conditions of the licence, exclude any licensable activities, remove a DPS if appropriate, suspend the licence/certificate for up to 3 months or revoke the licence/certificate completely.

For transfer of Premises Licences, interim authority requests and Personal Licence applications Members can only refuse or grant the application.

Members when deciding on an objection made against a Temporary Event Notice (TEN) will determine whether or not to issue a Counter Notice, which if issued will prevent the proposed event from proceeding. If a TEN has been given for a premises that already has a licence/certificate, Members may impose any of those conditions from the existing licence/certificate to the TEN.

### **Before the meeting starts:**

The Sub-Committee Members are requested to report for business no more than half an hour before the meeting starts to deal with any administrative/procedural issues. This will allow Members to consider;

- the appointment for any substitutes if required
- the appointment of the chair
- any procedural issues
- obtain the list of attendees
- late documents delivered prior to the meeting and to ensure all the paperwork is in order

The Sub-Committee will not be considering any of the actual points raised within the Report itself and no Responsible Authority or Other Person/s shall be present when the Sub-Committee deal with the above issues.

### **Attending the hearing that concerns you:**

All Applicants, Other Persons and Responsible Authorities involved will be informed in writing of the date and time that their application will be considered by the Licensing Sub-Committee. Please contact the Licensing Service on 020 8356 4970 or email [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) to confirm whether you wish to attend and/or register to speak at the Sub-Committee hearing or if you wish for someone else to speak on your behalf. If you are unable to attend, the application may be heard in your absence.

All parties should arrive promptly at the outset of the scheduled meeting regardless of when the item is listed to be heard on the agenda.

Please contact the Licensing Service for advice within 4 working days from the date on the notice letter if any of the following apply;

- you have special requirements to help make your representation, because of a disability or you need a translator for example
- you wish to supply additional [documentary] information such as photographs and videos/DVDs

Please note that if you wish to provide additional relevant information, this should be given at least **5 working days** before the hearing. Any additional information provided once the hearing has started will only be accepted if all parties agree. Please note that the use of videos/DVDs is at the Sub-Committee's discretion – requests to show these should be made in advance to the Committee Officer.

### **Timings**

In most cases the application will last no longer than 1 hour, and the times to be allocated to each section are shown on the relevant hearing procedure. If you think that your evidence is likely to exceed this time period, please let the Licensing Service know **within 4 working days of the date on the notice letter** and the Sub-

Committee will be advised. If your request is agreed, all parties will also be granted the same extension of time.

### **Lobbying of Councillors**

If a person or an organisation wants to make a representation to the Licensing Sub-Committee, they must **NOT** contact Sub-Committee Members directly. Licensing Sub-Committee Members have to retain an open mind on any application and determine it on its merits. Members cannot be in anyway biased towards a party. Therefore, if a Member of the Sub-Committee has had any prior involvement they must ensure that they come to the hearing with an open mind.

Local ward councillors may be able to speak on behalf of objectors if requested to do so, provided that if they have a disclosable pecuniary interest (further information provided below) they leave the meeting room when the application is being considered unless they have been granted dispensation.

### **Reports**

Agendas and Reports for Licensing Sub-Committees are published on the Council's website ([www.hackney.gov.uk](http://www.hackney.gov.uk)) 5 working days before the hearing takes place. Copies are also available by contacting Governance Services on 0208 356 3578 or email [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk). Copies of applications together with the detail of any objections will be included in the report.

### **Appeals**

Applicants or any party to the hearing can appeal against the decision made by the Sub-Committee. The appeal to the Thames Magistrates Court must be made within 21 days of the decision being sent formally in writing. However, TEN's have the added restriction that no appeals can be made later than 5 working days before the event is scheduled to take place.

### **Withdrawal of an Item or Cancellation of a Hearing**

An item may be withdrawn from the agenda of a Licensing Sub-Committee meeting at short notice due to the withdrawal or resolution of the representations or objections to an application or notice. A hearing by the Licensing Sub-Committee may therefore be cancelled at short notice if there are no substantive items remaining on the agenda.

As much advance notice as is practicable of the withdrawal of an item on the agenda or cancellation of a meeting of the Licensing Sub-Committee will be provided on the Council's website but please note that this might be as little as a few hours before the hearing if the applicant chooses to leave it that late to satisfactorily address any representation or objection giving rise to the need for a hearing.

## Contacts

If you have a query about Licensing Sub-Committee procedures and protocols then please contact Governance Services: [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

.If your query relates general licensing matters or to specific applications then you are advised to speak to the Licensing Service. They can be contacted at:

Telephone: 020 8356 4970

E-mail: [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)

## Relevant Extracts from Hackney's Statement of Licensing Policy

Below are relevant extracts from the Statement of Licensing Policy 2018.

### LP1 General Principles

The Council expects applicants to demonstrate:

- a) That they have an understanding of the nature of the locality in which the premises are located and that this has been taken into consideration whilst preparing the operating schedule.
- b) Where the application is for evening and night-time activity, that the proposal reflects the Council's aspiration to diversify the offer, whilst at the same time promoting the licensing objectives.

### LP2 Licensing Objectives

**Prevention of Crime and Disorder** Whether the proposal includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

**Public Safety** Whether the necessary and satisfactory risk assessments have been undertaken, the management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

**Prevention of Public Nuisance** Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

**Protection of Children from Harm** Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises.

### LP3 Core Hours

Hours for licensable activity will generally be authorised, subject to demonstrating LP 1 and LP2, as follows:

- Monday to Thursday 08:00 to 23:00
- Friday and Saturday 08:00 to 00:00
- Sunday 10:00 to 22:30

Hours may be more restrictive depending on the character of the area and if the individual circumstances require it.

Later hours may be considered where the applicant has identified any risk that may undermine the promotion of the licensing objectives and has put in place robust measures to mitigate those risks. *It should be noted that this policy does not apply to*



*those who are making an application within a special policy area (see section 3) unless they have been able to demonstrate that the proposed activity or operation of the premises will not add to the cumulative impact that is already being experienced.*

#### **LP4 Off' Sales of Alcohol**

Hours for the supply of alcohol will generally be restricted to between 08:00 and 23:00.

#### **LP5 Planning Status**

Licence applications should normally be from premises where:

- a) The activity to be authorised by the licence is a lawful planning use or is a deemed permitted development pursuant to the General Permitted Development Order (1995) as amended.
- b) The hours sought do not exceed those authorised by any planning permission.

The Licensing Authority may take into account the lack of planning permission or an established lawful use in deciding whether there is likely to be any harm to the licensing objectives.

#### **LP6 External Areas and Outdoor Events**

The Licensing Authority will normally restrict external areas and outdoor activity to between 08:00 and 22:00 unless the applicant can demonstrate that comprehensive control measures have been implemented that ensure the promotion of the licensing objectives, in particular the public nuisance objective. Notwithstanding any proposed control measures, the Licensing Authority may restrict the hours and/or activity even further.

#### **LP7 Minor Variations**

The Council expects applications to be made in the following circumstances only:

- Small changes in the layout/structure of the premises
- The addition of voluntary/agreed conditions
- Removal of conditions that are dated and have no impact on the operation of the premises
- Reduction of hours for any licensable activity

#### **LP8 Temporary Event Notices**

When considering an objection to a TEN the Council will:

- Expect that any existing conditions will be maintained (where relevant) in circumstances where an event is to take place at a premises that has an existing authorisation.
- Assess any history of complaints as a result of licensable activity that may or may not have been authorised by a TEN.
- Consider the track record of the premises user

- Consider any other control measures proposed to mitigate the objection

### **LP9 Personal Licences**

- (a) The Council will consider whether a refusal of the licence is appropriate for the promotion of the crime prevention objective and will consider the:
- (i) Seriousness and relevance of any conviction(s) (ii) The period that has elapsed since committing the offence(s) (iii) Any mitigating circumstances that assist in demonstrating that the crime prevention objective will not be undermined.

### **LP10 Special Policy Areas – Dalston and Shoreditch**

It is the Council's policy that where a relevant representation is made to any application within the area of the Dalston SPA or Shoreditch SPA, the applicant will need to demonstrate that the proposed activity and the operation of the premises will not add to the cumulative impact that is currently being experienced in these areas.

This policy is to be strictly applied.

It should also be noted that the;

- quality and track record of the management;
- good character of the applicant; and
- extent of any variation sought

May not be in itself sufficient. It should be noted that *if an applicant can demonstrate that they will not add to the cumulative impact in their operating schedule and at any hearing, then the Core Hours Policy within LP3 will apply.*

### **LP11 Cumulative Impact – General**

The Council will give due regard to any relevant representations received where concerns are raised and supported around the negative cumulative impact the proposed application has on one or more of the licensing objectives.

## Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

### Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (\*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not**:

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

### Other Registrable Interests

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

### **Disclosure of Other Interests**

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest or well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.

# Agenda Item 5

Licensing Sub-Committee hearings, under the Licensing Act 2003 & Local Government (Miscellaneous Provisions) Act 1982 – Type A [Re; Premises Licence, Club Premises Certificate, Provisional Statement & Sex Establishment Licence]

<p><b>Step 1</b> <b>Appointment of Chair and introduction</b></p>	<p>The Sub-Committee will appointment a Chair.</p> <p>The Chair will introduce the Sub-Committee, announce the item, and establish the identity of those taking part.</p> <p>The Sub-Committee will consider any requests to depart from normal procedure, such as holding a private session if it is considered to be in the public interest to do so or if a deferral/adjournment is requested for the item.</p> <p>The Chair (or Legal Adviser if asked by the Chair) will briefly outline how the hearing will proceed. However, Members may seek clarification on any issue raised during the hearing if required and if requested.</p>	<p>5 minutes</p>
<p><b>Step 2</b> <b>Licensing Officer</b></p>	<p>The Licensing Officer will outline the report.</p>	<p>5 minutes</p>
<p><b>Step 3</b> <b>Applicant's Case</b></p>	<p>The Applicant will present their case in support of their application.</p>	<p>5 minutes</p>
<p><b>Step 4</b> <b>Responsible Authorities' Case</b></p>	<p>The Chair will invite the relevant Responsible Authorities in attendance to highlight their reasons for objecting to the application as contained within the report.</p>	<p>5 minutes each</p>
<p><b>Step 5</b> <b>Other Persons' Case</b></p>	<p>The Chair will invite the Other Persons in attendance to present their case, highlighting their reasons for objecting or supporting the application as contained in their written submissions.</p>	<p>5 minutes each</p>
<p><b>Step 6</b> <b>Discussion</b></p>	<p>The Chair will structure and lead a discussion on the information presented enabling Sub-Committee Members to clarify any points raised and ask questions if necessary.</p>	<p>15 minutes</p>
<p><b>Step 7</b> <b>Closing remarks</b></p>	<p>The Chair will ask Responsible Authorities, Other Persons, Applicants and the Licensing Officer if they have any final comments to make. These comments can <u>only</u> be in relation to issues raised during the discussion. These remarks should be brief.</p>	<p>10 minutes</p>
<p><b>Step 8 - Final clarification</b></p>	<p>Licensing Sub-Committee Members will have a final opportunity to seek clarification on any points raised, following which the Chair will conclude the discussion.</p>	<p>5 minutes</p>
<p><b>Step 9</b> <b>Consideration</b></p>	<p>The Sub-Committee will normally withdraw to consider the evidence that has been presented to them with the Committee Officer and Legal Adviser in order that the Sub-Committee can reach a decision and obtain legal advice if required.</p> <p>The Legal Adviser will repeat any legal advice given to Members upon returning to the public hearing.</p> <p>In simple cases the Sub-Committee may not consider it necessary to retire.</p>	<p>10 minutes</p>
<p><b>Step 10</b> <b>Chair announces the decision</b></p>	<p>The Sub-Committee will return and the Chair will announce the decision. Reasons for their decision will be given, if appropriate.</p> <p>The Licensing Officer will draw attention to any restrictions which will affect the running of the premises and provide a written record of the decision, which will be sent to the applicant.</p>	<p>5 minutes</p>

The Council's procedure rules are also incorporated into these hearing procedures in so far as it does not conflict the procedures as set out above. The Licensing Hearing Regulations can also be viewed by following the link below – <http://www.legislation.gov.uk/ukxi/2005/44/contents/made>

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<b>For Consideration By</b>	Licensing Sub-Committee
<b>Meeting Date</b>	4th December 2023
<b>Type of Application</b>	Premises Licence
<b>Address of Premises</b>	83 Rivington Street, London EC2A 3AY
<b>Classification</b>	Decision
<b>Ward(s) Affected</b>	Hoxton East and Shoreditch
<b>Group Director</b>	Rickardo Hyatt

1. **Summary**

- 1.1. Chikoo Entertainment Limited have made an application for a premises licence under section 17 of the Licensing Act 2003.
- 1.2. The application seeks to authorise films, live music, recorded music, performance of dance, anything of a similar description, provision of late night refreshment and the supply of alcohol for consumption **on** the premises.
- 1.3. The applicant describes the application as a “shadow licence” and is seeking authorisation for the following licensable activities and times:

<b>Films Indoors</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Live Music Indoors</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Recorded Music Indoors</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00

	Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Performance of Dance Indoors</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Anything of a similar description Indoors</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Late Night Refreshment Indoors</b>	<b>Standard Hours:</b> Fri 23:00-00:00 Sat 23:00-00:00
<b>Supply of Alcohol (On sales)</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>The opening hours of the premises</b>	<b>Standard Hours:</b> Mon 09:00-23:30 Tue 09:00-23:30 Wed 09:00-23:30 Thu 09:00-23:30 Fri 09:00-00:30 Sat 09:00-00:30 Sun 11:00-23:00

1.4. The application is attached as Appendix A. The applicant has proposed measures that could be converted to conditions (see paragraph 8.1 below).



2. **Current Status/History**

- 2.1. The current premises licence was issued on 24 November 2006. The licence was subject to two review applications; an application made by the Metropolitan Police dated 29th October 2021 and an application made by the Metropolitan Police dated 6th March 2023.
- 2.2. At the hearing of the 29th October 2021 application, the Licensing Sub-Committee decided to revoke the premises licence. Following negotiation, which included revised and additional conditions and reduced hours, the appeal was settled via a Consent Order.
- 2.3. With regard to the 6th March 2023 review application, the Licensing Sub-Committee decided to revoke the premises licence. Two appeals to Magistrates’ have been made; one by Simmons Waterloo Limited (licensee) and the other by Eden Gardens Entertainment (other person). The appeals are expected to go to trial around March 2024.
- 2.4. The current premises licence is attached as Appendix B.
- 2.5. Below is the list of temporary event notices given in respect of the premises in this calendar year.

<b>Dates of the event(s)</b>	<b>Hours</b>
01/01/2023	00:00 to 03:00
09/01/2023 to 10/01/2023	23:00 to 02:00

3. **Representations: Responsible Authorities**

<b>From</b>	<b>Details</b>
Environmental Health Authority (Environmental Protection) <b>Appendix C1</b>	Representation received on the ground of Prevention of Public Nuisance
Environmental Health Authority (Environmental Enforcement)	No representation received
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	No representation received
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	No representation received
Police Authority <b>Appendix C2</b>	Representation received on the grounds of The Prevention of Crime and Disorder an Public Safety

Licensing Authority <b>Appendix C3</b>	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety and the Prevention of Public Nuisance
Health Authority	No representation received

4. **Representations: Other Persons**

<b>From</b>	<b>Details</b>
60 representations have been received from and on behalf of the Other Persons  49 relevant representations (in support of the review application) (Appendices <b>D1 to D49</b> ) and; 11 other relevant representations (Appendices <b>D50 to D60</b> )	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm

5. **Guidance Considerations**

- 5.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

6. **Policy Considerations**

- 6.1. Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 6.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours), and LP6 (External Areas and Outdoor Events) and LP12 (Cumulative Impact- General) are relevant.

7. **Officer Observations**

- 7.1. If the Sub-Committee is minded to approve the application, the following conditions should be applied the licence:

**Supply of Alcohol (On/Both)**

1. No supply of alcohol may be made under the premises licence:
- (a) At a time when there is no designated premises supervisor in respect of the premises licence.
  - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) 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.  
  
(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 -  
  
(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 in a manner which carries a significant risk of undermining a licensing objective;  
(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 in a manner which carries a significant risk of undermining a licensing objective;  
(d) 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.  
(e) dispensing alcohol 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).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.  
  
5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.  
  
5.3. 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 either:-

- A. a holographic mark or
- B. an ultraviolet feature.

6. 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:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

b. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

### **Minimum Drinks Pricing**

7. 7.1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

7.2 For the purposes of the condition set out in paragraph 7.1 above -

(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 amount 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) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

7.3 Where the permitted price given by Paragraph 8.2(b) 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.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above 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.

### **Exhibition Of Films**

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or

(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person('s) designated under s4 of the Video Recordings Act 1984(c.39).

### **Door Supervision**

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

### **Conditions derived from operating schedule**

10. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will 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 authorised officers throughout the preceding 31-day period.

11. 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 must be able to show a Police or authorised council officer recent data or footage when requested.
12. There shall be a SIA registered door supervisor employed at the premises every day from 2100 hours at a ratio of 1:100. On Friday and Saturday a minimum of 5 door supervisors shall be present from 2200 hours. Extra SIA will be considered continually as part of an ongoing operational risk assessment. All door supervisors shall enter their full details in the premises daily register at the commencement of their work. They shall record their full name, home address and contact telephone number, their SIA registration number, and the time they commence and conclude working. If the door supervisor was provided by an agency the name, registered business address and contact telephone number will also be recorded. This register will be made available to police or authorised officers immediately upon request.
13. Door supervisors engaged in duties outside shall wear a high visibility vest or jacket so that they are clearly identifiable.
14. All persons entering the venue will be counted in and out by a member or members of door staff using coordinated mechanical clicker devices, capable of identifying the number of persons within the premises at any time. These will be supplied by the venue.
15. There shall be a risk assessment carried out for each day that the premises' are to be open to the public. Such assessments shall identify the total numbers of persons (including staff, performers and contractors), who can be safely accommodated on the premises.
16. The person or persons responsible for monitoring entry to the premises shall be notified in writing of the maximum number of admissions permitted.
17. Signs will be prominently displayed at all exit points reminding customers to leave quietly and respect local residents.
18. The premises will have a venue man agreement policy, approved by the police licensing officer and/or Crime prevention officer, detailing the following;
  - a. Entry and search policy
  - b. Drugs Policy, which shall include Hackney Police local Policy 2011 (or as amended)
  - c. Queuing and dispersal policy
  - d. Security Policy
  - e. Noise Policy
  - f. Smoking Policy
  - g. Alcohol Policy
  - h. Theft Reduction Policy, as per Hackney Police Local Policy 2011 (or as amended)
19. The premises shall operate an Identification Scanner which shall be used for all customers entering the venue from 19:00 every day of the week.

20. All customers queuing to enter the venue shall be monitored by SIA door staff to ensure the queue is maintained in an orderly manner. A barrier system is to be used so that any queue does not cause obstruction to the public highway. Any customers found to be consuming alcohol or other intoxicating substances (such as Nitrous Oxide) in the queue shall be refused entry to the premises.
21. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.
22. 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:
  - b. All ejections of patrons
  - c. Any complaints received.
  - d. Any incidents of disorder.
  - e. Seizure of drugs or offensive weapons.
  - f. Any faults in the CCTV system or searching equipment or scanning equipment.
  - Any refusal of the sale of alcohol.
  - g. Any visit by a relevant authority or emergency service.
23. Signs will be prominently displayed by entry and exit points reminding customs:
  - a. CCTV in operation.
  - b. Drugs policy.
  - c. Weapons policy.
  - d. To leave quietly and respect local residents.
24. All staff shall receive training on the legislation relating to the sales of alcohol to underage persons, drunken persons. the four licensing objectives and WAVE (Welfare and Vulnerability Engagement). All staff shall have refresher training on these topics every 12 months at least. Written records of such training shall be kept on the premises and produced to a police officer or other authorised officer upon request.
25. The licensee shall be a member of local Pub watch scheme and SNOW (insert full name) radio. The licensee or a representative shall take all reasonable steps to attend all meetings and maintain a record thereof. The licensee shall use his/her best endeavours to ensure that all necessary communication equipment is in full working order at all times the premises are open to the public.
26. Reasonable steps to be taken to ensure that an authorised person is a member of Pubwatch and SNOW.
27. The pavement from the building line to the kerb edge immediately outside the premises, including the gutter/channel at it's junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

28. Patrons will not be allowed to take open containers outside of the premises at any time.
29. The door at arch 3 shall be locked in an open position when arch 3 is in use.
30. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their duty of care as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
31. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
32. The Licensees premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensees waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his waste carrier arrives to collect the refuse.
33. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
34. All amplified recorded and live music played within the premises, shall be subject to the control of noise limiter so noise and vibration is inaudible in the nearest noise sensitive premises between the hours of 23:00 and 07:00 on any day and does not cause nuisance at all other times anytime.
35. The noise limiter should be kept in a secure, lockable cupboard or similar location. The system is to be completely independent of control by persons other than the Licensee.
36. Patrons of the premises shall be encouraged, by signs within the premises visible at all exit points, to disperse from the area of the premises quietly. Door supervisors shall also supervise persons leaving the premises after entertainment has taken place and where necessary, request that persons leaving the premises do so in an orderly manner as quickly as possible.
37. Arch I shall operate as a restaurant, in which the sale of alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are taking substantial table meals and that the consumption of alcohol by such a person is ancillary to taking such meals. The supply of alcohol shall be by waiter or waitress service only.



38. Substantial food and non-intoxicating beverages are to be available throughout the Premises in all locations and at all times that alcohol is available for sale.
39. The maximum capacity of the Premises, not including staff and performers, is 550 (or any lesser figure if indicated by the fire safety risk assessment, a copy of which shall be served on the licensing authority).
40. When licensable activity is taking place in the premises on Thursday, Fridays and Saturdays the venue shall deploy toilet attendants, to be stationed in both male and female toilets between 21:00 hours and closing.
41. All of the SIA personnel employed by or contracted to the venue shall be equipped with a working and effective Body-worn Video Camera. The footage derived from each such device shall be retained for a minimum of 31 days and provided upon request to the Police or other authorised officers immediately, or with minimum delay and in any event no later than 48 hours following such a request. All SIA personnel above, are to be the Head Door Supervisor and Any Door Supervisor(s) stationed at the entrance to the Premises.
42. From 21:00, the venue shall employ clearly identifiable members of staff to act as welfare officers.
43. The venue shall employ a welfare officer for the first 200 customers at the venue. Thereafter there shall be an additional welfare officer for each additional 200 customers (or part thereof). Where there is more than one welfare officer at least 50% must be female.
44. Each welfare officer must be in a position to evidence their having undergone Welfare and Vulnerability Engagement training prior to undertaking their appointed role.
45. No third-party DJ-led promoted events shall take place at the Premises. For any other promoted events, a risk assessment shall be carried out, this risk assessment will include but not be limited to:
  - a. checks the venue has undertaken into any performing acts.
  - b. contacting venues where they have performed previously to see if there were any adverse issues.
  - c. checking artists/promoters' social media to identify any potential issues.
  - d. The risk assessment shall also demonstrate any measures to be put place to mitigate any identified risks, together with the rationale applied.
  - e. A copy of all risk assessments shall be retained on the premises for immediate inspection by police or responsible authorities upon request.
46. No queue will be permitted outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the full capacity of the venue is reached.
47. Any queue that forms outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the venue has achieved the safe

capacity identified for that day will be immediately and safely dispersed by venue staff or SIA approved personnel or contractors.

48. From 21:00, a designated member of staff shall monitor the CCTV system installed at the premises whenever licensable activity is taking place and communicate with operational staff and/or SIA approved personnel or contractors, as appropriate.
49. Prior to the premises providing licensable activities a dispersal policy for the premises applicable to standard operating nights and promoted events shall be drawn up and agreed with the police.

### **Conditions derived from Responsible Authorities representations**

50. A sound limiting device within the premises shall be provided to control all amplified sound levels on the premises. The device shall be approved and set to the Council's satisfaction to ensure that no nuisance is caused to any unassociated residential or noise sensitive premises, and thereafter maintained for the duration of use. The device shall be approved before installation and set to the satisfaction of the Environmental Protection Service.
51. Music emanating from the premises shall be played at such a level to ensure that no nuisance is caused to any unassociated neighbouring premises.
52. The designated smoking area shall be restricted to the Courtyard/Multi use area as indicated on the Licensing Plan.

### **8. Reasons for Officer Observations**

- 8.1. Conditions 10 to 49 are derived from the applicant's operating schedule. Conditions 50 to 52 have been suggested by the Environmental Protection Authority.

### **9. Legal Comments**

- 9.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following licensing objectives;
  - The Prevention of Crime and Disorder
  - Public Safety
  - Prevention of Public Nuisance
  - The Protection of Children from Harm
- 9.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

### **10. Human Rights Act 1998 Implications**

- 10.1. There are implications to;

- **Article 6** – Right to a fair hearing
- **Article 14** – Not to discriminate
- Balancing: **Article 1**- Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individuals rights against the interests of the community at large.

11. **Members Decision Making**

11.1. **Option 1**

**That the application be refused**

11.2. **Option 2**

**That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.**

12. **Conclusion**

12.1. That Members decide on the application under the Licensing Act 2003.

**Appendices:**

- Appendix A: Application for a premises licence and supporting documents
- Appendix B: Existing premises licence
- Appendix C: Representation from the Responsible Authorities
- Appendix D: Representations from Other Persons
- Appendix E: Location map

**Background documents**

Licensing Act 2003  
LBH Statement of Licensing Policy

<b>Report Author</b>	Name: Sanaria Hussain Title: Senior Licensing Officer Email: sanaria.hussain@hackney.gov.uk Tel: 020 8356 4972
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Application for a premises licence to be granted  
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We CHIKOO ENTERTAINMENT LIMITED

*(Insert name(s) of applicant)*

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description 83 RIVINGTON STREET			
Post town	LONDON	Postcode	EC2A 3AY

Telephone number at premises (if any)	NONE
Non-domestic rateable value of premises	£236,000

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *        | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *   |                                     |                             |
| i. as a limited company                  | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership                     | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/>            | please complete section (B) |

- iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable) **[INTENTIONALLY BLANK]**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev) <input type="text"/>
<b>Surname</b>		<b>First names</b>		
<b>Date of birth</b>				
<b>Nationality</b>				
I am 18 years old or over				<input type="checkbox"/> Please tick yes
Current postal address if different from premises address				
Post town		Postcode		

<b>Daytime contact telephone number</b>	
<b>E-mail address (optional)</b>	
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)	

**SECOND INDIVIDUAL APPLICANT (if applicable) [INTENTIONALLY BLANK]**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>					
<b>Nationality</b>					
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name <b>CHIKOO ENTERTAINMENT LIMITED</b>
--

<p>Address</p> <p>Registered Office: 7 REDBRIDGE LANE EAST, ILFORD IG4 5ET</p> <p>Correspondence to: [REDACTED] [REDACTED]</p>
<p>Registered number (where applicable)</p> <p>13674812</p>
<p>Description of applicant (for example, partnership, company, unincorporated association etc.)</p> <p>[REDACTED]</p>
<p>Telephone number (if any)</p> <p>[REDACTED]</p>
<p>E-mail address (optional)</p> <p>[REDACTED]</p>

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

**THIS IS AN APPLICATION FOR A SHADOW LICENCE WHICH IS SOUGHT TO FACILITATE THE COMPLETION OF THE SALE OF 83 RIVINGTON STREET TO A THIRD-PARTY.**

**THE SALE CONTRACT REQUIRES THAT 83 RIVINGTON STREET MUST BENEFIT FROM A PREMISES LICENCE AND THEREFORE THIS APPLICATION IS IDENTICAL IN TERMS (LICENSABLE ACTIVITIES, HOURS, AND CONDITIONS) TO PREMISES LICENCE NUMBER LBH-PRE-T-0480.**

**THE APPLICANT, CHIKOO ENTERTAINMENT LIMITED, IS A SPECIAL PURPOSE VEHICLE WHOSE PURPOSE IS TO HOLD THE SHADOW LICENCE PENDING THE SALE OF THE VENUE.**

**THE APPLICANT UNDERTAKES THAT, IF GRANTED THIS SHADOW LICENCE, IT WILL NOT PROVIDE ANY LICENSABLE ACTIVITIES AT OR FROM THE PREMISES AND THAT IT WILL TRANSFER THE SHADOW LICENCE TO A THIRD-PARTY IN FURTHERANCE OF SALE OF THE PREMISES AT THE EARLIEST AVAILABLE OPPORTUNITY.**

**FURTHERMORE, THE PROPOSED DPS IS A REGULATED AND PROFESSIONAL INDIVIDUAL WHO HAS AGREED IN WRITING WITH THE APPLICANT THAT LICENSABLE ACTIVITIES ARE NOT TO BE PROVIDED AT OR FROM THE PREMISES UNDER THIS LICENCE UNTIL A SALE IS CONCLUDED AND THE SHADOW LICENCE IS TRANSFERRED.**

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M



## A [INTENTIONALLY BLANK]

Plays Standard days and timings (please read guidance note 6)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 4)		
Thur					
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)  THE PLAYING OF FILMS TO CUSTOMERS AT THE PREMISES		
Mon	10:00	23:00			
Tue	10:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Wed	10:00	23:00			
Thur	10:00	23:00	NONE		
Fri	10:00	00:00			
Sat	10:00	00:00	Non standard timings. <u>Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun	12:00	22:30			
			NONE		

**C [INTENTIONALLY BLANK]**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<b><u>Please give further details</u></b> (please read guidance note 3)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
Tue			
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)
Fri			
Sat			
Sun			

## D [INTENTIONALLY BLANK]

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon	10:00	23:00	THE PLAYING OF LIVE MUSIC TO CUSTOMERS AT THE PREMISES		
Tue	10:00	23:00			
Wed	10:00	23:00	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
			NONE		
Thur	10:00	23:00			
			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri	10:00	00:00			
			NONE		
Sat	10:00	00:00			
Sun	12:00	22:30			

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)</u>	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here (please read guidance note 3)</u>  THE PLAYING OF RECORDED MUSIC TO CUSTOMERS AT THE PREMISES		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00	<u>State any seasonal variations for the playing of recorded music (please read guidance note 4)</u>		
Thur	10:00	23:00	NONE		
Fri	10:00	00:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)</u>		
Sat	10:00	00:00			
Sun	12:00	22:30	NONE		

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	10:00	23:00	<u>Please give further details here</u> (please read guidance note 3) PERFORMANCES OF DANCE TO CUSTOMERS AT THE PREMISES		
Tue	10:00	23:00			
Wed	10:00	23:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur	10:00	23:00	NONE		
Fri	10:00	00:00	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat	10:00	00:00			
Sun	12:00	22:30			
			NONE		

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing  ANY ENTERTAINMENT PROVIDED AT THE PREMISES THAT IS SIMILAR TO LIVE MUSIC, RECORDED MUSIC, OR PERFORMANCE OF DANCE, BUT IS NOT CONSIDERED BY THE RESPONSIBLE AUTHORITIES TO FALL INTO THOSE CATEGORIES.		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	10:00	23:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	10:00	23:00	<u>Please give further details here</u> (please read guidance note 3)  SEE ABOVE		
Wed	10:00	23:00			
Thur	10:00	23:00	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri	10:00	00:00	NONE		
Sat	10:00	00:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun	12:00	22:30	NONE		



|

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)  THE PROVISION OF HOT FOOD AND HOT DRINKS TO CUSTOMERS AT THE PREMISES		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)  NONE		
Thur					
Fri	23:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5)  NONE		
Sat	23:00	00:00			
Sun					

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>	
				Off the premises	<input type="checkbox"/>	
Day	Start	Finish	Both			<input type="checkbox"/>
Mon	10:00	23:00	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)  NONE			
Tue	10:00	23:00				
Wed	10:00	23:00				
Thur	10:00	23:00	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)			
Fri	10:00	00:00	NONE			
Sat	10:00	00:00				
Sun	12:00	22:30				

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name <b>LUKE ELFORD</b>	
Date of Birth [REDACTED]	
Address [REDACTED] [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)	
Day	Start	Finish	NONE	
Mon	09:00	23:30		
Tue	09:00	23:30		
Wed	09:00	23:30		
Thur	09:00	23:30		<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)
				NONE
Fri	09:00			
Sat		00:30		
	09:00			
Sun		00:30		
	11:00	23:00		

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

PLEASE SEE ATTACHED A SCHEDULE OF CONDITIONS TO PROMOTE THE FOUR LICENSING OBJECTIVES.

PLEASE NOTE THAT THESE REPLICATE THE AGREED CONDITIONS ON PREMISES LICENCE LBH PRE-T-0480

b) The prevention of crime and disorder

SEE ABOVE

c) Public safety

SEE ABOVE

d) The prevention of public nuisance

SEE ABOVE

e) The protection of children from harm

SEE ABOVE

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 10)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> <li>• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15)</li> <li>• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	[REDACTED]
Date	28 <sup>th</sup> September 2023
Capacity	SOLICITORS FOR THE APPLICANT

For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> **applicant's solicitor or other** authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)			
[REDACTED]			
[REDACTED]			
[REDACTED]			
Post town	[REDACTED]	Postcode	[REDACTED]
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

**CHIKOO ENTERTAINMENT LIMITED  
83 RIVINGTON STREET  
LONDON EC2A 3AY**

**SCHEDULE OF CONDITIONS TO PROMOTE THE FOUR LICENSING OBJECTIVES**

**PLEASE NOTE THAT THESE CONDITIONS REPLICATE THOSE ATTACHED TO LBH-PRE-T-0480**

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will 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 authorised officers throughout the preceding 31-day period.
2. 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 must be able to show a Police or authorised council officer recent data or footage when requested.
3. There shall be a SIA registered door supervisor employed at the premises every day from 2100 hours at a ratio of 1:100. On Friday and Saturday a minimum of 5 door supervisors shall be present from 2200 hours. Extra SIA will be considered continually as part of an ongoing operational risk assessment. All door supervisors shall enter their full details in the premises daily register at the commencement of their work. They shall record their full name, home address and contact telephone number, their SIA registration number, and the time they commence and conclude working. If the door supervisor was provided by an agency the name, registered business address and contact telephone number will also be recorded. This register will be made available to police or authorised officers immediately upon request.
4. Door supervisors engaged in duties outside shall wear a high visibility vest or jacket so that they are clearly identifiable.
5. All persons entering the venue will be counted in and out by a member or members of door staff using coordinated mechanical clicker devices, capable of identifying the number of persons within the premises at any time. These will be supplied by the venue.
6. There shall be a risk assessment carried out for each day that the premises' are to be open to the public. Such assessments shall identify the total numbers of persons (including staff, performers and contractors), who can be safely accommodated on the premises.
7. The person or persons responsible for monitoring entry to the premises shall be

notified in writing of the maximum number of admissions permitted.

8. Signs will be prominently displayed at all exit points reminding customers to leave quietly and respect local residents.
9. The premises will have a venue man agreement policy, approved by the police licensing officer and/or Crime prevention officer, detailing the following;
  - a. Entry and search policy
  - b. Drugs Policy, which shall include Hackney Police local Policy 2011 (or as amended)
  - c. Queuing and dispersal policy
  - d. Security Policy
  - e. Noise Policy
  - f. Smoking Policy
  - g. Alcohol Policy
  - h. Theft Reduction Policy, as per Hackney Police Local Policy 2011 (or as amended)
10. The premises shall operate an Identification Scanner which shall be used for all customers entering the venue from 19:00 every day of the week.
11. All customers queuing to enter the venue shall be monitored by SIA door staff to ensure the queue is maintained in an orderly manner. A barrier system is to be used so that any queue does not cause obstruction to the public highway. Any customers found to be consuming alcohol or other intoxicating substances (such as Nitrous Oxide) in the queue shall be refused entry to the premises.
12. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.
13. 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:
  - b. All ejections of patrons
  - c. Any complaints received.
  - d. Any incidents of disorder.
  - e. Seizure of drugs or offensive weapons.
  - f. Any faults in the CCTV system or searching equipment or scanning equipment. Any refusal of the sale of alcohol.
  - g. Any visit by a relevant authority or emergency service.
14. Signs will be prominently displayed by entry and exit points reminding customs:
  - a. CCTV in operation.
  - b. Drugs policy.
  - c. Weapons policy.
  - d. To leave quietly and respect local residents.
15. All staff shall receive training on the legislation relating to the sales of alcohol to underage persons, drunken persons. the four licensing objectives and WAVE (Welfare and



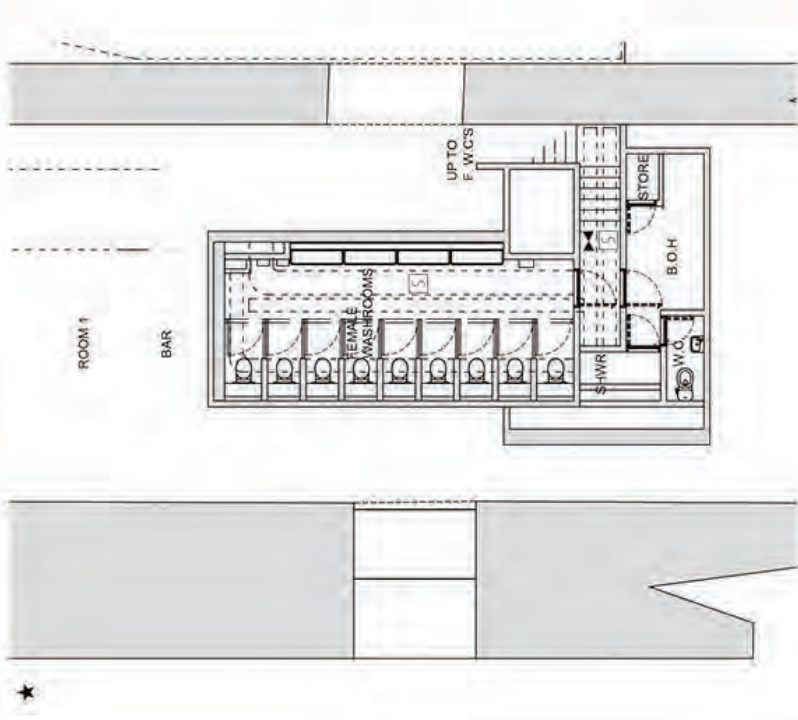
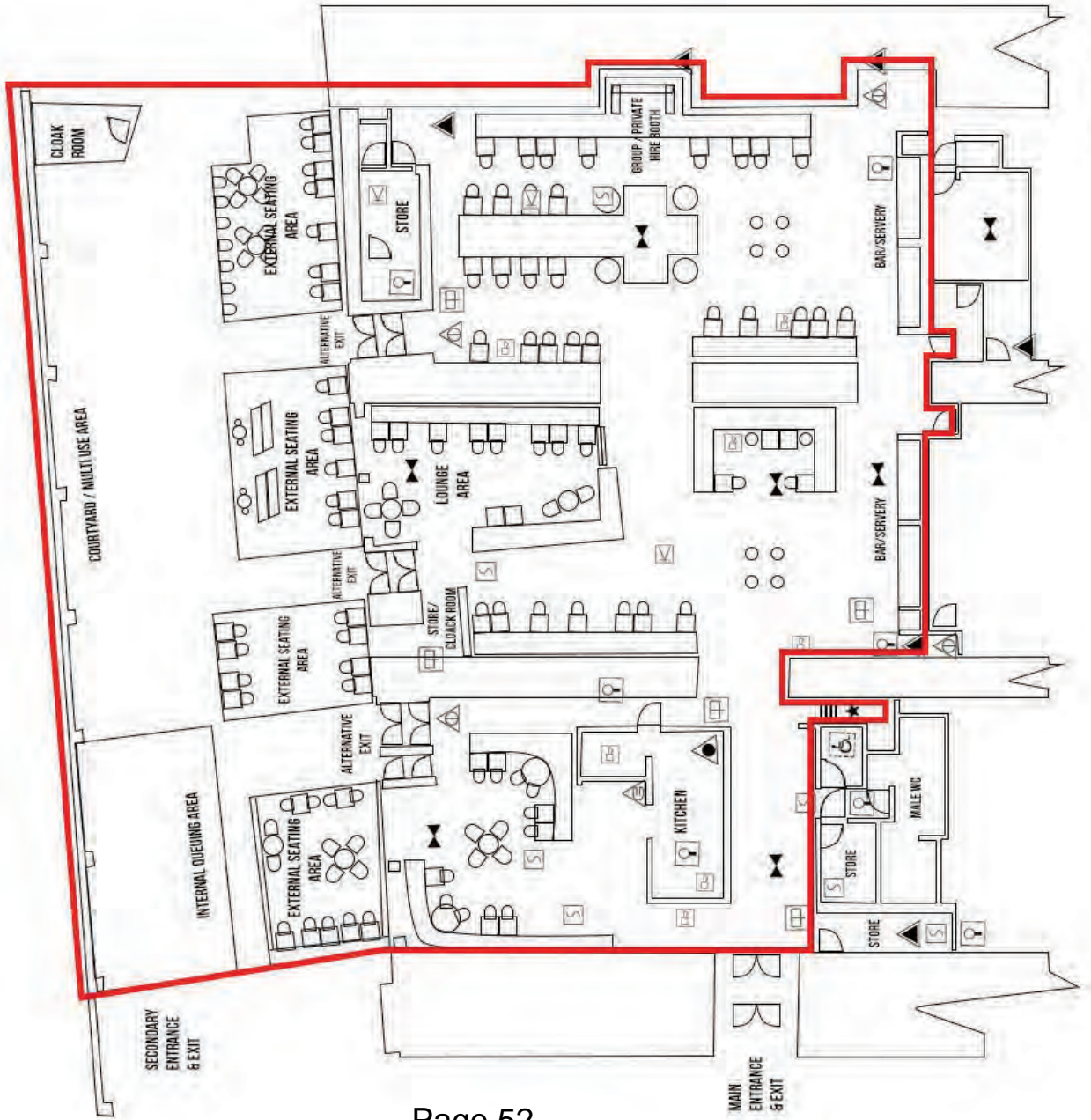
Vulnerability Engagement). All staff shall have refresher training on these topics every 12 months at least. Written records of such training shall be kept on the premises and produced to a police officer or other authorised officer upon request.

16. The licensee shall be a member of local Pub watch scheme and SNOW (insert full name) radio. The licensee or a representative shall take all reasonable steps to attend all meetings and maintain a record thereof. The licensee shall use his/her best endeavours to ensure that all necessary communication equipment is in full working order at all times the premises are open to the public.
17. Reasonable steps to be taken to ensure that an authorised person is a member of Pubwatch and SNOW.
18. The pavement from the building line to the kerb edge immediately outside the premises, including the gutter/channel at it's junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
19. Patrons will not be allowed to take open containers outside of the premises at any time.
20. The door at arch 3 shall be locked in an open position when arch 3 is in use.
21. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their duty of care as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
22. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
23. The Licensees premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensees waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his waste carrier arrives to collect the refuse.
24. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

25. All amplified recorded and live music played within the premises, shall be subject to the control of noise limiter so noise and vibration is inaudible in the nearest noise sensitive premises between the hours of 23:00 and 07:00 on any day and does not cause nuisance at all other times anytime.
26. The noise limiter should be kept in a secure, lockable cupboard or similar location. The system is to be completely independent of control by persons other than the Licensee.
27. Patrons of the premises shall be encouraged, by signs within the premises visible at all exit points, to disperse from the area of the premises quietly. Door supervisors shall also supervise persons leaving the premises after entertainment has taken place and where necessary, request that persons leaving the premises do so in an orderly manner as quickly as possible.
28. There shall be no off-sales of alcohol from the Premises.
29. Arch I shall operate as a restaurant, in which the sale of alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are taking substantial table meals and that the consumption of alcohol by such a person is ancillary to taking such meals. The supply of alcohol shall be by waiter or waitress service only.
30. Substantial food and non-intoxicating beverages are to be available throughout the Premises in all locations and at all times that alcohol is available for sale.
31. The maximum capacity of the Premises, not including staff and performers. is 550 (or any lesser figure if indicated by the fire safety risk assessment, a copy of which shall be served on the licensing authority).
32. When licensable activity is taking place in the premises on Thursday. Fridays and Saturdays the venue shall deploy toilet attendants. to be stationed in both male and female toilets between 21:00 hours and closing.
33. All of the SIA personnel employed by or contracted to the venue shall be equipped with a working and effective Body-worn Video Camera. The footage derived from each such device shall be retained for a minimum of 31 days and provided upon request to the Police or other authorised officers immediately, or with minimum delay and in any event no later than 48 hours following such a request. All SIA personnel above. are to be the Head Door Supervisor and Any Door Supervisor(s) stationed at the entrance to the Premises.
34. From 21:00, the venue shall employ clearly identifiable members of staff to act as welfare officers.
35. The venue shall employ 1 welfare officer for the first 200 customers at the venue. Thereafter there shall be an additional welfare officer for each additional 200 customers (or part thereof). Where there is more than one welfare officer at least 50% must be female.

36. Each welfare officer must be in a position to evidence their having undergone Welfare and Vulnerability Engagement training prior to undertaking their appointed role.
37. No third-party DJ led promoted events shall take place at the Premises. For any other promoted events, a risk assessment shall be carried out, this risk assessment will include but not be limited to:
  - a. checks the venue has undertaken into any performing acts.
  - b. contacting venues where they have performed previously to see if there were any adverse issues.
  - c. checking artists/promoters' social media to identify any potential issues.
  - d. The risk assessment shall also demonstrate any measures to be put place to mitigate any identified risks, together with the rationale applied.
  - e. A copy of all risk assessments shall be retained on the premises for immediate inspection by police or responsible authorities upon request.
38. No queue will be permitted outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the full capacity of the venue is reached.
39. Any queue that forms outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the venue has achieved the safe capacity identified for that day will be immediately and safely dispersed by venue staff or SIA approved personnel or contractors.
40. From 21:00, a designated member of staff shall monitor the CCTV system installed at the premises whenever licensable activity is taking place and communicate with operational staff and/or SIA approved personnel or contractors, as appropriate.
41. Prior to the premises providing licensable activities a dispersal policy for the premises applicable to standard operating nights and promoted events shall be drawn up and agreed with the police.
42. Amended plans of the premises to be attached to the premises licence, compliant with regulations, are to be lodged with the council.

**IMPORTANT:-** Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.



- |                         |                          |                                 |                                  |
|-------------------------|--------------------------|---------------------------------|----------------------------------|
|                         |                          |                                 |                                  |
| FIRE ALARM CALL POINT   | FOAM FIRE EXTINGUISHER   | FIRE BLANKET                    | CARBON DIOXIDE FIRE EXTINGUISHER |
|                         |                          |                                 |                                  |
| ESCAPE LIGHTING         | WATER FIRE EXTINGUISHER  |                                 |                                  |
|                         |                          |                                 |                                  |
| DISABLED AREA           | CONTROL PANEL SOUNDERS   | CONTROL PANEL ILLUMINATED SIGNS | SOUNDERS & ILLUMINATED SIGNS     |
|                         |                          |                                 |                                  |
| AUTOMATIC HEAT DETECTOR | AUTOMATIC SMOKE DETECTOR |                                 |                                  |

Scale 1:100 @ A3



This premises licence has been issued by:  
**Licensing Service**  
**1 Hillman Street**  
**London**  
**E8 1DY**

**Premises licence number** LBH-PRE-T-0480

**Part 1 - Premises Details**

**Postal address of premises, or if none, ordnance survey map reference of description**  
 Cargo, The Arches  
 83 Rivington Street

<b>Post town</b>	London	<b>Postcode</b>	EC2A 3AY
<b>Telephone number</b>			

**Where the licence is time limited the dates**  
 Not applicable

**Licensable activities authorised by the licence**  
 Films  
 Live Music  
 Recorded Music  
 Performance of Dance  
 Other Entertainment Similar to Live or Rec Music or Dance Performance  
 Late Night Refreshment  
 Supply of Alcohol

**The times the licence authorises the carrying out of licensable activities**

<b>Films</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-22:30
<b>Live Music</b>	<b>Standard Hours:</b> Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00

	Thu 10:00-23:00
	Fri 10:00-00:00
	Sat 10:00-00:00
	Sun 12:00-22:30
<b>Recorded Music</b>	<b>Standard Hours:</b>
	Mon 10:00-23:00
	Tue 10:00-23:00
	Wed 10:00-23:00
	Thu 10:00-23:00
	Fri 10:00-00:00
	Sat 10:00-00:00
	Sun 12:00-22:30
<b>Performance of Dance</b>	<b>Standard Hours:</b>
	Mon 10:00-23:00
	Tue 10:00-23:00
	Wed 10:00-23:00
	Thu 10:00-23:00
	Fri 10:00-00:00
	Sat 10:00-00:00
	Sun 12:00-22:30
<b>Other Entertainment Similar to Live or Rec Music or Dance Performance</b>	<b>Standard Hours:</b>
	Mon 10:00-23:00
	Tue 10:00-23:00
	Wed 10:00-23:00
	Thu 10:00- 23:00
	Fri 10:00-00:00
	Sat 10:00-00:00
	Sun 12:00- 22:30
<b>Late Night Refreshment</b>	<b>Standard Hours:</b>
	Fri 23:00-00:00
	Sat 23:00-00:00
<b>Supply of Alcohol</b>	<b>Standard Hours:</b>
	Mon 10:00-23:00
	Tue 10:00-23:00
	Wed 10:00-23:00
	Thu 10:00-23:00
	Fri 10:00-00:00
	Sat 10:00-00:00
	Sun 12:00-22:30

<b>The opening hours of the premises</b>	
	<b>Standard Hours:</b>
	Mon 09:00-23:30
	Tue 09:00-23:30
	Wed 09:00-23:30

Thu 09:00-23:30  
Fri 09:00-00:30  
Sat 09:00-00:30  
Sun 11:00-23:00

**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 email (where relevant) of holder of premises licence**

Eden Gardens Entertainment Ltd  
44A Hanover Gate Mansions  
London  
NW1 4SN

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

06869497

**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

Jane Elizabeth Griffiths

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

**Date of grant:** 24 November 2006

**Gerry McCarthy**

**Head of Community Safety, Enforcement and Business Regulation**

**Document re-issued : 31/10/2022**



**Annex 1 - Mandatory Conditions  
Supply Of Alcohol (On/Both)**

1. No supply of alcohol may be made under the premises licence:
  - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
  - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) 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.  
(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 -
  - (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 in a manner which carries a significant risk of undermining a licensing objective;
  - (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 in a manner which carries a significant risk of undermining a licensing objective;
  - (d) 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.
  - (e) dispensing alcohol 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).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.  
  
5.2 The designated premises supervisor in relation to the premises licences must

ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

5.3. 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 either:-

- A. a holographic mark or
- B. an ultraviolet feature.

6. 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:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

b. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

### **Minimum Drinks Pricing**

7. 7.1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

7.2 For the purposes of the condition set out in paragraph 7.1 above -

(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 amount 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) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

7.3 Where the permitted price given by Paragraph 7.2(b) 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.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above 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.

#### **Exhibition Of Films**

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

- (a) Recommendations made by the film classification body where the film classification body is specified in the licence, or
- (b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person('s) designated under s4 of the Video Recordings Act 1984(c.39).

#### **Door Supervision**

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

## Annex 2 - Conditions consistent with the Operating Schedule

10. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will 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 authorised officers throughout the preceding 31-day period.
11. 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 must be able to show a Police or authorised council officer recent data or footage when requested.
12. There shall be a SIA registered door supervisor employed at the premises every day from 2100 hours at a ratio of 1:100. On Friday and Saturday a minimum of 5 door supervisors shall be present from 2200 hours. Extra SIA will be considered continually as part of an ongoing operational risk assessment. All door supervisors shall enter their full details in the premises daily register at the commencement of their work. They shall record their full name, home address and contact telephone number, their SIA registration number, and the time they commence and conclude working. If the door supervisor was provided by an agency the name, registered business address and contact telephone number will also be recorded. This register will be made available to police or authorised officers immediately upon request.
13. Door supervisors engaged in duties outside shall wear a high visibility vest or jacket so that they are clearly identifiable.
14. (1) All persons entering the venue will be counted in and out by a member or members of door staff using coordinated mechanical clicker devices, capable of identifying the number of persons within the premises at any time. These will be supplied by the venue.  
  
(2) There shall be a risk assessment carried out for each day that the premises' are to be open to the public. Such assessments shall identify the total numbers of persons (including staff, performers and contractors), who can be safely accommodated on the premises. La  
  
(3) The person or persons responsible for monitoring entry to the premises shall be notified in writing of the maximum number of admissions permitted.
15. Signs will be prominently displayed at all exit points reminding customers to leave quietly and respect local residents.
16. The premises will have a venue man agreement policy, approved by the police licensing officer and/or Crime prevention officer, detailing the following;
  - a. Entry and search policy
  - b. Drugs Policy, which shall include Hackney Police local Policy 2011 (or as amended)
  - c. Queuing and dispersal policy
  - d. Security Policy
  - e. Noise Policy
  - f. Smoking Policy

- g. Alcohol Policy
  - h. Theft Reduction Policy, as per Hackney Police Local Policy 2011 (or as amended)
17. The premises shall operate an Identification Scanner which shall be used for all customers entering the venue from 19:00 every day of the week.
  18. All customers queuing to enter the venue shall be monitored by SIA door staff to ensure the queue is maintained in an orderly manner. A barrier system is to be used so that any queue does not cause obstruction to the public highway. Any customers found to be consuming alcohol or other intoxicating substances (such as Nitrous Oxide) in the queue shall be refused entry to the premises.
  19. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.
  20. 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:
    - b. All ejections of patrons
    - c. Any complaints received.
    - d. Any incidents of disorder.
    - e. Seizure of drugs or offensive weapons.
    - f. Any faults in the CCTV system or searching equipment or scanning equipment. Any refusal of the sale of alcohol.
    - g. Any visit by a relevant authority or emergency service.
  21. Signs will be prominently displayed by entry and exit points reminding customs:
    - a. CCTV in operation.
    - b. Drugs policy.
    - c. Weapons policy.
    - d. To leave quietly and respect local residents .
  22. All staff shall receive training on the legislation relating to the sales of alcohol to underage persons, drunken persons. the four licensing objectives and WAVE (Welfare and Vulnerability Engagement). All staff shall have refresher training on these topics every 12 months at least. Written records of such training shall be kept on the premises and produced to a police officer or other authorised officer upon request.
  23. The licensee shall be a member of local Pub watch scheme and SNOW (insert full name) radio. The licensee or a representative shall take all reasonable steps to attend all meetings and maintain a record thereof. The licensee shall use his/her best endeavours to ensure that all necessary communication equipment is in full working order at all times the premises are open to the public.
  24. Reasonable steps to be taken to ensure that an authorised person is a member of Pubwatch and SNOW.
  25. The pavement from the building line to the kerb edge immediately outside the premises, including the gutter/channel at it's junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

26. Patrons will not be allowed to take open containers outside of the premises at any time.
27. The door at arch 3 shall be locked in an open position when arch 3 is in use.
28. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their duty of care as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
29. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
30. The Licensees premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensees waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his waste carrier arrives to collect the refuse.
31. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
32. All amplified recorded and live music played within the premises, shall be subject to the control of noise limiter so noise and vibration is inaudible in the nearest noise sensitive premises between the hours of 23:00 and 07:00 on any day and does not cause nuisance at all other times anytime.
33. The noise limiter should be kept in a secure, lockable cupboard or similar location. The system is to be completely independent of control by persons other than the Licensee.
34. Patrons of the premises shall be encouraged, by signs within the premises visible at all exit points, to disperse from the area of the premises quietly. Door supervisors shall also supervise persons leaving the premises after entertainment has taken place and where necessary, request that persons leaving the premises do so in an orderly manner as quickly as possible.
35. There shall be no off-sales of alcohol from the Premises.
36. Arch I shall operate as a restaurant, in which the sale of alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are taking substantial table meals and that the consumption of alcohol by such a person is ancillary to taking such meals. The supply of alcohol shall be by waiter or waitress service only.
37. Substantial food and non-intoxicating beverages are to be available throughout the Premises in all locations and at all times that alcohol is available for sale.

38. The maximum capacity of the Premises, not including staff and performers. is 550 (or any lesser figure if indicated by the fire safety risk assessment, a copy of which shall be served on the licensing authority)
39. When licensable activity is taking place in the premises on Thursday, Fridays and Saturdays the venue shall deploy toilet attendants. to be stationed in both male and female toilets between 21:00 hours and closing.
40. All of the SIA personnel employed by or contracted to the venue shall be equipped with a working and effective Body-worn Video Camera. The footage derived from each such device shall be retained for a minimum of 31 days and provided upon request to the Police or other authorised officers immediately, or with minimum delay and in any event no later than 48 hours following such a request. All SIA personnel above. are to be the Head Door Supervisor and Any Door Supervisor(s) stationed at the entrance to the Premises.
41. From 21:00, the venue shall employ clearly identifiable members of staff to act as welfare officers.
42. The venue shall employ 1 welfare officer for the first 200 customers at the venue. Thereafter there shall be an additional welfare officer for each additional 200 customers (or part thereof). Where there is more than one welfare officer at least 50% must be female,
43. Each welfare officer must be in a position to evidence their having undergone Welfare and Vulnerability Engagement training prior to undertaking their appointed role.
44. No third-party DJ led promoted events shall take place at the Premises. For any other promoted events. a risk assessment shall be carried out, this risk assessment will include but not be limited to:
  - a. checks the venue has undertaken into any performing acts.
  - b. contacting venues where they have performed previously to see if there were any adverse issues.
  - c. checking artists/promoters' social media to identify any potential issues.
  - d. The risk assessment shall also demonstrate any measures to be put place to mitigate any identified risks, together with the rationale applied.
  - e. A copy of all risk assessments shall be retained on the premises for immediate inspection by police or responsible authorities upon request.
45. No queue will be permitted outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the full capacity of the venue is reached.
46. Any queue that forms outside the venue (as defined by the red line on the plan attached to this Premises Licence) once the venue has achieved the safe capacity identified for that day will be immediately and safely dispersed by venue staff or SIA approved personnel or contractors.

47. From 21:00, a designated member of staff shall monitor the CCTV system installed at the premises whenever licensable activity is taking place and communicate with operational staff and/or SIA approved personnel or contractors, as appropriate.
48. Prior to the premises providing licensable activities a dispersal policy for the premises applicable to standard operating nights and promoted events shall be drawn up and agreed with the police.
49. Amended plans of the premises to be attached to the premises licence, compliant with regulations, are to be lodged with the council

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**Annex 3 - Conditions attached after a hearing by the licensing authority**

Not Applicable

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## Formal Representation against Licensing Act 2003: Application for a shadow premises licence - 83 Rivington Street, London EC2A 3AY

1 message

Rockwell Charles <rockwell.charles@hackney.gov.uk>

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>, [REDACTED]

Dear Mr Luke Elford,

Please accept the following statement as a representation against the above application for a premises licence.

Environmental Protection as a responsible authority have been asked to consult on the above application on the grounds of the licensing objective the prevention of public nuisance.

Your application seeks the following licensable activities;

1. Films
2. Live music
3. Recorded music
4. Performance of Dance
5. Anything similar and
- 6 Sale by retails of alcohol (on the premises)

from Monday to Thursday 10:00 - 23:00hrs  
 Friday and Saturday 10:00 - 00:00hrs  
 Sunday 12:00 - 22:30hrs

The provision of Late night refreshment is from 23:00 - 00:00hrs on Friday and Saturday.

The applicant Mr Luke Elford was contacted on 26th October 2023 who confirmed that the smoke area will be restricted to the Courtyard/multi use area,

and no designated smoking area will be located outside the premises on the public highway.

To adequately promote the licensing objective with reference to the prevention of Public Nuisance,

I recommend that conditions 25 and 26 attached to the current premises licence LBH-PRE-T-0480 are removed and replaced by the following 3 conditions;

1.A Sound Limiting device within the premises shall be provided to control all amplified sound levels on the premises.  
 The device shall be approved and set to the Council's satisfaction to ensure that no nuisance is caused to any unassociated residential or noise sensitive premises, and thereafter maintained for the duration of use.  
 The device shall be approved before installation and set to the satisfaction of Hackney's Environmental Protection.

2.Music emanating from the premises shall be played at such a level to ensure that no nuisance is caused to any unassociated neighbouring premises.

3.The designated smoking area shall be restricted to the Courtyard/Multi use area as indicated on the Licensing Plan.

As Council Officers are not able to impose conditions without going through the formal hearing process,

I have forwarded this email to our Entertainment Licensing Team **as a formal representation against this application.**

I shall be prepared to withdraw this representation once I receive confirmation by email that you are in agreement with the amendment mentioned above.

May I suggest a response along the following wording;

*I, Mr Luke Elford, am happy to amend my operating schedule to .....*

**Mr Rockwell Charles**  
 Senior Environmental Protection Officer  
 Environmental Protection  
 Climate, Homes and Economy  
 London Borough of Hackney  
 Hackney Service Centre  
 1 Hillman Street  
 London E8 1DY

E: [rockwell.charles@hackney.gov.uk](mailto:rockwell.charles@hackney.gov.uk)

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

## RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

### RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Metropolitan Police service
ADDRESS OF AUTHORITY	Licensing Unit, Stoke Police Station 33 Stoke Newington High Street London N16 8DS
CONTACT NAME	PC 3288CE Amanda GRIGGS
TELEPHONE NUMBER	07884 561085
E-MAIL ADDRESS	hackneylicensing@met.police.uk

### APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	<b>83 Rivington Street London EC2A 3AY</b>
NAME OF PREMISES USER	<b>Chikoo Entertainment Ltd</b>

### COMMENTS

I make the following relevant representations in relation to the above application for a Premises Licence at the above address.

- 1) the prevention of crime and disorder      ◆
- 2) public safety      ◆
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Representations (which include comments and/or objections) in relation to:

**Police make the following representations in relation to the application for a Premises Licence at 83 Rivington Street, London, EC2A 3AY for the following reason(s);**

This application seeks the Sale of Alcohol and regulated entertainment (films, both live and recorded music, and anything similar) from 1000-2300hrs on Monday – Thursday, till midnight Friday and Saturday, and until 2230hrs on a Sunday. Also included is the provision of Late Night Refreshment on a Friday and Saturday from 2300-0000hrs. The hours in this application are the same as those on the current licence for this venue which was reviewed by police earlier this year. The conditions included are also a replica of those on this licence, of which were agreed via the consent order from the review of the venue in December 2021.

Police make these representations under the Prevention of Crime and Disorder and Public Safety Licensing Objectives.

The venue is situated on a busy stretch of road in Shoreditch, an area that is saturated with night time venues, which was designated as a Special Policy Area under the outgoing Licensing Policy. The vast number of premises have a negative cumulative impact on the area and in particular on the local residents, who through both reviews have vocalised the extent this impacts on them. In their own Licensing policy the Council recognises that in such areas where the number, type and density of premises selling alcohol are high or exceptional, serious problems of nuisance and disorder may be arising or have begun to arise outside or some distance from the licensed premises. It is these issues that have consistently impacted the lives of the residents.

The premises were subject to a review in December 2021, where the sub-committee decided to revoke the licence. The basis of this review was the disproportionately high crime, disorder and anti-social behaviour levels at the venue as well as a lack of confidence in the management to run a safe venue. The decision was appealed and settled out of court with a consent order which reduced the hours, capacity and modified some of the conditions. The venue reopened and then on the night of 11<sup>th</sup> February, shortly before 2300hrs, an assault took place whereby a male was knocked unconscious and sustained a fractured skull, jaw and a bleed on the brain. The following investigation highlighted that there was only 1 SIA security officer on duty at the venue, rather than the 5 that it was conditioned to have. Arguably had the correct number of SIA officers been on duty the incident could have potentially been dealt with before it escalated to the extent it did, leaving a male with life changing injuries. It also became apparent that no one from the venue called the emergency services and Police were only informed about it by a member of the public approaching passing officers.

As previously stated the SIA was on his own and therefore struggled to contain and deal with the violence. Further investigation of the SIA logs showed that having only 1 SIA on duty was a regular occurrence. These breaches of licence and the undermining of the licensing objectives have compromised the safety of the customers and staff. The incident log indicates that other SIA officers had to run to the venue to assist, leaving their own venues vulnerable and potentially breaching their own conditions.

Police had once more lost confidence in the management of this venue and applied for another review of the licence. On 13<sup>th</sup> July 2023 the sub-committee decided to revoke the premises licence. The Sub-Committee in revoking the licence stated that it was an appropriate and necessary course of action given the repeated failures to comply with the terms and conditions of the premises licence, and felt that it was necessary to prevent the licensing objectives being undermined in the future.

The application itself does not address any of the issues that were raised during the MPS stepped approach with the premises and subsequent review/s that were brought against the premises licence. The application is submitted by Chikoo Entertainment Ltd whose sole director is the same as that of Eden Garden Entertainment Ltd, the previous holder of the licence (Premises Licence LBH-PRE-T-0480). Police views have not changed with regards the management of this venue. The applicant's representative has stated that the purpose of this application is to achieve a licence that can be passed onto a buyer as the applicant would not be able to dispose of the venue without one. Financial gain is not a reason to grant a licence and police would also be concerned that should a licence be granted, the applicant could if minded, continue to operate the venue rather than sell on, and if indeed sold on, could be to a person/company under the applicants control, therefore not addressing Police concerns around management and persons of responsibility.

In short Police object to this licence being granted following a series of failings in safely managing this venue as documented in the 2 past reviews.

The above representations are supported by the following evidence and information.

Crime reports, Review documentation, Personal knowledge, LBH Licensing Policy,

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

None at this time

Signed  
PC 3288CE GRIGGS  
(By E-mail)  
Name (printed)

**RESPONSIBLE AUTHORITY REPRESENTATION:  
APPLICATION UNDER THE LICENSING ACT 2003**

**RESPONSIBLE AUTHORITY DETAILS**

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service 1 Hillman Street London E8 1FB
CONTACT NAME	Channing Riviere
TELEPHONE NUMBER	020 8356 4622
E-MAIL ADDRESS	Channing.riviere@hackney.gov.uk

**APPLICATION PREMISES**

NAME & ADDRESS OF PREMISES	83 Rivington Street Hackney London EC2A 3AY
NAME OF APPLICANT	Chikoo Entertainment Ltd.

**COMMENTS**

I make the following relevant representations in relation to the above application.

- the prevention of crime and disorder **x**
- public safety **x**
- the prevention of public nuisance **x**
- the protection of children from harm

Representations (which include comments and/or objections) in relation to:

The Licensing Authority has considered the application and submits the following comments.

The applicant has submitted an application for a premises licence which is described in the application as a “Shadow Licence”. This effectively mirrors the existing licence at 83 Rivington Street. The existing licence at 83 Rivington Street is currently subject to appeal following the decision to revoke the licence by the Licensing Sub-Committee. *(See the appended decision of the Licensing Sub-Committee on 13th July 2023.)*

The Licensing Authority notes that the applicant “Chikoo Entertainment Ltd” has a sole director *(see attached Companies House screenshot)*. The same individual is/was the director of the company (that was the licensee) that has been the subject of two review applications from the Metropolitan Police at this same location.

The premises is located in a busy part of Shoreditch, the area is well known for its high concentration of licensed premises. A high number of people visit the area to frequent the licensed venues, as a consequence, the area is often subject to problems such as public urination, street drinking, persons suffering from over-intoxication and public disorder. Medics are deployed on weekends in an attempt to ease the burden on the London Ambulance Service, whilst the Metropolitan Police and Council deploy dedicated resources to the area in an effort to tackle the problems.

The Licensing Authority notes that the existing licence, currently under appeal, was transferred to a new person/entity, however, this does not mitigate the fact that the current applicant had significant involvement in the operation of the site during the previous two review applications. They were the licensee/operator at the time both reviews were submitted.

The Licensing Authority would ask members to consider if it is appropriate, to effectively grant a licence to a company whose sole director was involved in the revocation of an identical licence at this location, given that members did not previously have confidence in this individual's management of the premises to promote the licensing objectives.

Should members be minded to grant the premises licence application, this would effectively circumvent the previous decision of the Licensing Sub-Committee to revoke the licence. This would undermine the licensing objectives given the previous decision to revoke the licence.

Having met with the legal representative of the applicant on 18th October 2023, they have indicated that they would be open to amending the application to exclude particular individuals from the licence in order to facilitate a sale of the premises. Whilst the Licensing Authority understands the position of the applicant, financial interests of applicants are not a consideration for the Licensing Authority. The promotion of the licensing objectives is the only relevant consideration.



During the meeting on 18th October 2023 it was suggested that the applicant would be prepared to cease licensable activity until the premises and licence (if granted) would be moved onto a third party. As helpful as these suggestions may be, members are reminded that responsible authorities have no influence on agreements between the applicant and any third party which may or may not be subject to change.

Additionally, should a licence be granted, there is nothing preventing the applicant from continuing the premises operation or transferring the licence to close associates. This could result in the applicant retaining proxy control of the premises despite being the subject of two previous review applications.

Further to the above, it does not stand to reason the applicant cannot sell the premises without a Premises Licence. On the contrary, the applicant/leaseholder is free to divest themselves of the premises at any time regardless of the premises licensing status.

Again, particular circumstances and/or contracts the applicant may or may not have entered into surrounding the any sale of the premises are not a consideration for the Licensing Authority.

It is difficult for the Licensing Authority to see how the grant of this licence, identical to the one revoked previously, to an individual/company that has been the subject of two review applications from the Metropolitan Police, in an area known to suffer from the problems created by the high concentration of licensed premises, can in any way promote the licensing objectives.

The Licensing Authority takes the view that the application should be refused in order to promote the licensing objectives. Or at the very least, the decision of the Licensing Sub-Committee be deferred until the ongoing appeal for an identical licence at the same premises has been determined.

The above representations are supported by the following evidence and information.

The Previous decision of the Licensing Sub-Committee on 13/07/2023, Statement of Licensing Policy 2023, Experience and knowledge of the local area.

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

N/A

**Name:** Channing Riviere (Principal Licensing Officer)

**Date:** 26/10/2023

**Review of the Premises Licence – Simmons (Formerly The Viaduct),  
83 Rivington Street, London, EC2A 3AY - Revocation**

**The decision of 13th July 2023**

The Licensing Sub-committee, in considering this decision from the information presented to them within the report and at the hearing today and having regard to the promotion of the licensing objectives:

- the prevention of crime and disorder;
- public safety;
- prevention of public nuisance; and
- the protection of children from harm,

that the premises licence for Simmons (Formerly The Viaduct), 83 Rivington Street, London, EC2A 3AY be revoked.

**The Reasons for the decision:**

The Licensing Sub-Committee carefully considered the application for a review of the premises licence from the Metropolitan Police Service (“the Police”) and their legal representative supported by the Licensing Authority, and 13 Other Persons (local residents). They also carefully considered the representations from the current licence holder’s representative, the current licence holder, the previous licence holder’s legal representative and the supporting evidence presented by them. The Sub-Committee decided that revocation of the premises licence was an appropriate and necessary course of action, given the repeated failures to comply with the terms and conditions of the premises licence.

The Sub-Committee also considered the other options available to them, as detailed in the report. They were satisfied that none of these would adequately address the likelihood of public nuisance reoccurring. They felt that revocation of the licence was necessary to prevent the licensing objectives being undermined in the future.

The Sub-Committee considered the evidence that led to the review being called by the Police. They also took into consideration all the evidence presented from all the parties including the local residents.

The premises "Simmons" was formerly known as "The Viaduct" and before that "Cargo". The premises licence was reviewed following the receipt of an application by the Police dated 29th October 2021. The licence holder appealed against the decision to revoke the licence made by the Licensing Sub-Committee on the 14th December 2021. Following negotiations, which included revised and additional conditions and reduced hours, the appeal was settled and agreed by a Consent Order dated 9 August 2022. The previous licence holder breached the conditions of the premises licence within seven months of the consent order being granted.

The premises has been in possession of a premises licence since 24th November 2006. The licence was transferred to Simmons Waterloo Limited on 24th March 2023.

The Sub-committee took into consideration that there were 13 Other Persons (local residents) who supported the application due to the impact that the premises had on local residents. The Sub-committee also took into account that the Licensing Authority also made representations in respect of public nuisance and anti-social behaviour.

The Police made representations that they were seeking revocation of the premises licence due to serious concerns about the licensing objectives being undermined following a serious incident in February 2023 at the premises.

On Saturday 11<sup>th</sup> February 2023 at about 2300 hours an assault took place inside the premises between customers which resulted in a man sustaining serious injuries. The Police were informed of this incident on 13<sup>th</sup> February.

The Police investigation found on 11th February that only one SIA was on duty to deal with the incident and this was a breach of condition 12 of the premises licence on SIA requirements.

The Police made representations that they were disappointed to have had to apply for another review, and they had no confidence in the previous premises licence holder. It appeared to the Police that the licence had been transferred to Simmons, who were not fully aware of the implications of the premises, what had occurred or the impact on local residents.

The Police contended that they felt it was necessary for there to be public scrutiny and it was not proportionate or appropriate for this premises licence just to be transferred to a new operator. They felt the review was necessary to prevent the operation of the premises and for any new operator to undergo the full new application process under section 17 of the Licensing Act 2003.

The Sub-committee heard that at the time the incident took place in February 2023, the premises did not have the correct number of staff on duty, they did not take sufficient care and diligence in ensuring the safety of members of the public and their customers.

The Sub-Committee heard from the Licensing Authority that it was difficult to assess how Simmons will operate the site given the size and history of this premises. The Sub-Committee took into consideration that the Police would need to have a detailed assessment from Simmons to see what they are proposing in terms of operation of the premises.

The Police did not object to Simmons taking over the premises licence. The Police had a good relationship with Simmons at their other premises in Hackney. However, it was felt that this transfer was used to circumvent the issues relating to the review. It is not considered appropriate in the circumstances with the history of these premises to transfer the licence while the premises licence is being reviewed.

The Sub-committee felt these breaches of the licence, and the incident that took place on 11th February were completely unacceptable, and they had concerns that the former licence holder had no control over what occurred at the premises.

The Sub-committee felt the new operator should have gone through a new application process in order to be granted a licence for this premises. The Sub-committee felt it was very important to consult with the local residents and the Responsible Authorities, in accordance with a new application process for any premises licence before obtaining the licence rather than by way of a transfer during a review process. The Sub-committee were concerned that large crowds going to the premises would be considered high risk.

The Sub-Committee were disappointed that the current licence holder did not engage with local residents to overcome and address their concerns about the premises before the transfer took place. The Sub-Committee felt that the current licence holder did not consider how noise nuisance anti-social behaviour affected local residents.

Following the serious incident in February 2023, and the current licence holder, not engaging with local residents, and by not considering any change to the offering at the premises or offer any compromise, it was very difficult for the Sub-committee to understand how the new licence holder would be able to operate the premises responsibly, and to ensure that no further incidents take place in the future.

The Sub-committee felt the current licence holder, Simmons did not seem to be open to operating the premises any differently from the previous licence holder or to their other premises in the borough of Hackney which was to have a large turnover of customers at alcohol led premises.

The Sub-Committee were not satisfied that the current licence holder would make the necessary changes to improve the operation of the premises so that it would not have a negative impact on the area and the local residents that live near to the premises.

The Sub-committee felt that primarily the concern is that this premises does attract antisocial behaviour and it does need to be controlled very tightly. The Sub-Committee noted that the new licence holder has a good track record with their other 2 premises in the borough, which had no incidents.

The Sub-committee felt there was not sufficient investigation and due diligence carried out in advance by Simmons before trying to take over the operation of the premises, and that is one of the reasons that the Sub-committee felt it was not appropriate for Simmons, the new operator to take over the premises by way of a transfer.

The Sub-committee took into consideration that if the premises licence is revoked this would result in the premises being referred back to the former premises licence holder in accordance with the terms of their contract. However, the Sub-committee felt that taking into consideration the seriousness of the situation and the impact on

local residents that it was necessary to deal with this premises licence by way of a new application to the Licensing Authority.

The Sub-committee and local residents felt that a brand new licence application for this premises would give them a better opportunity to properly scrutinise such an application.

The Sub-committee when making their decision took into consideration the evidence presented by all the parties. The evidence relating to the recent serious incident in February 2023, together with the breaches of the conditions attached to the premises licence, the Sub-Committee was not satisfied, given the serious issues raised in relation to crime and disorder, public safety and public nuisance and the previous operation of the premises, that the current licence holder, could prevent the licensing objectives being undermined.

### **Your right to appeal**

**If you are aggrieved by any term, condition or restriction attached to this decision, you have the right to appeal to Thames Magistrates at Thames Magistrates Court, 58 Bow Road, London E3 4DJ within 21 days from the date you receive the written decision.**

# CHIKOO ENTERTAINMENT LTD

Company number **13674812**

Follow this company

File for this company

[Overview](#)

[Filing history](#)

**People**

[More](#)

**Officers**

[Persons with significant control](#)

## Filter officers

Current officers

**1 officer / 0 resignations**

[KHAN, Shmile](#)

Correspondence address

**7 Redbridge Lane East, Ilford, United Kingdom, IG4 5ET**

Role **ACTIVE**

**Director**

Date of birth

**August 1983**

Appointed on

**12 October 2021**

Nationality

**British**

Country of residence

**England**

Occupation

**Businessman**



# Appendix D1

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## RE: Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2A 3AY

1 message

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16 October 2023 at 13:56

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

I have heard this license is up for review again, and would like to add my voice strongly to oppose this being granted to Chikoo Entertainment, a company which seems to be owned and operated by the same individuals as the company that had the license previously revoked.

We have a number of entertainment facilities around this area, which although can occasionally be disruptive to our enjoyment of this area, in general, we live a very peaceful existence here. This has been especially true since the venue at 83 Rivington Street has been closed.

We hope that you do not allow this venue to reopen.

Regards



## Licence Objection - Chikoo Entertainment Limited, The Arches, 83 Rivington Street

1 message

16 October 2023 at 13:35

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Sir or Madam

As a local resident, I would like to object to the proposed issuance of a new licence (following the revocation of LBH-PRE-T-0480) to Chikoo Entertainment Limited. This is in relation to the premises at The Arches, [83 Rivington Street](#), which were formally known as Cargo.

The objection is in relation to both limbs of the application: the premises licence for films, live music, recorded music, performance of dance, and the supply of alcohol for consumption on the premises.

This is primarily due to concerns for ongoing unlawfulness at the premises, following the multiple assaults and GBH following the reopening of the premises in September 2022 (when it was being operated by Eden Garden Entertainment).

As a secondary point, the presence of the queues outside and often intoxicated patrons leaving the venue would create a nuisance to the community and further stretch local resources.

Kind regards

  
 Hoxton Square, N1 





## Objection - Licensing agreement: The Arches Rivington Street EC2A 3AY

1 message

[REDACTED]  
to: licensing@hackney.gov.uk

16 October 2023 at 14:33

Dear licensing team,

I herewith would like to object the granting of the license to Chikoo Entertainment Ltd to open a venue at the Arches at [83 Rivington street, EC2A 3AY](#).

Reasons:

[REDACTED]

You have previously revoked a license: **license LBH- PRE-T-0480**.

This new license would also undermine Hackney's licensing Objectives.

### The Prevention of Crime and Disorder.

[REDACTED]

### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. The venue will be filled with 550 adults, drunk and disorderly in an environment that is not designed to keep them safe.

### Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

### **The Protection of Children from Harm**

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

With kind regards,

██████████

EC2A ████████ resident.



---

## objection

1 message

---

17 October 2023 at 15:24

To: licensing@hackney.gov.uk

Dear Council Members

I am writing to object to the licensing application re the below. I live in [REDACTED] Epworth Street which is 5 minutes walk from the venue. This venue had been run by the same company below for many years by very low standards and had been a source of major disruption and disturbance for its neighbouring area in terms of noise, pollution and safety.

Kind regards

[REDACTED]

**Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a  
3AY**

Sent from my iPhone



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

## OBJECTION - Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

17 October 2023 at 12:23

to: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

I would like to OBJECT to this request for a NEW additional license at this address. I have been contacted by a number of local residents rightly concerned and asking the **Shoreditch Community Association** to represent them.

This application is designed to circumvent the licensing process and would enable the applicant to re-open the venue which has had its previous license revoked.

So I am objecting because :

- Eden Garden Entertainment / Shoreditch Bar Group/ Chikoo Entertainment are owned by the same company officers.
- This new license seeks to circumvent the licensing process and to come around the back of the previously revoked license LBH- PRE-T-0480.
- They have already been given 2 chances to amend their ways and follow licensing rules. In concluding a consent order granted by Hackney Council against the wishes of local residents
- [REDACTED]
- If this license is granted, then the venue can be reopened by the same company officers
- The reputation of these company officers precedes them. They can not be trusted to follow any rule or agreement

This new license would also undermine Hackney's licensing Objectives.

### The Prevention of Crime and Disorder.

#### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door.

Due to alcohol. the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

### **Prevention of Public Nuisance**

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

### **The Protection of Children from Harm**

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

Therefore I object to the creation of a NEW license for these company officers who have already had a licensed revoked.

I do not give consent for my details to be shared with the applicants or to be made public

A large black rectangular redaction box covering the signature area of the document.

Resident



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

---

## Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

19 October 2023 at 17:22

To: Licensing <licensing@hackney.gov.uk>

Dear Sir/Madam,

I would like to strongly OBJECT to Chikoo Entertainment Limited licence request for The Arches, 83 Rivington Street.

I live down the street from this venue and it has a horrendous and dangerous history under different names but the same company.

The premises are:

### The Prevention of Crime and Disorder.

### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door.

Due to alcohol. the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

### Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

### The Protection of Children from Harm

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

Thanks,  
Kind regards,



# Appendix D7

Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

## Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2A 3AY

1 message

22 October 2023 at 17:28

To: "Licensing (Shared Mailbox)" &lt;licensing@hackney.gov.uk&gt;

Dear Sir, Madam,

I am writing to make a representation against the application received under the Licensing Act 2003 from the applicant Chikoo Entertainment Limited for:

**Premises:**

83 Rivington Street  
London  
EC2A 3AY

**Brief summary of application:** Application for a premises licence for films, live music, recorded music, performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 10:00 to 23:00 Mon to Thur, 10:00 to 00:00 Fri and Sat and from 12:00 to 22:30 Sun and late night refreshment from 23:00 to 00:00 Fri and Sat.

I live in an [REDACTED] Rivington Street EC2A [REDACTED] located on the same street as the premises (83 Rivington Street EC2A 3AY). As an interested party living in the vicinity of the premises, I OBJECT to this application due to serious concerns about Hackney's licensing objectives being undermined.

**Prevention of public nuisance**

The venue has capacity for 650 people and seeks to supply alcohol for consumption on the premises. It also has a large outdoor terrace area, which amplifies noise nuisance from large groups as well as live or recorded music. Additionally, when the venue closes, there's the potential for over 600 people being dispersed inebriated on the street at 23:00 Monday to Thursday, 00:00 Friday and Saturday, and 22:30 Sundays. There is a precedent of this venue spreading a large scale disorder, noise and anti-social behaviour into the surrounding area. This would compound the significant amount of public nuisance and noise (way above permitted levels between 11pm and 7am as illustrated by the countless noise complaints from residents) caused by the two venues exactly opposite on Rivington Street, Strongroom Bar and Lighthouse Bar and Club, with live music, DJs and club nights. Although the impact of the numerous alcohol-led premises continues to be problematic for Shoreditch residents, the situation has improved since the closure of this venue under the arches at 83 Rivington Street, and as such it should not be reopened with permission to supply alcohol for consumption on the premises.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Public safety**

The location is situated within a railway arch, originally not intended for use as a bar or nightclub. It features irregular surfaces, limited lighting, and variations in ceiling heights. Upon exiting the venue, there's an elevated curb, and the public road is just half a meter away from the front entrance. Given the supply of alcohol for consumption on the premises, the establishment will host a significant number of vulnerable adults with diminished cognitive capabilities, all within an environment that lacks the necessary safeguards for public wellbeing and safety.

**Protection of children from harm**

I live with my two-month old baby in a flat at the corner of Rivington Street and Curtain Road, less than a 5 minute walk from the premises. There are already more than a dozen premises supplying alcohol in this small perimeter, and noise nuisance as well as anti-social behaviour from customers of these alcohol-led premises is continuing to negatively impact local residents in the area. I have to report nuisance to Hackney Council and the Police regularly as these premises serving alcohol have not been able to prevent noise and public nuisance, especially coming from outside their premises. Recent examples of reported nuisance anti-social behaviour include loud noises, violence including street fighting, drug offences, dumping rubbish and empty alcohol bottles on my doorstep, and urinating and vomiting on my street. I don't feel safe walking home with my family in the evenings in an area plagued by anti-social behaviour. Public nuisance and anti-social behaviour from inebriated customers that I see and hear from the room where I sleep with my baby is also causing me insomnia as well as stress and anxiety. My baby is woken up crying during the night because of nuisance noises at least twice a week and struggles to go back to sleep. Yet another venue supplying alcohol for consumption on and off the premises, especially one managed by people whose reputation precedes them, multiplies the negative cumulative impact of the night-time economy in my local resident area. My baby and other children growing up in Shoreditch do not deserve to suffer from a chronic lack of sleep, to witness anti-social behaviour as well as be exposed to public urination, alcohol bottles and drugs on the street. I am deeply concerned about this and the implications for the safety and wellbeing of my family as well as the protection of children from harm in the wider local resident community.

I therefore object to this application on the grounds of public safety, prevention of public nuisance, prevention of crime and disorder, and protection of children from harm.

As residents we all seek to help Shoreditch evolve safely, inclusively and sustainably, and I believe this is aligned with Hackney Council's values and commitment to enable people to live safely in their local communities. Given the history of crime, drug trafficking, sexual assaults, public nuisance and anti-social behaviour under the arches, I urge you to consider the experiences and challenges faced by residents in your borough.

Thanks in advance for your consideration and full attention regarding this matter. I remain at your disposal should you require any further information.

Kind regards,

[REDACTED]

--

[REDACTED] [Rivington Street EC2A](#) [REDACTED]

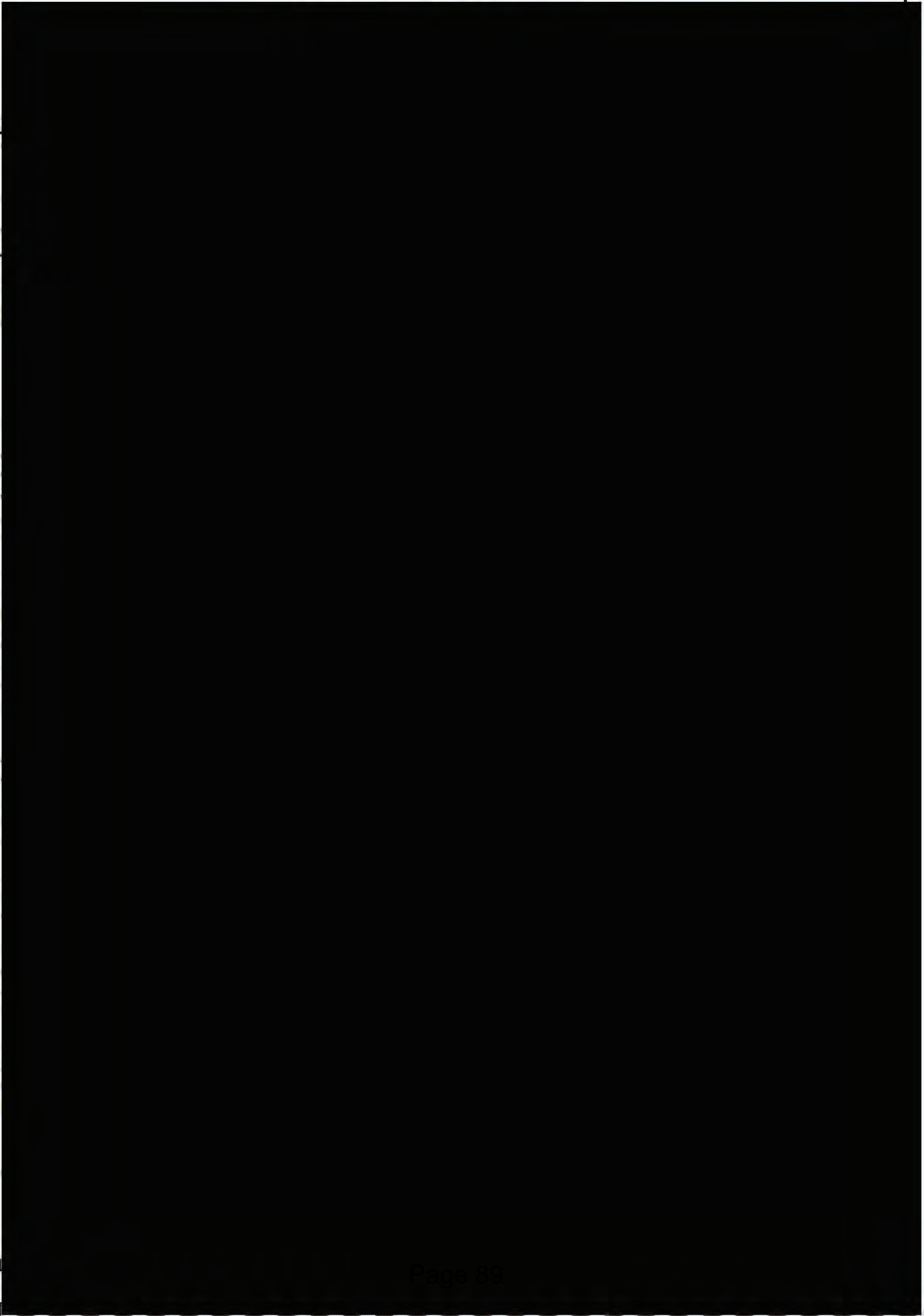
**2 attachments**

 **The Viaduct review MG11(R)-1.pdf**  
837K

 **2022-07-12-summary-of-title-EGL567887-GOV.UK (1)-1.pdf**  
191K



WITNESS STATEMENT









## Title register for:

**Arches 461-466, 83 Rivington Street, London (EC2A 3AY) (Leasehold)**

**Title number: EGL567887**

Accessed on 12 July 2022 at 11:53:32

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

<b>Title number</b>	EGL567887
<b>Registered owners</b>	Eden Gardens Entertainment Limited 44a Hanover Garden Mansions, Park Road, London NW1 4SN
<b>Last sold for</b>	No price recorded

## A: Property Register

This register describes the land and estates comprised in this title.

<b>Entry number</b>	<b>Entry date</b>	
1	2010-02-15	HACKNEY

The Leasehold land shown edged with red on the

---

plan of the above title filed at the Registry and being Arches 461-466, 83 Rivington Street, London (EC2A 3AY).

NOTE: As to the part tinted blue on the title plan the structure of the viaduct is excluded from this title.

---

2	2010-02-15	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 12 January 2000 Term : 20 years from 12 January 2000  Parties : (1) London Industrial (Kingsland Viaduct) Limited (2) Clyder Enterprises Limited
---	------------	--

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3	2010-02-15	The Lease prohibits or restricts alienation.
---	------------	--

---

4	2010-02-15	The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
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## **B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title good

<b>Entry number</b>	<b>Entry date</b>	
---------------------	-------------------	--

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1	2010-02-15	PROPRIETOR: EDEN GARDENS ENTERTAINMENT LIMITED (Co. Regn. No. 06869497) of 44a Hanover Garden Mansions, Park Road, London NW1 4SN.
---	------------	--

## **C: Charges Register**

This register contains any charges and other matters that affect the land.

**Class of Title:** Title good

<b>Entry number</b>	<b>Entry date</b>	
1	2010-02-15	REGISTERED CHARGE dated 14 October 2009.
2	2010-02-15	Proprietor: CLYDER ENTERPRISES LIMITED (Co. Regn. No. 03066504) of 26 High Street, Rochester, Kent ME1 1PT.
3	2018-11-21	UNILATERAL NOTICE affecting Arch 462 shown edged and numbered 1 in blue in respect of a Lease dated 30 October 2018 made between (1) Eden Gardens Entertainment Limited and (2) 3 Bar Fire Limited for a term of 5 years beginning on 30 October 2018 and ending on, and including, 29 October 2023.
4	2018-11-21	BENEFICIARY: 3 Bar Fire Limited (Co. Regn. No. 06268224) of 83 Rivington Street, London EC2A 3AY.

**Chikoo Entertainment Limited - venue at The Arches, 83 Rivington Street, London, EC2A 3AY**

1 message

22 October 2023 at 13:20

To: "Licensing (Shared Mailbox)" &lt;licensing@hackney.gov.uk&gt;

To Whom it may concern:

I write in opposition to the application by Chikoo Entertainment Limited, for permission to re-open the large venue at The Arches, 83 Rivington Street, London, EC2A 3AYB, seven days a week for entertainment purposes, including serving alcohol and playing live music.

Please note that I do not consent to the release or publication of any personally identifiable information.

**General concerns**

Allowing this venue with a capacity of 550 to re-open as an entertainment venue with permission to serve alcohol would demonstrate a disregard by Hackney Council for the local community around Rivington Street and put unnecessary pressure on police and enforcement resources. Hackney should not be actively increasing the already significant pressure on scarce local resources.

Bearing in mind that the proposed venue is located in the Shoreditch Special Policy Area I note specifically that:

- The prevention of crime, disorder, anti-social behaviour and noise pollution should be the main focus in Shoreditch, with its large number of residents and offices. The area requires the Council to strike a proper balance between the Council's duty to its residents and businesses, the residents just outside Hackney's borders in other councils and the wishes of late night economy venues. Re-opening this large venue will by definition contribute to the cumulative impact on crime, disorder, anti-social behaviour and noise pollution as more people crowd into an already crowded area. More units of alcohol sold in the area will increase all the problems which are currently barely being managed.
- Public safety is also at risk with this new application. The neighbourhood already has significant issues with violence (notably against women), vomiting, urination, defecation and drug use late into the night, presenting real safety, security and nuisance issues. This is not limited to the immediate vicinity of any venue, but spreads to the nearby streets such as ours. When this venue was operating as Cargo and as the Viaduct in the past, the situation was markedly worse than it is today and it would be so again. Increasing the population out and about in Shoreditch by 550 people would disrupt residents because the crowds would create significant noise - people arriving and leaving, shouting and slamming car doors, playing music through car speaker systems with all doors open or on portable devices and gathering on the street underneath bedroom windows. These groups often consume alcohol and drugs (including nitrous oxide, which will shortly be a criminal offence) and loud. This disruption exists currently, but was materially worse before the closure of Cargo and the Viaduct. Re-opening the venue with the goal to attract the same type of crowd will re-create these problems. Any increase in the level of disruption experienced by residents from a venue not aimed at and not frequented by residents of the Shoreditch area in any significant proportion is not acceptable.
- The protection of residents, including children, from harm is a duty of any council, including Hackney Council. Residents cannot be expected to put up with the disruption caused by a reopening of this venue, as the crime, disorder and noise created by frequenters of the existing venues in Shoreditch is already stretching the resources of the police and Hackney enforcement to manage and control the late night economy to breaking point. Adding a further venue with a capacity of 550 into the mix would make the neighbourhood as unmanageable as it was when Cargo and the Viaduct were operating, especially as increased funding constraints for the police, enforcements teams and other relevant council services take hold as the public finances deteriorate further.

I am a resident of Calvert Avenue, Shoreditch - not far from the venue. The closure of Cargo made a difference to the safety of this part of Shoreditch. The stabbings, other violence and antisocial behaviour near Calvert Avenue all appeared to decline once Cargo was closed, but also appeared to reduce noticeably further after the Viaduct's closure. This was a welcome development and appeared to be a chance for the start of a more sustainable way forward.



Whilst the area around the venue remains unsafe and noisy after dark on certain nights of the week, the criminal, violent and antisocial behaviour centred on the High Street end of Rivington Street is less frequent these days. It is now possible to have weekends without being woken up by disruption outside and to walk along Rivington Street alone as a woman on a Friday or Saturday evening before 10pm without fear for one's safety.

This is the best evidence of the stark negative effects a late night venue at this location has had on the local area. Its closure was for the best. Any replacement should ideally be a day-time offering to avoid any increase in people coming into the area at night.

**Other considerations**

The company making the licence application is a new legal entity, but it is controlled by the same person who controlled the licence holder(s) that ran 'Cargo' and later 'The Viaduct'.

The licence for those venues was revoked as a result of a range of failings, including a failure to put in place the necessary security measures to avoid serious harm. After Cargo's serious failures, the Viaduct was a second chance for the person controlling the licence holder, but after further serious breaches the licence was revoked.

[REDACTED]

In light of this history, when deciding this new licence application, Hackney should consider its duty as a local council to act reasonably and rationally. It appears unreasonable to expect the same management to be willing or able to manage the venue competently and in compliance with licensing requirements after the consistent and reckless disregard for safety and security shown in the past.

I can be contacted via email. I wish to be notified of any hearing.

Kind regards,

[REDACTED]

London E2



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

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**The Arches, 83 Rivington Street, London, EC2a 3AY**

1 message

22 October 2023 at 12:47

To: Licensing &lt;licensing@hackney.gov.uk&gt;

I am writing to object to the license application for the above premises. The proposed closing hours may seem reasonable at midnight at latest. But these premises have a long unhappy history of antisocial behaviour resulting in charges of serious assault (September 2022) and grievous bodily harm (February 2023). This record must be taken into account as the ownership of the property lease remains in the same hands. (NB this property is owned by Chikoo Entertainment Limited, which is simply a new name for the previous owners - Shoreditch Bar Group, Eden Entertainment - as the directors of all three are the same individuals.)

The record of disputes with police, neighbours and indeed the community at large should be enough to refuse this application on the grounds of: prevention of crime, disorder and public nuisance; safeguarding the public; and protection of children from harm.

Please do not make my contact details public.

Thank you,

██████████  
██████████ Hoxton Square  
N1 ██████████

# Appendix D10



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## Chikoo Entertainment Limited - venue at The Arches, 83 Rivington Street, London, EC2A 3AY

1 message

22 October 2023 at 10:09

To: licensing@hackney.gov.uk

Dear Madam/Sir

I write in opposition to the application by Chikoo Entertainment Limited, for permission to open a large venue offering alcohol and entertainment, including both live and recorded music, seven days a week, at The Arches, 83 Rivington Street, London, EC2A 3AYB.

Please note that I do not consent to the release or publication of any personally identifiable information.

### The history and our experience

This location is where 'Cargo' was based and where 'The Viaduct' is currently based. The company making the licence application is a new legal entity, but it is controlled by the same person who controlled the previous licence holder that ran 'Cargo' and later 'The Viaduct'.

The licence for those venues was revoked as a result of a range of failings, including a failure to put in place the necessary security to avoid serious harm. Those who controlled 'Cargo' were given a second chance when 'Cargo' was allowed to reopen as 'The Viaduct', but the premises licence was ultimately revoked after serious breaches. These people should not get a third chance, especially in this Special Policy Area.

My wife and I are residents of Calvert Avenue, Shoreditch - not far from 'Cargo'/'The Viaduct'. We submitted an impact statement in connection with the original 'Cargo' licence review because of the truly shocking levels of antisocial behaviour we were regularly experiencing, which we believed (albeit based on circumstantial evidence) were connected with 'Cargo'. *A copy is attached.*

As we expected, the closure of the venue made a difference, almost overnight, to the character, and in particular the safety, of this part of Shoreditch. In our experience, the stabbings, other violence and antisocial behaviour near our street all seemed to decline (particularly after 'Cargo' closed, but also noticeably after 'The Viaduct', which had been getting busier, closed). This was a welcome and positive development and appeared to be a chance to start to turn the page on an ugly past.

Whilst the area around the venue remains unsafe and noisy after dark on certain nights of the week, the horrible violence and antisocial behaviour centred on the High Street end of Rivington Street are less frequent, and we are woken up by disorder far less often. We have stopped bleakly joking when we wake from a good night's sleep that the police must have closed our road due to another violent incident.

This is the best evidence we have of the stark negative effects a venue at this location (in both its manifestations), controlled by these people, has had on the local area. Its closure was for the best. Reopening it as an alcohol fuelled entertainment venue would undo the progress made.

### Specific concerns about the controller of Chikoo Entertainment Limited

It seems 'Cargo' was closed because it was operating without the necessary records, security and safeguards - a situation that appears to have contributed to the dangerous atmosphere in and around the venue. I understand that 'The Viaduct' then lost its licence for breaching the conditions imposed over the 'Cargo' failings - including crucially with regard to safety and security.

[Redacted content]

[Redacted]

**Other key considerations**

More generally, and regardless of who controls the company applying for this licence, allowing the opening of an alcohol fuelled entertainment venue of this size at this location would demonstrate a callous disregard for the local community and put unnecessary pressure on police and enforcement resources. Hackney should not be actively increasing the already significant pressure on scarce local resources.

Bearing in mind that the proposed venue is located in the Shoreditch Special Policy Area I note specifically that:

The prevention of crime, disorder, anti-social behaviour and noise pollution ought to be the top priority in Shoreditch, which is substantially residential and where a proper balance needs to be struck between the Council's duty to its residents and the residents around the edges of its borders and the wishes of late night economy venues. Opening this large venue again will by definition contribute to the cumulative impact on crime, disorder, anti-social behaviour and noise pollution. A new venue selling alcohol over long hours will deepen the problems already being experienced. Given the history, any assurances to the contrary should be viewed with considerable scepticism.

Public safety is also at risk with this new application. The neighbourhood already has significant issues with violence (notably against women), vomiting, urination, defecation and drug use late into the night, presenting real safety, security and nuisance issues. This is not limited to the immediate vicinity of any venue, but spreads to the nearby streets such as ours. When 'Cargo' and 'The Viaduct' were operating, the situation was markedly worse than it is today and it would be so again.

This proposed reopening would materially increase the overcrowding of the Shoreditch area late at night, which is only just under control as it is. Increasing the population out and about in Shoreditch by 550 people would disrupt residents because consumption of alcohol and music would create significant noise from the venue, and noise would be created by groups coming and going, and drunk and disorderly crowds gathering underneath bedroom windows. This was the case before the closure of 'Cargo' and 'The Viaduct' and it would be so again.

The protection of residents, including children, from harm is an important consideration and a duty of Hackney Council. Residents cannot be expected to put up with the disruption caused by a reopening of this venue, as the existing amount of venues, alcohol and refreshments consumed are already stretching the resources of the police and Hackney enforcement to manage and control the late night economy to breaking point.

I can be contacted at the email address above. I wish to be notified of any hearing. I do not consent to the release or publication of any personally identifiable information.

Yours faithfully

[Redacted]  
London E2

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 **Impact Statement.pdf**  
792K

## IMPACT STATEMENT 22 NOVEMBER 2021

### Introduction

We are a married couple in our late 30s and have lived in Cleeve House on Calvert Avenue since 2015. We are both professionals with relatively demanding jobs.

Before the lockdown in 2020, it was rare for us to report anti-social behaviour. We understood well that Shoreditch has a lively night time economy and that it would be quite unreasonable to suggest that this ordinarily is a nuisance.

Since June 2021, however, anti-social behaviour has become frequent and much more disruptive than before. Particularly in the period June to September 2021, we experienced regular disrupted sleep, extended periods of sleeplessness and various associated physical symptoms (fatigue, exhaustion, irritability, anxiety, blood pressure issues etc.). It is difficult for us to do our jobs in these circumstances. We anticipate that other local residents have been disrupted worse than us, depending on where they live and whether they have children. There is widespread concern in the Boundary Estate (in Hackney and Tower Hamlets) about the issue of anti-social behaviour and several residents have shared stories of their experience with the local Tenants and Residents Association. The exact concerns vary, for example some people are far more affected by public urination, but the common theme is widespread anti-social behaviour and loud noise at night.

One particularly common example of anti-social behaviour since June 2021 has been the widespread use of nitrous oxide. The late-night bars and clubs have signs up saying they prevent entry of those 'seen' taking nitrous oxide but we find this rather far-fetched. Extensive paraphernalia is strewn along Rivington Street, swept up onto the corner of Shoreditch High Street and scattered down Calvert Avenue several mornings each week. For example, the following three photographs were taken on Rivington Street on the morning of 22 August 2021:

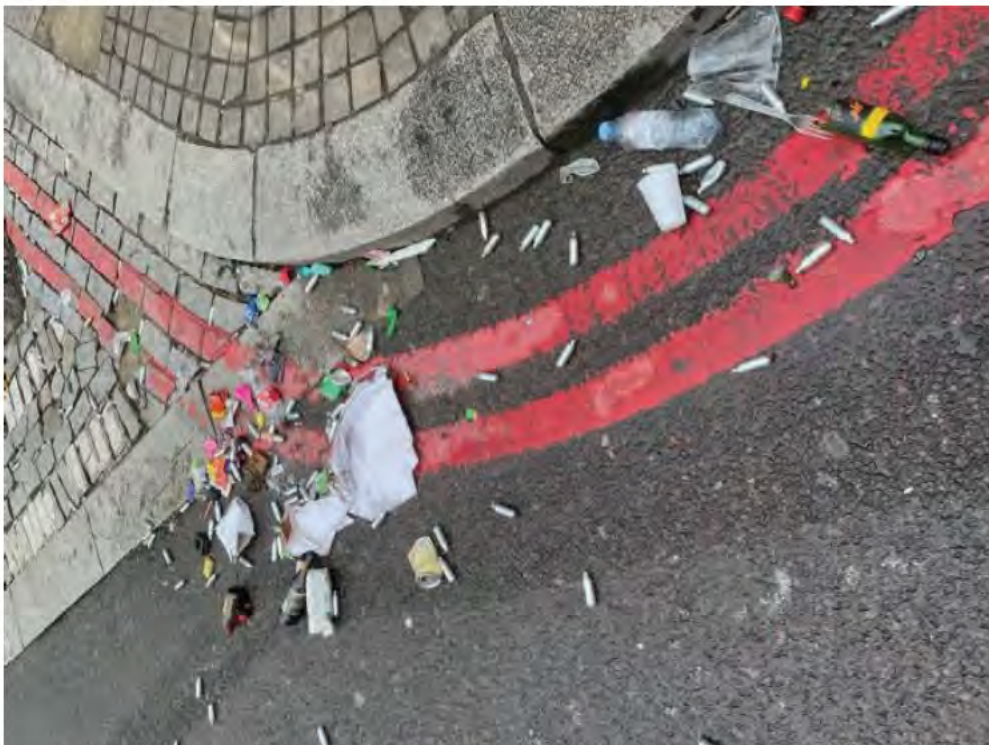
*Photo A: Rivington Street at c. 07.55am on 22 August 2021*



*Photo B: Area in front of office building on Rivington Street at c. 07.55am on 22 August 2021*



*Photo C: Corner of Rivington Street and Shoreditch High Street at c. 07.55am on 22 August 2021*



In this statement, we describe three examples of the disruption we experienced in September 2021. In fairness, since around the beginning of October we have noticed a larger police and local authority presence on Calvert Avenue on Friday and Saturday nights. Since that time, there does appear to have been some reduction in anti-social behaviour, at least on Fridays and Saturdays nights before 03.00am.

## The Night of Monday, 6 September, to Tuesday, 7 September

This was a remarkable night of disruption as set out below:

At around 01.45am, we were woken up when a fight broke out on the south side of Calvert Avenue. There was screaming and shouting, followed by two sets of people restraining the two arguing individuals. We were alarmed by the commotion, which was unexpected on a Monday night. We reported the matter to the Metropolitan Police via their website with reference BCA-98557-21-0193-00. After 30 minutes or so the shouting subsided. We noted during this time that there was a surprisingly high volume of foot traffic on the street for a Monday and multiple private hire cars appeared to be picking people up and turning at the corner with Boundary Street. We could hear nitrous oxide balloons being filled further towards Shoreditch High Street (a now familiar background sound at night). The noise level was unusual for a Monday but at length it was possible to get back to sleep around 02.30am.

*Photo D: Fight at 01.48am on Calvert Avenue*

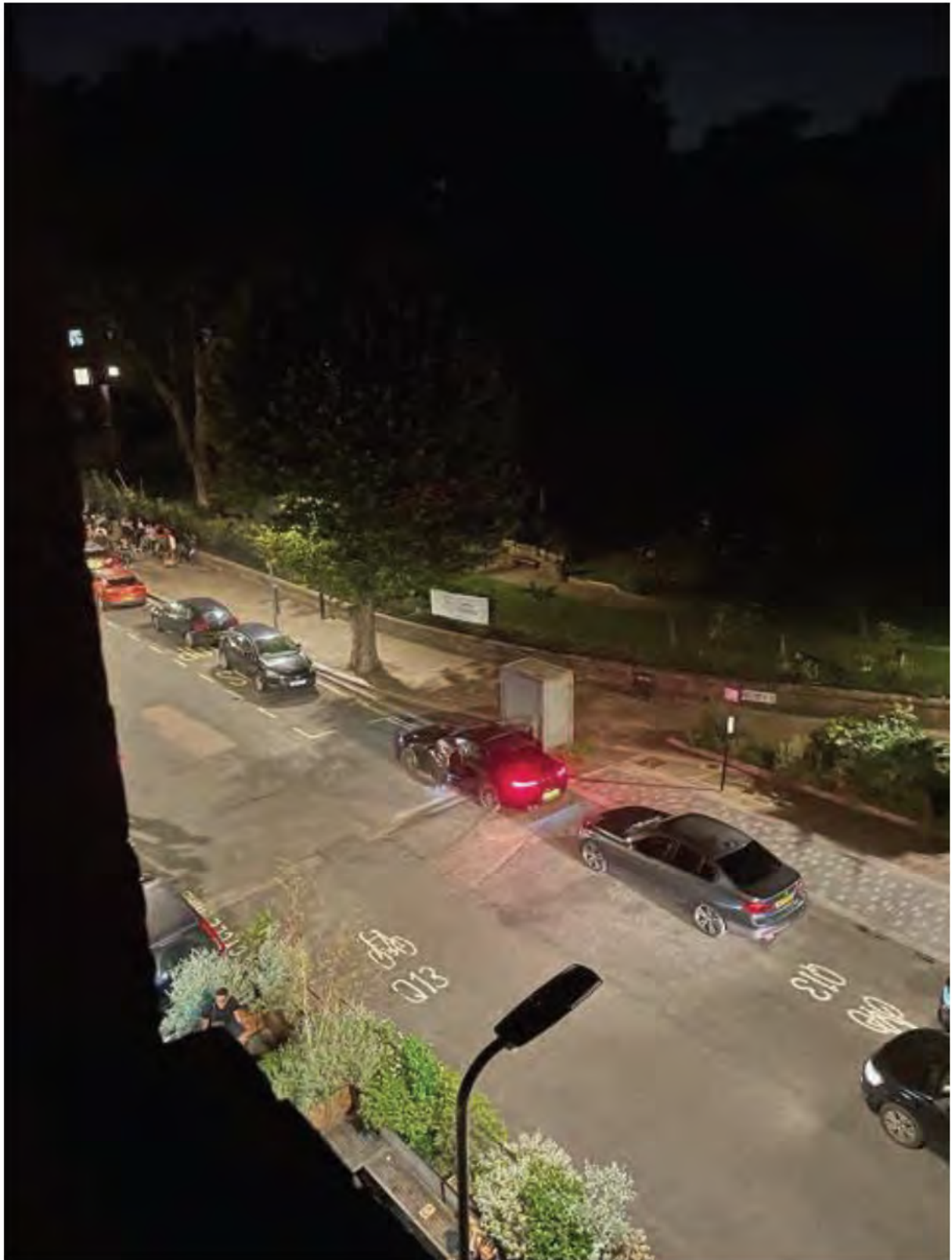


Photo E: fight at 01.48am, Calvert Avenue





Photo F: 02.28am Nitrous Oxide dispensers in black Mercedes, Calvert Avenue



*Photo G: 02.29am Nitrous Oxide dispensers in Range Rover, Calvert Avenue (near Shoreditch High Street Corner with large crowd around them)*



Between 02.30am and 04.00am we slept fitfully, being woken up a number of times by music playing and shouting in the street. There was no one persistent disruption so we did not report anything.

At 04.10am we were woken abruptly by very loud music. Two cars were parked on the other side of Calvert Avenue beside the Church. Both were surrounded by people taking nitrous oxide from balloons that were being filled in the first car. That car was playing loud music from its stereo and everyone was laughing, singing, shouting and swaying. We reported this to the police by telephone with reference CAD-951-07092021. It was difficult to get back to sleep from that point on until we had to get up at 06.00am.

*Photo H: 04.14am Car bar and nitrous oxide dispensers, Calvert Avenue*



*Photo 1: 04.16am Car bar and nitrous oxide dispensers with numerous happy customers lined up against the railings, Calvert Avenue*



The next morning, one of us had to go into an important all-day meeting. The lack of sleep was so disruptive that it made us question whether people with professional jobs like us are still welcome in Shoreditch. It is incredibly difficult to do a job requiring prolonged periods of concentration to a high standard in these circumstances.

#### **The Night of Friday, 10 September, to Saturday, 11 September**

We were delighted to sleep through a whole Friday night for the first time in several weeks.

Unfortunately, when we went outside, we learned from the police that the reason for this was a brutal stabbing on Calvert Avenue around 01.00am. The road had been closed off by the police for the rest of the night. This was at least the second stabbing leading to a prolonged overnight road closure since re-opening in June. It was striking to see the number of nitrous oxide canisters lying around the area since no street sweepers were able to get through to tidy up after revellers.

#### **The Weekend of Friday, 24 September, to Monday, 27 September**

We were woken up multiple times on Friday, Saturday and (most disappointingly) Sunday night. While awake late at night we witnessed car bars, street drinking, shouting, public urination (not into the urinals provided), nitrous oxide taking and dispensing, etc.

The cumulative effect of frequently disrupted sleep throughout September had, by this time, become very damaging to our ability to do our jobs properly. We were increasingly irritable and impatient. Our concentration was impaired and we experienced headaches and bouts of low mood.



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Chikoo Entertainment Limited

1 message

23 October 2023 at 15:48

To: licensing@hackney.gov.uk

Dear Hackney Licensing,

Please do not grant licensing for the below premises:

The Arches  
83 Rivington Street  
London  
EC2a 3AY

This bar impacts the whole area - 550 drunk people make an awful lot of noise at 3am. When this venue was last running at capacity in 2021 it made everyone's lives a real nightmare.

### The history of Licence LBH-PRE-T-0480 REVOKED

- The Arches [83 Rivington Street](#)
- **24th Sept 2021** - Eden Garden Entertainment are the license holders
- **Assault**
- Metropolitan Police dated 29th October 2021
- **First revoked 14 Dec 2021**
- Consent order agreed between Hackney Council and Eden Garden Entertainment with new terms on 9 August 2022
- Opening party 8th Sept 2022
- 24th Sept 2022 **Serious assault**
- 11th Feb 2023 23.00 **Grievous Bodily harm** - with licensing terms breached
- 24th March 2023 License is transferred to Simmons - but Simmons do not take ownership of the property lease.
- 13th July 2023 **Licence LBH-PRE-T-0480 REVOKED**

The directors of Chikoo Entertainment Limited are the same as Eden Garden Entertainment and the Shoreditch Bar Group.

Same company officers.

Same address.

What could make the Licensing Department think that anything will be different with this company?

Both my husband and I object to this proposal.

Regards...  
Epworth St

11/17/23, 10:48 AM

London Borough of Hackney Mail - Chikoo Entertainment Limited

London  
EC2A [REDACTED]





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Chikoo Entertainment Limited, The Arches, 83 Rivington St, EC2A 3AY

1 message

23 October 2023 at 16:00

To: Licensing <licensing@hackney.gov.uk>

### Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London , EC2a 3AY

I write to object to the granting of a licence to Chikoo Entertainment. The Directors and managers of this company have proven time and time again that they can not be trusted to manage a facility responsibly. I object on the grounds:

This new license would also undermine Hackney's licensing Objectives.

#### The Prevention of Crime and Disorder.

[REDACTED]

#### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door.

Due to alcohol. the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

#### Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

#### The Protection of Children from Harm

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

Regards

[REDACTED]

[REDACTED]

■ Mills Court

11/17/23, 10:48 AM

London Borough of Hackney Mail - Chikoo Entertainment Limited, The Arches, 83 Rivington St, EC2A 3AY

EC2A [REDACTED]  
Sent from my iPhone





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection to License application: Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

23 October 2023 at 16:31

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

I object to the license application by Chikoo Entertainment at The Arches, 83 Rivington Street.

My name [REDACTED]. I live [REDACTED] [Hoxton Square, London, N1](#) [REDACTED]

Please do not disclose my contact information.

These operators have had a past license revoked due to issues of crime and disorder, public nuisance and lack of regard for the safety and well-being of local residents. There is no reason to believe that these issues will not continue if a new license is granted.

There are already far too many late night venues in the Shoreditch area. The operators of these venues do nothing to prevent bad behaviour of their customers while on or off the premises, and there are simply not enough police officers to deal with the volume. It is important to residents to feel safe in their neighbourhood and to be able to enjoy peace and quiet in their own homes.

When closing time arrives. hundreds of drunken party goers go onto the street at the same time. The consequence is incredible noise accompanied by fighting, public urination, drugs and continuation of the party in bar cars extending into all surrounding neighbourhoods.

Thank you for your consideration.

[REDACTED]



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION. TO APPLICATION BY:Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

23 October 2023 at 17:26

To: Licensing Hackney <licensing@hackney.gov.uk>

Dear Sir/Madam

We live within walking distance of this venue and object to the grant of any new license as this would undermine Hackney's own Licensing Objectives of:

### 1. The Prevention of Crime and Disorder.

### 2. Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. There is a shallow kerb on to a public roadway immediately outside the front entrance. The venue will contain up to 550 potentially inebriated adults in an environment that is not designed to keep them safe.

### 3. Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

At closing time there will be a dispersal from the venue of 550 potentially inebriated people out into Shoreditch, amplifying noise and ASB behaviour onto the surrounding area.

Public urination, defecating and vomiting is already greatly increased in this small area due to the concentrated number of large alcohol licensed venues. The fights, car and motorbike noise on the streets surrounding the area noticeably increase between 2-4am near these venues. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

The amount of smashed glass in the streets around this venue has noticeably increased at the weekends. It is hazardous to walk outside with children or pets.

One more license grant by the council for such a large venue will multiply the ASB that the police in the area are already unable to manage.

Yours faithfully

Sent from my iPhone



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION to Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

24 October 2023 at 11:37

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Hi

I would like to object to this license request

### Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

Application for a premises licence for films, live music, recorded music, performance of dance, anything of similar description, and to authorise the supply of alcohol for consumption on the premises from 10:00 to 23:00 Mon to Thur, 10:00 to 00:00 Fri and Sat and from 12:00 to 22:30 Sun and late night refreshment from 23:00 to 00:00 Fri and Sat.

I object For the following reasons

#### The Prevention of Crime and Disorder.

#### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door. Due to alcohol. the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

#### Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway. Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street. Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

#### The Protection of Children from Harm

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom

windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them

Thanks

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED] Charlotte Road  
Shoreditch  
EC2A [REDACTED]



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## The Arches 83 Rivington Street, London EC2A 3AY

1 message

24 October 2023 at 10:52

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Dear Hackney Licensing,

I write to object to the shadow license application by Chikoo Entertainment Limited for The Arches, 83 Rivington Street, London, EC2A 3AY.

All are well aware of the troubled history of this premises. There is no venue that had a bigger impact on neighbourhood, contributing to a massive wave of disorder and unsociable activity. Since the venue closed – both as Cargo, and then again as The Viaduct – there has been a significant decrease in the worst of Shoreditch. The net result has been two carefully prepared, presented and argued license hearings, both of which resulted in revocation of the applicable premises license.

At the second hearing confusion reigned as to “who” was defending “what”. The application by the police was to revoke the license held by Cargo. Representations were made on that basis. However the hearing was dominated by the purported new licensee, Simmons. Simmons asserted that it was a good operator, and that the sins of the past should not be held against the acquiror. Residents of course were unprepared to confront an entirely new party. I understand that Simmons has appealed the July committee decision.

I am providing the above background, as the game of “switch the applicant” seems to be continuing. Although Simmons is appealing the committee decision on the basis that they acquired the license, the corporate machine behind Shoreditch Bar Group is applying for this shadow license. Which one is it? Is Simmons now the leaseholder? If that is the case, what is the relationship of this SBG corporate affiliate?

On the basis that SBG is still the license holder, I object in the strongest terms to this application. SBG has singularly stood out as an irresponsible operator of this venue. The applicant is completely controlled by the SBG principal (the sole director/shareholder/PMI). Despite the representations that Chikoo and it's DPS will not operate the venue, there is nothing legally binding in any of the application documents to prohibit that.

The purported intention of the application is to facilitate the sale to Simmons. The economic benefit of a licensee is not the Licensing Sub-committee's responsibility. Rather the four licensing objectives are primary, and this operator has a history of severely impinging on all four. Granting a shadow license to this operator – to enable them to make money, whilst putting the community at risk – would be the most perverse inversion of the licensing objectives I can recall.

I therefore object on the grounds of (i) the prevention of crime and disorder; (ii) public safety; (iii) the prevention of public nuisance; and the protection of children from harm. The evidence for all four grounds can be found in the hundreds of pages of documents prepared and presented by the police and residents – and all the related testimony – at previous Sub-committee hearings.

I would like to be advised of any hearing on this matter. I do not consent to the release of my personal information.

Sincerely,

██████████  
Batemans Row, EC2A ██████████  
██████████

11/17/23, 11:20 AM

London Borough of Hackney Mail - The Arches, 83 Rivington Street, London EC2A 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## The Arches, 83 Rivington Street, London EC2A 3AY

1 message

24 October 2023 at 16:35

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Hackney Licensing,

I write to object to the shadow license application by Chikoo Entertainment Limited for The Arches, [83 Rivington Street, London, EC2A 3AY](#).

This venue, once Cargo, then the Viaduct has been trouble for years. Since it has closed there has been a significant decrease in nighttime disorder in Shoreditch. There have already been two carefully prepared, presented and argued license hearings, both of which resulted in revocation of the applicable premises license.

At the second hearing confusion reigned as to “who” was defending “what”. The application by the police was to revoke the license held by Cargo. Representations were made on that basis. However the hearing was dominated by the purported new licensee, Simmons. Simmons asserted that it was a good operator, and that the sins of the past should not be held against the acquiror. Residents of course were unprepared to confront an entirely new party. I understand that Simmons has appealed the July committee decision.

I am providing the above background, as this bait and switch seems to be continuing. Although Simmons is appealing the committee decision on the basis that they acquired the license, the corporate machine behind Shoreditch Bar Group is applying for this shadow license. Which one is it? Is Simmons now the leaseholder? If that is the case, what is the relationship of this SBG corporate affiliate?

On the basis that SBG is still the license holder, I object in the strongest terms to this application. SBG has singularly stood out as an irresponsible operator of this venue. The applicant is completely controlled by the SBG principal (the sole director/shareholder/PMI). Despite the representations that Chikoo and it's DPS will not operate the venue, there is nothing legally binding in any of the application documents to prohibit that.

The purported intention of the application is to facilitate the sale to Simmons. The economic benefit of a licensee is not the Licensing Sub-committee's responsibility. Rather, the four licensing objectives are primary, and this operator has a history of severely impinging on all four. Granting a shadow license to this operator – to enable them to make money, whilst putting the community at risk – would be the most perverse inversion of the licensing objectives I can recall.

I therefore object on the grounds of (i) the prevention of crime and disorder; (ii) public safety; (iii) the prevention of public nuisance; and the protection of children from harm. The evidence for all four grounds can be found in the hundreds of pages of documents prepared and presented by the police and residents – and all the related testimony – at previous Sub-committee hearings.

I would like to be advised of any hearing on this matter. I do not consent to the release of my personal information.

Sincerely,

██████████  
Bateman's Row  
London EC2A ██████████  
██████████

11/17/23, 11:20 AM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 08:55

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Cc: [REDACTED] "kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "steve.race@hackney.gov.uk" <steve.race@hackney.gov.uk>, "anya.sizer@hackney.gov.uk" <anya.sizer@hackney.gov.uk>, "Kabir Ahmed (Councillor)" <kabir.ahmed2@towerhamlets.gov.uk>, Asma Islam <Asma.Islam@towerhamlets.gov.uk>

Hackney Licensing Committee,

I live in Walker house on Boundary Street and Calvert Avenue, I have just become aware of the application for the above premises. I strongly object to the granting of this licence for the following reasons:

- My bedrooms and living room faces onto Boundary Street
- There are well-documented issues of the Shoreditch Night Time Economy reducing living standards for Boundary Street residents
- The prevision of crime and disorder
- The prevention of public nuisance
- Public safety
- For these reasons, the Licensing Committee just refuse this application.

Thank you,

[REDACTED]  
[REDACTED] Walker House  
[REDACTED] Boundary Street  
E2 [REDACTED]

11/17/23, 11:20 AM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 08:02

[REDACTED]  
To: licensing@hackney.gov.uk

### OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

I would like to object to the above licence application for the premises on [83 rivington street](#) by Chikoo entertainment.

I am a resident of the boundary estate and have suffered terribly in the past while the premises were operating as Cargo. Drug taking, fighting, car bars, to name a few of the effects it had on to our estate and quality of life.

The application is by the same operator of Cargo under a different trading name in an attempt to circumvent the licensing process.

Their previous licence was revoked for good reason and I'm hoping that this new application will not be granted.

Thank you,

Kind regards,

[REDACTED]

Please note that I do not consent to the release or publication of any personally identifiable information.

[REDACTED]  
[REDACTED]

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

[REDACTED]



11/17/23, 11:21 AM

London Borough of Hackney Mail - Objection - 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection - 83 Rivington Street

1 message

26 October 2023 at 07:45

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Dear Sirs

I'd like to object to the application being made by Chikoo Entertainment for [83 Rivington Street](#).

I am a nearby resident, have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted.

Please do not grant this license. That operator had its previous license revoked for a reason.

Kind regards

██████████

11/17/23, 12:31 PM

London Borough of Hackney Mail - Objection / Chikoo Entertainment



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

---

## Objection / Chikoo Entertainment

1 message

26 October 2023 at 07:36

To: [REDACTED]  
licensing@hackney.gov.uk

Hi,

I'd like to object to the application being made by Chikoo Entertainment for 83 Rivington Street.

I am a nearby resident and leaseholder. I cannot imagine how awful living conditions will be if a new licence is granted.

Please do not grant this license. That operator had its previous license revoked for a reason.

Many thanks,

[REDACTED]

[REDACTED] Benson House, Ligonier Street E2 [REDACTED]

[REDACTED]

[REDACTED]

11/17/23, 12:32 PM

London Borough of Hackney Mail - Please revoked for ch koo entertainment



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Please revoked for chikoo entertainment

1 message

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26 October 2023 at 07:31

[REDACTED]  
[REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Hi,

I'd like to object to the application being made by Chikoo Entertainment for [83 Rivington Street](#).

I am a nearby resident, have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted.

Please do not grant this license. That operator had its previous license revoked for a reason.

Many thanks,

[Sent from Yahoo Mail on Android](#)

11/17/23, 12:32 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 07:29

To: [REDACTED]  
licensing@hackney.gov.uk

Dear sir / madam

I would like to object to the application for a license for the premises noted above.

This is a site of the former nightclub CARGO which had a hugely deleterious effect on the shoreditch area, encouraging crime, anti social behaviour, drug use, car stereos and street corner noise till 3 or 4 am.

Placing a nightclub in a heavily residential area is extremely damaging and will have a huge ripple effect in terms of anti social behaviour. Shoreditch is already overly subscribed with bars and nightlife and this constant increase is creating more and more issues for residents.

The council has a duty to take this into account and not allow continual erosion of people's lives in this way. The noise and anti social behaviour leads many residents ( elderly and families with young children) to feel unsafe in their homes.

I have witnessed drug use and sexual activity from my flat when CARGO was open and could clearly see patrons coming from the premises into the Boundary estate which is adjacent to this club.

For the above reasons I strongly oppose opening another nightclub in these premises.

Kind regards

[REDACTED]  
Boundary Estate Resident

11/17/23, 12:33 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 07:27

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

"kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "steve.race@hackney.gov.uk" <steve.race@hackney.gov.uk>, "anya.sizer@hackney.gov.uk" <anya.sizer@hackney.gov.uk>

Dear team,

I object to above application, on the following grounds:

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

The applicant's questionable entertainment operating history is known to the impacted councils of Hackney and Tower Hamlets and has led the former to revoke the applicant's previous licence.

Granting

the applicant a license in the same category within such a short period from revocation, without appropriate reassurances against a repeat of previous repercussions, would be inconsistent with the relevant SLP.

I trust that the applicant's licensing history has prompted the council of Hackney, through its licensing agency, to exercise its right under the Licensing Act 2003 to make relevant representations in respect of this application in its capacity as Responsible Person in its own right. Exercise of this right would be expected on the basis of article 1.39 of the relevant SLP.

In conclusion, the risks associated with granting this application are known to the council of Hackney (risk of a repeat of the recent repercussions of the applicant's previous licence to cross communities including due to redirection of police resource from elsewhere to the premises), and therefore granting the licence would be inconsistent with the relevant SLP. If the council of Hackney were to grant the licence regardless, and said risks were to materialise that would constitute a breach of the council's special duty of care to impacted communities. On that basis said communities could look to file a negligence suit against the council of Hackney for loss or injury suffered as a result.

Yours sincerely,

[Redacted signature]

11/17/23, 12:34 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington

1 message

---

26 October 2023 at 07:23

To: licensing@hackney.gov.uk  
[Redacted]

Hi,

I'd like to object to the application being made by Chikoo Entertainment for [83 Rivington Street](#).

I am a nearby resident, have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted.

Please do not grant this license. That operator had its previous license revoked for a reason.

Many thanks,  
[Redacted]

11/17/23, 1:00 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 06:18

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>  
[REDACTED]

Dear sirs

I  
am a nearby resident to the venue of this proposed licence. I live in the boundary estate which is close to rivington street, along with many many other families including children. We have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted. Whilst the venue has been closed of late due to lack of licence, all of us residents have finally had more peace during weekends which have otherwise been terrible when the venue is operating, being woken up all through the night and small hours by drunk revellers attending big nights at this venue. Calls to the police for ASB issues in the middle of the night was a regular weekly feature. But being woken up repeatedly on a weekend by drunk people/fights just isn't fair on the hundreds of nearby local people residents when we are trying to get some rest on a weekend where we have busy working lives.

I  
object on the following grounds:

- the prevention of crime and disorder
- the prevention of public nuisance
- public safety
- the protection of children from harm

Thank you

[REDACTED]

[REDACTED] Sunbury House, E2 [REDACTED]

Sent from my iPhone



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Re: RESENT WITH ADDRESS - OBJECTION TO LICENSE APPLICATION - CHIKOO ENTERTAINMENT, 83 RIVINGTON STREET

1 message

26 October 2023 at 14:58

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>  
"kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "steve.race@hackney.gov.uk" <steve.race@hackney.gov.uk>, "anya.sizer@hackney.gov.uk" <anya.sizer@hackney.gov.uk>, Asma Islam <asma.islam@towerhamlets.gov.uk>, Councillor Kabir Ahmed <kabir.ahmed2@towerhamlets.gov.uk>

Dear Hackney licensing, Hackney and Tower Hamlets councillors,

I am a resident on the Boundary estate and have suffered the ASB associated with the night-time economy. This was one of the primary reasons that a few of us have set up the Tenants and Residents Association to support other residents like ourselves and to have a resident voice.

Many residents, like myself are very concerned to hear that the owner of Cargo is seeking to apply for a new license on the same premise at [83 Rivington Street](#), despite his previous license being revoked twice.

The very mention of Cargo and their re-application has sent shivers to many of us living on the estate. Since Cargo was closed, there was a marked reduction in the night-time related crimes, ASB and threats to residents safety. Many experienced an improved quality of life and a reduction of sleep deprivation.

Previously when Cargo was opened, the heavy-drinking promotions by Cargo attracted clientele from far and wide to our estate. They parked up, blast music in their cars, and have "pre-parties" starting in the early evenings before proceeding to Cargo for their main partying. After closure time, they went back to their cars and continue the drinking, nox and loud music on our pavement near their parked cars. Our narrow residential streets on weekends from Thursday night to Sunday will have cars queuing and navigating to find parking bays, many parking illegally on residents lots. I have personally walked behind some of the patrons to see where they were heading. In the early hours, there were fights and many residents reported violence and crimes as a result of their drunken brawls. Many were deprecating on our pavements, behind parked cars and in front of residents doors. Residents who tried to tactfully ask them to move and not urinate on their front door were met with aggression. Several residents with young families have told us of the impact to their mental wellbeing and health of their children due to lack of sleep.

We understand that Chikoo Entertainment, operating under a different name but is linked to the same owner of Cargo is now applying for a new license for the same premise. This third attempt must not be granted. It makes a mockery of everyone's efforts previously and will bring back hell to our estate and our lives on Boundary estate.

Reasons for objection:

1. The applicant had already been given 2 chances in the past to improve but failed to adhere to the conditions, putting financial gain ahead of public safety
  - The Cargo license was first revoked in 2021, the owner then re-opened under a different name, "The Viaduct" and what he claimed as a different concept
  - The Viaduct license was revoked in July 2023 as a result of violations of imposed conditions which led to a second revocation of the license



- [REDACTED]

- In this third attempt, the applicant may claim that he is applying for the license and will not be starting up his operations
- If that is the case, why is he applying for a license for the said premises on [83 Rivington Street](#)?
- He has already corroborated with the Simmons group (another large chain of entertainment outlets) to try and take over the premises and while that is still under appeal, is now attempting another route to gain a new license
- All these manoeuvring are attempts to continue to utilise the premise for heavy drinking and entertainment use and the granting of this new license will facilitate that instead of an opportunity for licensing and the council's planning to utilise the space for a different use

2. Boundary Estate residents lives were hugely impacted by Cargo when they were allowed to operate. Residents safety, health and wellbeing need to be protected.
3. Allowing a third attempt to a new license on the same premise by the same owner is a disrespect of the licensing and revocation process and allowing errant license holders to make light of the revocation.

I appeal to the licensing department and all councillors from both Hackney and Tower Hamlets to support residents and protect us from harm and danger in our own environment.

Thank you and regards,

[REDACTED]

Address: Palissy Street, E2 [REDACTED]

11/17/23, 1:02 PM

London Borough of Hackney Mail - CARGO / VIADUCT - NEW LICENCE APPLICATION DEADLINE FOR OBJECTIONS: THUR...



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## CARGO / VIADUCT - NEW LICENCE APPLICATION DEADLINE FOR OBJECTIONS: THURSDAY 26 OCTOBER

1 message

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25 October 2023 at 21:40

To: licensing@hackney.gov.uk

I live on the boundary estate and I really have to object to this application. The chaos and noise coming from these establishments is a ready unbearable. Drunk people, noise, urination and defecation from people coming and going to these establishments is getting out of hand. We don't need any more bars and clubs. Please do something about the nightmare we constantly go through on the weekends.

██████

11/17/23, 1:03 PM

London Borough of Hackney Mail - Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a

1 message

25 October 2023 at 21:37

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

To whom it may concern.

I'm astonished, though unfortunately not surprised, that yet again consideration is being given for a liquor licence to the above named group who are comprised of directors of the previous operations on this site i.e. Eden Garden Entertainment and the Shoreditch Bar Group

This previous operation, Cargo, caused nothing but misery to local residents. [REDACTED] It's intriguing as to why the subcommittee seems to be supportive of this, given the ignoring of these conditions on previous occasions.

In and around the Boundary estate, Cargo's customers brought a riot on Calvert Avenue and the phenomenon of Car Bars: vehicles playing loud music at all hours, in which the drinking, drug taking, and urination took place in public and without impunity.

Hackney Council causes the problem in the first place by issuing a liquor licence; the residents of the Boundary Estate pay the price with peace of mind and interrupted sleep.

I fully support and agree with my neighbours in Shoreditch Town centre who drafted the following summary :

The Prevention of Crime and Disorder.

Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door.

Due to alcohol, the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

11/17/23, 1:03 PM

London Borough of Hackney Mail - Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

#### The Protection of Children from Harm

The children of Shoreditch need their sleep, so they can flourish, grow and study at school. Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise. Witnessing drug taking and hearing violence outside their bedroom windows. They deserve to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

Kindest regards,

██████████

██████ Wargrave House

Navarre Street

London E2 ██████

██████████

11/17/23, 1:05 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 15:43

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

"kabir.ahmed2@towerhamlets.gov.uk" <kabir.ahmed2@towerhamlets.gov.uk>, "Asma.Islam@towerhamlets.gov.uk" <Asma.Islam@towerhamlets.gov.uk>

Dear Sirs

I am writing to you regarding the License application, Chikoo Entertainment, [83 Rivington Street](#)

I am a resident of the Walker House Building, when cargo was opened, weekends were a living nightmare, street disorder with many people taking drugs freely, people selling drugs, knife stabbing, all sorts. I could not sleep due to the loud noise neither leave my house after dark. All this when Cargo was operating at capacity.

Please see below some factual bullet points:

- Following the closure of Cargo there was a marked reduction in night time crime and ASB on the Boundary Estate and the quality of life of residents has improved.
- It is doubtful that a venue of this size (550-750 capacity), in this location, can be run at capacity without a considerable increase in night time economy issues for local residents.
- The company making the licence application is controlled by the same Cargo/Viaduct operator, who has had his licence revoked twice already.
- The licence for 'Cargo' was revoked in 2021 as a result of a range of failings, including a failure to put in place the necessary security to avoid serious harm. The operator was given a second chance when 'Cargo' was allowed to reopen as 'The Viaduct', but the premises licence was revoked a second time in July 2023 after serious breaches.
- These people should not get a third chance!



I invite you to look at the police records under my name and the number of times I had to call due to street fights, drugs misuse or street disorder damaging cars and properties.

In brief the grounds I object are simply based on the following:

- the prevention of crime and disorder
- the prevention of public nuisance

11/17/23, 1:05 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

- public safety protection of children from harm

Thank you all very much

[REDACTED]  
[REDACTED] Walker House

11/17/23, 1:27 PM

London Borough of Hackney Mail - NEW LICENSING OBJECTION - Cargo - 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## NEW LICENSING OBJECTION - Cargo - 83 Rivington Street

1 message

26 October 2023 at 14:45

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>, [REDACTED]  
Cc: "kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "steve.race@hackney.gov.uk" <steve.race@hackney.gov.uk>, "anya.sizer@hackney.gov.uk" <anya.sizer@hackney.gov.uk>, "kabir.ahmed2@towerhamlets.gov.uk" <kabir.ahmed2@towerhamlets.gov.uk>, "Asma.Islam@towerhamlets.gov.uk" <Asma.Islam@towerhamlets.gov.uk>

Dear all,

I am an extremely close-by resident of this venue and would like to strongly object to this license application.

My life was a living hell every weekend when this venue was in operation due to the following reasons:

- Violent intoxicated people fighting in the streets
- Two stabbings took place linked to this venue
- Unbelievable litter being thrown into the Shoreditch Churchyard (Balloon NOS canisters, bottles, broken glass etc.)
- Men and women urinating up my window and in the streets
- Car bars until early hours of the morning after the venue closing
- Unbelievable noise pollution given the old single glazed windows of the nearby area

Please do not grant this venue a new license.

I am asking as a human being.

Kind Regards,

[REDACTED]

11/17/23, 1:27 PM

London Borough of Hackney Mail - Objection to 83 Rivinton st license



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection to 83 Rivinton st license

1 message

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26 October 2023 at 14:13

To: licensing@hackney.gov.uk

I am writing to object to the licence application above.

The affect on the area from noise and ASB was horrendous when the club was open. Things have improved greatly since it was closed. As backed up by the police reports.

I never felt safe walking home and have been verbally abused by people coming from the club in the past.

It would be incredibly detrimental to residents lives where this to reopen.

Yours

█

Sent from my iPhone





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection to application : Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

26 October 2023 at 13:37

To: licensing@hackney.gov.uk

Dear Sir / Madam

I am writing to object in the strongest possible terms to the licensing application of the above.

Eden Garden Entertainment / Shoreditch Bar Group/ Chikoo Entertainment are **owned by the same company officers**. This new license seeks to **circumvent the licensing process** and to come around the back of the **previously revoked license** LBH- PRE-T-0480 !!

They have already been given **2 chances to amend their ways** and follow licensing rules and show **little regard** for the **Police**, Licensing legislation or their **neighbours**. **They cannot be trusted**.

This new license would also undermine Hackney's licensing Objectives:

### The Prevention of Crime and Disorder.

### Public Safety

The venue is a railway arch. It was not designed to be a bar/nightclub. There are uneven surfaces, low lighting, changes in ceiling heights. On leaving the venue there is a kerb and the public roadway is less than 60 cms from the front door.

Due to alcohol. the venue will be filled with 550 vulnerable adults with reduced mental capacity in an environment that is not designed to keep them safe.

### Prevention of Public Nuisance

The entrance queue for the venue would frequently block the pavement forcing other users to walk in the roadway.

Upon dispersal the venue disgorged 550 drunk people out into Shoreditch. Spreading a tsunami of noise and ASB behaviour into the surrounding area. Public Urination, noise, fights and scuffles follow. Along with further drug taking and then driving home or continuing the party around a car-bar parked in a local residential street.

Life for residents close to Rivington St has improved a lot since the closure of this venue. It isn't perfect as there are other small venues in Rivington St which continue to be problematic. But it's a start.

### The Protection of Children from Harm

The children of Shoreditch need their sleep, so they can flourish, grow and study at school.

Many properties close to this venue are owned by the council and have council tenants. They do not get a choice of where they live. These families deserve protection from nighttime noise.

Witnessing drug taking and hearing violence outside their bedroom windows. They deserve

to grow up with a full range of opportunities and not to be hindered by being too tired to take them.

As residents in the immediate area we are faced with a barrage of noise and drunk and disorderly behaviour from hundreds of visitors from outside the area which had got totally out of control. Its completely out of balance with the needs and amenities of other residents and businesses in the area. Businesses should have the right to develop jobs and opportunities but not at the expense of the quality of life and culture of the community. The situation is already getting out of control - we need proper businesses who can bring real economy and opportunity to the area in link with local plans not destroy it. The whole area is getting overloaded with developments as it is, which is pushing the capacity of all local amenities over the edge.z

Please help preserve the community culture and listen to the serious concerns of all the local residents and businesses

Best regards

████████████████████

██████████ Clere Street EC2A ██████████

11/17/23, 1:28 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

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26 October 2023 at 10:11

To: licensing@hackney.gov.uk  
[REDACTED]

Good morning

I would like to object to the above licence application. I am a nearby resident and have lived in the area since 2019.

I have suffered terribly in the past when the nightclub was operating at full capacity and I am really concerned about how awful living conditions will be if a new licence is granted. There were very good reasons the original licences of the applicant at this location were revoked. Given their track record of mismanagement, my view is that the applicant is not a fit and proper person to hold such a licence.

To give an example of every day impact that I can unequivocally link to the applicant's operations - since the nightclub at the relevant premises has been scaled back and closed I've felt safe to walk down Rivington St when I return from work late at night (including Friday and Saturday nights). This was not the case when the nightclub was operating at full capacity and I would need to take a longer route around the premises. I used to feel unsafe due to the poor crowd control (people everywhere and no way to avoid being jostled), as well as drunkenness, fights, screaming and general disorder that congregated outside the club and then moved into neighbouring streets. It was complete carnage and this should not be allowed to restart.

Kind regards

[REDACTED]



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 09:55

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Dear Hackney Licensing team,

We are a nearby resident family, living in Boundary Street, Hackney, that have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted.

Believe Hackney licensing team should refuse the license application from Chikoo Entertainment Ltd for the premises [83 Rivington Street, EC2A 3AY](#).

Grounds to object are the licensing objectives:

- the prevention of crime and disorder
- the prevention of public nuisance
- public safety
- the protection of children from harm
- my family and I have young children - we want them to be able to grow up in a safe environment

Other points we would like to make:

- Following the closure of Cargo there was a marked reduction in night time crime and anti social behaviour on Boundary Street and the quality of life of residents has improved.
- It is doubtful that a venue of this size (550-750 capacity), in this location, can be run at capacity without a considerable increase in night time economy issues for local residents.
- The company making the licence application is controlled by the same Cargo/Viaduct operator, who has had his licence revoked twice already.
- The licence for 'Cargo' was revoked in 2021 as a result of a range of failings, including a failure to put in place the necessary security to avoid serious harm. The operator was given a second chance when 'Cargo' was allowed to reopen as 'The Viaduct', but the premises licence was revoked a second time in July 2023 after serious breaches.
- These people should not get a third chance!

[Redacted text]

Please note that I do not consent to the release or publication of any personally identifiable information

11/17/23, 1:29 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 09:36

[REDACTED]  
To: licensing@hackney.gov.uk

[REDACTED] kam.adams@hackney.gov.uk, steve.race@hackney.gov.uk,  
anya.sizer@hackney.gov.uk, kabir.ahmed2@towerhamlets.gov.uk, Asma.Islam@towerhamlets.gov.uk

Hi,

I'd like to object to the application being made by Chikoo Entertainment for [83 Rivington Street](#).

I am a nearby resident, have suffered terribly in the past when the nightclub was operating at full capacity, and cannot imagine how awful living conditions will be if a new licence is granted.

Please do not grant this license. That operator had its previous license revoked for a reason.

Many thanks,

[REDACTED]

[REDACTED]

11/17/23, 1:30 PM

London Borough of Hackney Mail - Objection to Chickoo entertainments license application for former Cargo venue at 83 Rivingt...



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection to Chickoo entertainments license application for former Cargo venue at 83 Rivington St

1 message

26 October 2023 at 10:10

To: licensing@hackney.gov.uk

Cc: kam.adams@hackney.gov.uk, steve.race@hackney.gov.uk

Dear Sir or Madam,

I would like to object vociferously to the licence application submitted by Chickoo Entertainment which would revive the Cargo venue at [83 Rivington St](#) near my home and all the terrible anti social behaviour, including stabbings and massive street brawls , which saw the venue lose its license in the first place.

The size of the venue and consequent anti social behaviour associated with it badly affected my family and I as well as all our neighbours. Local people do not want to have our lives blighted again and hope that Hackney Council have the foresight to have learned lessons from prior experience and all the residents communications and complaints from before.

Stabbings, public defecation , huge violent street brawls, car bars, open drug use and lots of noise and nuisance were all generated by the presence of the former Cargo bar and would return if Hackney council were to approve this entertainment license.

I urge you not to approve this licence as part of your duty to protect your tax payer's quality of life , local children and public safety by preventing crime and disorder and public nuisance .

Thank you

Yours Faithfully

██████████

██████████ CLUB ROW LONDON. E1 ██████████

██████████

11/17/23, 1:31 PM

London Borough of Hackney Mail - Objection



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection

1 message

26 October 2023 at 12:23

To: Licensing <licensing@hackney.gov.uk>

I object in the strongest possible way to the granting of any license to

**Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY**

The same personal from the company that has had their licence revoked are listed for the company above.

This new license seeks to **circumvent the licensing process** and to come around the back of the **previously revoked license** LBH- PRE-T-0480.

Regards

Victoria Chambers  
Mark st  
London  
Ec2a



11/17/23, 1:32 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 13:20

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>  
[Redacted]

Dear sir or madam,

I write as a local resident to object to the license application of Chikoo Entertainment, [83 Rivington Street](#), as I believe it will lead to more public nuisance and crime and disorder.

Yours sincerely,

[Redacted]

[Redacted] Walker House [Redacted] [Boundary Street](#)  
London EC2 [Redacted]



11/17/23, 1:32 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

26 October 2023 at 13:20

To: licensing@hackney.gov.uk

Hi,

I'm writing to seriously object to issuing this licence.

When Cargo was up & running our nights on Arnold Circus were full of the noise of pre- and post-party car parties with incredibly loud music into the early hours. It was so disruptive and intimidating and made the area feel unsafe at night. There was always horrible rubbish and broken bottles remaining behind afterwards and a sense that we were left in the disgusting remains of someone else's party.

It really made life a lot worse on the estate.

Thank you for considering the quality of our lives by not renewing this licence.

Best wishes,

██████████

████ Taplow House, Palissy St, E2 ██████



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection : Licence Application Chikoo Entertainment Limited, The Arches 83 Rivington Street, EC2A 3AY

1 message

26 October 2023 at 13:05

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Dear Hackney Council,

I live on Rivington Street and have been suffering from anti-social behaviour at night, mainly to do with local bars, clubs and off-licences, for years.

The problem does not stop at the "last drink"/"last order" as clients often stay in the area, in a state of ebriety, drinking from their cars or on our doorstep.

We are kept awake until the early hours (despite double glazing).

Violence and noise seem to have reduced somewhat since the venue at 83 Rivington Street was closed by the police/council a few months ago. This is a very significant step in the right direction. Reopening this venue would be extremely detrimental to residents.

I am hopeful Hackney Council will take into account both the police and residents'view on this matter, when reviewing this licence application.

There are already (too) many entertainment venues in the area (some of which start their "happy hour" at 4pm, 7 days per week, with very attractive prices). It is relentless. Most of their customers are not from the area. The cumulative impact has health consequences for Hackney residents (stress & lack of sleep).

The arches at [83 Rivington Street](#) is a *very large* venue.

This venue has changed hands several times since it was first converted into an entertainment venue.

Every resurrection has contributed to many sleepless nights, aggressions, brawls, public disorder and serious incidents (some involving drug dealing and life changing injuries). The venue's licence was recently revoked for that reason.

This problem has been known for well over a decade.

The new licence application is for a similar type of entertainment venture.

I strongly **object to this new licence application**.

Close to 600 additional drunk people on our street(s) every night would be a serious problem.

Thank you very much for your consideration and assistance in this matter.

Yours sincerely,

████████████████████  
██████████  
██████████ [Rivington Street](#)  
[London EC2A](#) ██████████



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a

1 message

26 October 2023 at 22:38

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Cc: kam.adams@hackney.gov.uk, steve.race@hackney.gov.uk, david.tuitt@hackney.gov.uk, anya.sizer@hackney.gov.uk

### **OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street**

To whom it may concern.

I am writing an OBJECTION to the new license application from Chikoo Entertainment. The applicant is the same operator of Cargo whose license was revoked twice, in 2021 and again in 2023.

I feel strongly these issues should be considered:

- the prevention of crime and disorder
- the prevention of public nuisance
- public safety
- the protection of children from harm

I have been a resident on the Boundary Estate for many years. For the past five years I have been forced to make regular police reports, have written to Hackney and Tower Hamlets Councils due to the amount of violent acts, physical assaults, night-time and early morning disturbance, Car Bars, abusive behaviour between club goers as well as to local residents who might ask for quiet when they just want a peaceful night.

I have been shocked and fearful of the sheer numbers of people swarming into the area and who continue to disturb the residents of the Boundary Estate into the early hours. The huge numbers fuelled by alcohol (pre-drinking in cars), drugs and NOx. Several times I have seen the streets around me taped off due to stabbings the night before.

Along Boundary Street and Calvert Avenue there are flats with young families who are witnesses to violent shouting, smashing glass, foul language, fights, screeching cars and car fumes in the early hours from the street and within feet of their bedroom windows. I just can't imagine being a child and being woken up in the early hours by these violent sounds, this amounts to extreme child abuse. The parents are also too petrified to complain.

There have been incidents like the one involving at least 100 people on Calvert Avenue where the police were too overwhelmed or busy elsewhere to deal with. There was a further incident on Boundary Street which awoke me with a women's blood curdling scream. It involved two men fighting, cars lining the street, horns blaring. One car mounted the pavement to drive into the men but drove into Abingdon House wall instead it then turned and crashed into another car.

When Cargo closed it was a relief. There was a change of atmosphere in the area and there was a reduction of noise, crime and ASB. It was definitely a change in the right direction. It should be noted many incidents of violence occurred inside the venue these then spilled out on to a narrow street where it could not be contained. It has been stressful even thinking about the impact of a new licence to Chikoo Entertainment.

██████████

██████ Wargrave House

Navarre Street

London E2 ██████

11/17/23, 2:17 PM

London Borough of Hackney Mail - Representation against shadow licence



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Representation against shadow licence

1 message

26 October 2023 at 22:17

To: [REDACTED]  
licensing@hackney.gov.uk

Dear Hackney Council,

I am writing to make representations against the granting of a shadow licence to premises at 83 Rivington Street, EC2A 3AY, made by CHIKOO ENTERTAINMENT LIMITED. (Formerly the Cargo nightclub)

As a resident neighbour of this property I would like to remind the Council and Councillors of the long suffering residents of this street and adjoining streets who have to endure crowds of drunks every night on their doorsteps and bedroom windows.

I have lived here for almost a decade and have seen how the operators of the bars and nightclubs repeatedly promise to minimise the disruption to the lives of local residents but in practice just want to maximise their profits and pack their establishments with revellers. The police are completely overwhelmed and underresourced to manage the situation. And sadly the council has allowed the area to become unliveable. Yes people live here- We really do! On Rivington and all neighbouring streets. LOOK UP! The building have apartments all along the street and the adjoining streets.

Please please please do not grant this premise any extension of alcohol licence or music licence. The last thing this street and this neighbourhood needs is more venues offering this there are already far too many. Adding more will only increase the already huge crowds after hours that congregate on this small area drunk and anti-social. For years local residents such a myself and businesses have suffered from this very venue and its long history of attracting anti social behaviour and creating huge drunk crowds that are attracted to and then dispersed in our neighbourhood nightly. For year the management - members of which now form the Chikoo limited company applying for this licence promised and pledged to do better. They did not. They profited from our misery for years.

Rivington Street and the cumulative effect of all the bars and nightclubs allowed already in the area are causing huge repeated distress to the local residents and business, Please remember that there are many of us just trying to live and sleep and raise our children in this densely populated small area and deserve to do so in peace. Please help turn our neighbourhood into one that prioritise local residents and not just greedy bars and nightclubs.

Thankyou for your time and consideration,

[REDACTED]  
E2 [REDACTED]

11/17/23, 2:18 PM

London Borough of Hackney Mail - Objection to new license Chikoo Entertainment Limited



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Objection to new license Chikoo Entertainment Limited

1 message

26 October 2023 at 21:32

To: "[Redacted]" <licensing@hackney.gov.uk>

Dear Sir or Madam,

I'd like to object to the following license application:

Chikoo Entertainment Limited, The Arches, [83 Rivington Street, London, EC2A 3AY](#)

As a Hackney resident living on Rivington Street, I am concerned that allowing this high capacity venue to sell alcohol during evening hours will exacerbate the current problems of antisocial behavior, drug use, and diminished published safety.

Thank you for considering my objection to the new license application.

All the best,

[Redacted]  
[Redacted] [Rivington Street, London EC2A](#) [Redacted]

11/17/23, 2:18 PM

London Borough of Hackney Mail - OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - License application, Chikoo Entertainment, 83 Rivington Street

1 message

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26 October 2023 at 20:58

To: licensing@hackney.gov.uk  
[REDACTED]

I am writing to lodge a formal objections to this license. I am a nearby resident and have suffered a great deal in the past when the nightclub was fully operative. The living conditions will be appalling if a new license is granted.

Please do not let this go ahead as it will misery for so many of us living in the vicinity.

Yours

[REDACTED]  
Sunbury House  
Swanfield Street



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## Objection: Licence application Chikoo Entertainment Ltd The Arches 83 Rivington Street EC2A 3AY

1 message

26 October 2023 at 20:52

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Counsellors,

I object to this licence application on the grounds of:

- **Prevention of Crime & Disorder:** The venue is linked to a series of violent incidents and its lineage of licensees and/or company directors do not appear to be able to manage or control anti-social and dangerous behaviour. In addition, the scale of the venue, when it was operating under licence, augmented considerably the feeling of living in an unsafe neighbourhood when large groups of rowdy patrons were discharged in the streets.
- **Public Safety:** the venue is not appropriate for a bar/night club of that scale. The pavements are too narrow. The interior is unsafe for sober individuals and even less for people who have been drinking.
- **Prevention of Public Nuisance:** Again, the scale of the venue multiplies the negative impact of the night economy on the area such as anti-social behaviour, use of illegal substances, urination, street fighting, etc. This anti-social behaviour has reduced a little since the Police closed down the venue. Residents in the area do not need to be subjected again to increased threats to their health due to lack of sleep and stress. This venue would definitely increase the cumulative impact the night economy has on residents. We do not need an additional large number (between 500 and 600) of drunk people in the area who may come and go and then carry on to other venues or to their cars which then become 'bar cars' with loud music, dancing and shouting in the streets.

The venue's licence was recently revoked for all the above reasons and more.

I strongly object to this new licence application.

Yours sincerely,

Charlotte Road  
London EC2A





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## OBJECTION - Chikoo Entertainment Limited, The Arches, 83 Rivington Street, London, EC2a 3AY

1 message

26 October 2023 at 16:59

To: [REDACTED]  
licensing@hackney.gov.uk

To the Licensing Committee of Hackney East London,

I am writing to formally object to the application for a new license at the aforementioned address. I represent a long term Shoreditch business owner and resident, and am deeply concerned about this application.

It has come to my attention that this application is a clear attempt to sidestep the licensing process. The intent is to re-establish a venue that has previously had its license revoked due to serious breaches.

It is noteworthy that the directors of Chikoo are identical to those of Eden Garden Entertainment and the Shoreditch Bar Group. Despite the change in trading name, the company officers and address remain unchanged.

I would like to reference statements made by the police during prior hearings:

[REDACTED]

My objections are based on the following grounds:

- Ownership Continuity: Both the old and new entities are managed by the same company officers.
- Circumvention of Process: This application is a clear attempt to bypass the licensing process and essentially reinstate a previously revoked license.
- History of Non-compliance: The venue has been granted multiple opportunities to rectify their operations and adhere to licensing rules. Yet, they have consistently shown a lack of commitment to these rules.
- Disregard for Authorities: The applicant has shown a consistent lack of respect for the Police, Licensing legislation, and the local community.
- Safety Concerns: Granting this license would enable the venue to reopen under the same management, whose reputation for non-compliance is well-known.
- Contradiction to Hackney's Licensing Objectives: This application undermines the objectives of:
- Prevention of Crime and Disorder: Previous evidence provided by the police highlights criminal activities at this venue under the current applicant's management.
- Public Safety: The venue's location and design pose significant safety risks. Its railway arch design, uneven surfaces, and proximity to public roadways make it unsuitable for hosting large numbers of inebriated individuals.
- Prevention of Public Nuisance: Past operations have led to significant public disturbances, including noise, public urination, fights, and drug-related incidents.
- Protection of Children from Harm: The local children, many of whom reside in council-owned properties, deserve a peaceful environment free from the disturbances caused by this venue.
- In conclusion, given the track record of these company officers and the potential risks involved, I strongly object to the granting of a new license for this venue.

I would also like to state that I do not consent for my personal details to be shared with the applicants or disclosed publicly.

Yours sincerely,

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

11/17/23, 2:20 PM

London Borough of Hackney Mail - Chikoo Entertainment Limited The Arches 83 Rivington Street London EC2a 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Chikoo Entertainment Limited The Arches 83 Rivington Street London EC2a 3AY

1 message

26 October 2023 at 17:54

To: licensing@hackney.gov.uk

Dear Hackney incensing,

I am writing to object in the strongest possible terms to the latest attempt to resuscitate the dreadful venue under the arches in Rivington Street - formerly known as Cargo.

This venue has been a continuous weeping wound for Shoreditch and has exasperated both the police and the local community for many, many years.

I object under the following categories.

**The Prevention of Crime and Disorder.**  
**Public Safety**  
**Prevention of Public Nuisance**  
**The Protection of Children from Harm**

The venue owners have proven themselves – time and time again – to be wholly incompetent and incapable of running this venue. Despite this they continue to come up with half-baked, hare-brained schemes to try to pull the wool over Hackney's Licensing Dept in order to keep the money flowing into their pockets.

Please reject this application.

Regards,

██████████  
Holywell Lane  
EC2A ██████████

**I do not consent to the release of my personal information.**



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## Objection to New License application by Chikoo Entertainment - 83 Rivington Street

1 message

26 October 2023 at 18:21

To: Licensing <licensing@hackney.gov.uk>

Cc: kam.adams@hackney.gov.uk, steve.race@hackney.gov.uk, anya.sizer@hackney.gov.uk, David Tuitt <David.Tuitt@hackney.gov.uk>

Dear Hackney Licensing and Councillors,

We are submitting an OBJECTION to the new license application from Chikoo Entertainment. The applicant is the same operator of Cargo whose license was revoked twice, in 2021 and again in 2023.

We are submitting this objection as the Boundary Tenants and Residents Association (BTRA). Our TRA was formed and constituted in 2021 as a response to the night-time related ASB, high crime rate, public nuisance, crime and safety issues on our estate.

BTRA represents residents living within the defined geographical area which is a stone's throw from [83 Rivington Street](#). A total of 1500-2000 residents live within the area. We write on behalf of all those residents whose lives have been so negatively affected by the past operation of Cargo.

Residents have voiced their concerns to us on the new license application by Chikoo Entertainment. During the period when Cargo was operating, hordes of party- revellers descended on our estate, creating traffic jams, illegal parking on resident bays and courtyards and partying outside residents' windows. Many living on our estate are families with young children and some with elderly parents. They were traumatised by all forms of ASBs – noise, defecation, drunken brawls, drug use and more serious crimes of fights, riots and stabbings. These incidences had causing extreme anxiety and impact on the mental and physical wellbeing. Many residents have reported these incidences to the police, provided impact statements and made representations in the 2021 and 2023 license review of Cargo. Since the revocation of Cargo license, the area has seen a marked decline of these incidences and crime levels have significantly reduced. Residents have all felt the relative calm and peace now. Please see attached the Impact Statements that were previously submitted by residents in 2021 during the original review of the Cargo licence. This is a historic document but relevant to this application as it describes impacts largely attributable to this operator in this venue.

It has been an emotional and exhaustive journey for residents during the last two years when the Cargo license and to hear that there is now a third attempt by the same operator to apply for a new license for the same premises throws us all into dismay and extreme anxiety.

By granting a new licence to Chikoo Entertainment will allow them to either re-open or to sell on the same premises with a drinking licence, bringing back the mayhem and carnage to our estates. The operator had been given two chances already and he had failed to show that he is able to operate within the license rules. The various manoeuvrings which includes having Simmons, another big entertainment chain to apply for the license to then take over the lease (which we are still having to deal with as an appeal) and now this new licence application is a clear attempt to get around the licensing process and all for commercial gains at the detriment to public safety and residents wellbeing.

Please do not grant this new licence based on reasons below:-

- A new license for [83 Rivington Street](#) will allow the premise to continue operating in the manner as it had done before

- Past track record of the applicant in failures to abide by the licence rules despite two chances were given to him
- Criminal incidences linked to the premise
- Public nuisance linked to the premise
- Cumulative impact of the night-time economy in the Shoreditch, Hackney area
- Impact to residents mental and physical wellbeing
- Danger and safety to families and children living in the residential area metres away from the premise
- Uphold licence revocation for [83 Rivington Street](#)
- Prevent manipulation of the licence revocation

Thank you

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted] Club Row  
E2 [Redacted]

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 **impact statements v2.4.pdf**  
2301K

## **Shoreditch Night Time Economy impact statements**

From residents of the Boundary Estate and nearby streets

I have lived on and near to the Boundary Estate for nearly thirty years. As Chair of the Weavers Ward Safer Neighbourhoods Panel I am closely connected with local crime and ASB issues. I am also a member of the Columbia Tenants and Residents Association, and helped to found the Boundary Tenants and Residents Association.

For ten years (2000-2010) I was owner, licensee and personal licence holder of a successful venue on Old Street, Shoreditch EC2 and was a member of the Shoreditch Pubwatch.

From these various activities and backgrounds I have considerable experience of night time economy issues and the way they affect the local community.

The night time economy in Shoreditch has transformed in the last few years in a way that is now causing serious harm to the amenity of the local community. It particularly affects residents who live on the Boundary Estate which spans the border between Hackney and Tower Hamlets, to the east of Shoreditch High Street. It is also affecting residents of the Columbia TRA estates stretching along Columbia Road and generally all of the residential community to the east of Shoreditch High Street, from Hackney Road to Bethnal Green Road.

I am submitting over twenty impact statements from residents living in this neighbourhood. Most of the submitters wish to remain anonymous but I can vouch for the identity of each one of these authors.

I am also submitting an ASB diary for the month of August. This contains reports made to our community WhatsApp groups. Many (but not all) of these were also reported to police or council. CAD numbers are included where recorded.

The concentration of bars, particularly on the Rivington St / Shoreditch High Street axes is now creating predictable, regular weekend scenes that some residents have described as 'carnage'. The pattern is well-established. Clubgoers use the Boundary Estate as a car park from early evening, often lingering by their cars for some 'pre-loading' drinking activity accompanied by loud music. When the clubs close, these visitors return to their cars and the party continues often until dawn. Peak activity tends to be 3-5am, after the bars have closed.

Issues noted by residents between the hours of 6pm and 6am include

- lack of residents parking as clubgoers occupy their spaces (and don't seem to mind the parking fine)
- residential streets used as clubgoers changing rooms
- alcohol and drug related ASB
- threats and acts of violence
- public indecency
- urination, defecation - there are no public toilets
- 'car bars' dispensing alcohol and drugs accompanied by loud music before and after club hours
- drug and alcohol consumption on the windowsills of peoples homes
- post-party litter including hundreds of silver nitrous oxide capsules

There is an extraordinary amount of policing deployed around the Shoreditch bars on these nights, but enforcement tends to end shortly after the bars have closed, when their customers have theoretically dispersed. Many of them just relocate to the residential streets of the Boundary Estate and continue their activities unpoliced. Residents suffer hugely from this behavior, as the attached impact statements attest.

During the weekend, there is so much activity involving such a large number of bars, that it is almost impossible to evidentially connect a specific crime or ASB incident occurring on residential streets after the bars have closed with one or other specific venue.

On the night on Monday 6 September and morning of Tuesday 7 September a large number of incidents were reported via our community social media (WhatsApp) and some of these were also reported to the police. I am aware of at least 6 CAD numbers connected with night time economy ASB that night. On this occasion, most of the bars were closed or very quiet. It is clear that one bar must have been running a large promotion, and on this occasion it should be possible to connect these disturbances to once specific venue. I suspect but do not know that this is Cargo, as Cargo does seem to be the main 'attactor' hub for nights of high disturbance.

I would like to note in addition that Cargo is one of over 20 licensed venues in the Shoreditch area all owned by one company, Shoreditch Bar Group. I am concerned that effective action will need to be taken at the corporate level. If conditions are attached to one of their venue's licenses, or a licence is suspended, there is nothing to prevent this company moving their licensable activities across to one of their many other venues.

██████████  
London E2

26 November 2021

Two of the statements have been submitted by residents who are moving home by the end of the year due to the intolerable night time economy ASB. One of these residents is moving their family from their home of over thirty years.

**Resident 1** Abingdon House, Boundary Estate (Boundary Street)

I live on [REDACTED] of Abingdon House with my 3 young children. On the weekends the level of noise at night is awful. It scares my children, disturbs their sleep, terrifies me too. Reckless adults stand or sit directly outside my windows with loud music, using drugs, leaning on our windows, graffiti on my kitchen window, urinating directly on the walls near my windows and I am afraid to even ask them to move as they become angry and make the situation worse, as if they are entitled to act in this way on our estate and that I have no right to ask them to stop. My children wake up from sleep, and this affects them the next day at school and affects my focus at work the next day as well. If I go out on the weekend I am afraid to come home at night with my children and only come home if I am accompanied by a family member. I have had druggies at my security door blocking me from going in to my house and trying to scare me and children with their dog. They also ring our buzzer at early hours and try to gain entrance into the building. I will attach a picture of the graffiti on my kitchen window. They leave half filled cups with alcohol on my window ledge.

I feel as though i have no right to live here safely with my children and there are not enough measures being taken for our safety.





**Resident 2** Abingdon House, Boundary Estate (Boundary Street)

Living in Calvert Avenue has become almost unbearable on weekend and now increasingly weeknight evenings. We are woken up at all hours of the morning and night to the sound of fighting, glass breaking and loud music being played from parked cars. I feel unsafe coming home on a Friday/Saturday evening, so much so that I now actively plan to be home early enough to avoid the large groups of drunk and therefore often aggressive revellers who congregate on Calvert Avenue after the clubs, pubs and bars close. I am amazed every weekend by the sheer volume of anti-social behaviour I am witness to; groups of people taking and selling Nitrous Oxide, groups drinking in and around double-parked cars that play loud music (these same people who then presumably drive away inebriated) and groups of people physically fighting in the street (recently two men were filmed firing paintball guns that looked like semi-automatic rifles at a group of people whilst 2 police officers looked on!). These are all things that I believe me and my fellow residents should not have to deal with. We should all be able to sleep through the night without being woken multiple times and we should all be able to feel safe coming home at whatever time we wish. I am saddened that now it seems commonplace to wake up on a Saturday/Sunday morning to the news of yet another stabbing on or around Calvert Avenue and the Boundary Estate.

Venues like Cargo and The Lighthouse (both located on Rivington street) now not only host events into the early hours of Friday, Saturday and Sunday mornings, but events/parties are now held on many weeknights as well. These venues do not do enough, if in fact anything at all, about limiting the violent and anti-social behaviour of their patrons when the clubs close and swarms of drunk people fill the streets. This is unacceptable and these venues must be held accountable for the part they play in fuelling the anti-social behaviour and violent crime that is a regular occurrence in Shoreditch.

### **Resident 3** Cookham House, Boundary Estate (Old Nichol St)

I live on the Boundary Estate in Tower Hamlets. It's a lovely part of the city but is somewhat marred by the impact of the nighttime economy nearby. Unfortunately, the bars and clubs (many of which are in Hackney) lead to a lot of ASB on the estate, which is rarely if ever policed, which includes - inter alia public drinking, drug taking and dealing, theft and vandalism, littering, car bars and drink driving, urination and defecation and loud music and shouting. Unfortunately it also leads to violence and verbal and physical abuse which I've experienced firsthand.

In my view, a lot of the issues result from the presence of non-residents driving in and parking on the estate, where they will hold informal parties by the cars, taking drugs and drinking, playing music loudly etc. all of which is very disruptive for local residents, given it will often continue to 5 or 6 in the morning with no enforcement from police or other agencies. This is despite the area being residents only for parking during the weekend.

The other issues is that even when the Parties are over, the streets are left littered with trash, NO2 cannisters, urine and faeces and broken glass. This is often not cleared up until several days later - if at all. A lot of this rubbish and detritus can be linked back to these groups of partygoers and their vehicles.

I've noticed that Hackney council have street cleaners at the weekend which clear up after this. This is very absent in Tower Hamlets. It is evident on Boundary St on a Saturday or Sunday morning where one side of the street has been cleaned (Hackney) while the other is covered in litter, gas cannisters and excrement - usually until the middle of the week.

Unfortunately I've heard many tourists comment on the state of the streets which is a shame given the contribution from tourism to the local economy, and the fact that the Boundary Estate is a historic area with some beautiful buildings.

#### **Resident 4** Sivill House, Dorset Estate (Columbia Road)

For anyone walking home from work from Old Street station on a Friday night, the area is like a war zone. The energy is aggressive and puts me on my guard. A friend of mine nearly had his bike snatched by a group of black guys sitting outside Busaba on Old St and the only reason he didn't is because he stood up to them and gave them the same filthy look they were giving to passers us.

The area is not welcoming. It is dirty and edgy. The streets are filthy due to the sheer volume of people. Many of whom simply drop their litter on the floor.

The western end of Columbia Road is a joke. Friday and Saturday mornings week in week out the section outside Leopold Buildings is left in a disgusting state.

The rubbish is made up of a mixture of fast food, drink bottles and NOX canisters strewn across the pavement but there is also rubbish which looks to have been left by cars that are parked up.

The street cleaner does a fantastic job but the source of the problem, which is relentless, is not being dealt with.

Car bars are present in the middle of the night Thursdays to Sundays playing unbelievably loud music outside people's windows. The perpetrators:

1. Do not live in the area.
2. Do not care about the impact that their behaviour has on others.
3. Downgrade the area by their presence.

A lot of local residents have lived in the area before the whole 'Shoreditch' thing took off. It has brought an ever increasing number of problems for residents who's lives have been affected by this extra dimension.

**Resident 5** Wargave House, Boundary Estate (Navarre Street)

This is a relatively peaceful residential area. I have lived here for over 30 years and have never known of such relentless weekend disturbance and violence by people who are drawn to the area to supposedly 'have a good time'. I believe some of the perpetrators get a kick out of creating the noise and disturbing this quiet area. That's how it feels!

I am constantly on edge on Fridays and Saturdays. I witness and am frequently woken up between 1am to 5am and sometimes later by angry voices, altercations, women screaming, loud music and breaking glass. Parking for residents after 10pm has become a problem from Fridays. My neighbour was verbally abused when he tried to park his car after work. It's alarming to see how the impact of the Licensing Policy requires such a heavy police presence along with the Territorial Support Group every weekend. Despite this police presence violence, stabbings, excess drinking fuelling aggression, car bars, nightly disturbance, abusive attitudes towards residents continues, public urination, drug crime and serious assaults continue.

It's actually frightening to live here with the potential for a violent incident any weekend. Most of the blocks of flats along Boundary Street and Calvert Avenue are family units and many children have been awoken and disturbed by the violence and noise. This will have a long term impact as it has been going on for years.

The first disturbing incident woke me in the early hours of the morning. It was a hysterical woman screaming in Boundary Street. When I walked along the street the next morning there was blood on the pavement. Later I saw the film of the incident. It was a very violent incident and shocking! This was the first of many similar violent incidents happening mainly on Fridays and Saturdays.

Regular incidents include Car-bars from 9.30pm (loud music blasted from cars combined with alcohol, Nox and drugs), altercations and a violent mass brawl involving over 70 to 100 individuals and recently there have been at least three stabbings and a serious assault, all incidents occurred in the area of Calvert Avenue and Boundary Street in the early hours of the morning after police have left the area. The sheer numbers of people attracted to the area and overflowing into the quiet streets of Shoreditch is disturbing. The courtyards and streets are used as toilets. Women frequently using the courtyard outside my kitchen window.

Hackney Council's licensing policy has allowed South Shoreditch to develop into 'Clubland' without regard for the health and well-being of Hackney residents and those in Tower Hamlets and other neighbouring boroughs.

There was a brief lull during Lockdown when the clubs shut and there was a sense of relief. However, it made me realise how much I had been disturbed and put on edge by all the various disturbing incidents occurring during the early hours after the clubs closed. As soon as Lockdown ended the groups gathered on the streets to party. It actually makes me angry, upset and reinforces the disquiet in me to have write this.

**Resident 6** Cleeve House, Boundary Estate (Calvert Avenue)

We have owned a flat on Calvert Avenue for over 3 years now.

We are regularly impacted by Cargo-related ASB. Calvert Avenue is very wide and people move from Cargo into the road here and cause significant disruption. This includes loud street parties, consuming drugs and alcohol, aggressive behaviour etc. There are frequent large fights that break out leaving us fearing our own safety. This happens every Friday and Saturday, as well as any time Cargo hosts a specific event.

We try to report all of these events to the Met Police, but there are so many that occasionally it gets overwhelming. We have also tried to contact Hackney Council about these issues. No one in our flat gets sufficient sleep on these nights which is impacting both our mental and emotional health.

**Resident 7** Walker House, Calvert Avenue

I have lived on Boundary Street between Calvert Avenue and Navarre Streets for 6 years. Over the course of these years ASB behaviour has made my street increasingly unsafe and unbearable to live. Cargo being the largest and nearest to my residence is a magnet for partygoers and clubbers from across London.

I have seen people parking in my street and going to Cargo, and coming here after they have been the club. They have used their cars as weapons, drink and take drugs on my street, blast music and scream in the streets just outside my windows. Streets are littered with broken bottles and gas canisters the morning after Cargo has been open. Evidence can always be found immediately outside the club itself at the intersection of Rivington and Shoreditch High Street.

My street has been closed three times within the past 9 months as a result of extreme knife crime, literally right outside the entrance to my residence. (see attached photo)

The only way I manage to sleep is with white noise machine and earplugs. (see below videos of the noise and violence I have to try and sleep through)

Extreme Driving / Violence - Boundary Street  
<https://www.youtube.com/watch?v=glvzZ83OILA>

Middle of Night Car Gathering / Car Bar - Boundary Street  
<https://www.youtube.com/watch?v=jnviewlg4nXo>

Glass Throwing / Chasing - Boundary Street  
<https://www.youtube.com/watch?v=c555QVnXk2E>

Cargos licence must be revoked and not renewed unless there are significant MET patrols and resources devoted to ensuring our neighbourhood can be made and kept safe.



## **Resident 8** Virginia Road

My husband and disabled mother in law have lived in our home on the boundary estate on Virginia road for for 31 years.

We have dozens of men and women come onto my road to urinate as it is slightly quieter than Calvert Avenue. People will urinate on our doorsteps, beneath my kitchen window in-between cars or on the primary school wall. These people will use our private vehicles or my windowsill as a shelf to leave their belongings on whilst urinating. I can often see people using cocaine outside my home too. Whilst people are urinating or parking their cars, they will often be loud and rowdy. Glass bottles will be chucked and discarded on the road or pavements. We often get woken up by people parking up getting ready to go out to the club. We often hear women loudly talk whilst urinating outside our homes discussing their plans for the night including the club names such as Cargo.

This is a regular occurrence every friday and saturday night, even more so when Cargo has a big promotion night.

This leaves us anxious, sleep deprived and dreading the weekends. We have had to purchase a white noise machine to block out most of the noise to try and have some peace within our homes. Our road smells of stale urine especially in the hot summer. When we have politely asked club goers to move on, we have had violent reactions which has lead to us having to call 999 for our safety. The typical response from these people is that it is OUR faults for living in Shoreditch. Despite us living here long before Cargo arrived. We are left anxious every weekend hoping that it will not be too loud and rowdy outside our homes. We cannot enjoy our weekends and often left sleep deprived depending on the behaviour outside on our road. We struggle to find parking spaces as club goers will take up resident bays.

As a result of this, we are looking to leave my husbands childhood home and relocate out of the area causing us much emotional and financial stress.

We actively avoid going out on Friday and Saturday night's because it is not safe. It upsets us greatly when we witness people throw their rubbish, NOX cannisters and alcohol bottles around our homes. Every Saturday and Sunday morning, I find myself cleaning outside my home tidying up the litter and also washing away the smell of urine. On the latest Cargo promotion night, there was cocaine residue left on my windowsill which I also had to clean. I do not feel safe as a woman alone walking 2 minutes from a bus stop if I am working late and as a result will order a taxi to my door instead.

## **Resident 9** Culham House, Boundary Estate (Rochelle Street)

I am a resident of the Boundary estate and I am writing this impact statement regarding the horrific antisocial behaviour I and my neighbours have to suffer as a result of after hours partying from people going to Cargo and other local clubs.

I have seen large groups of people leaving the nightclubs specifically Cargo and heading to the bandstand in the middle of my estate. They leave their cars parked in our parking spaces then some of the cars open up and do what the Americans call “tailgating” selling Alcohol, N02 canisters, illegal drugs ranging from skunk weed to cocaine and ketamine. I do not have any issue with people who wish to take drugs it is their choice what they put into their bodies. However they play loud music and there is regular fighting sexual assaults and some of them will enter our buildings and use them to defacate and urinate on stairwells and in lifts. Most of the people who live in the estate have to take sleeping tablets and even those are useless due to the extreme levels of noise. I have been attacked in my own building by these people and found drug paraphenalia including used syringes without the lid on, we have children who live here and one had a needle-stick injury. The morning after the entire estate is littered with empty N02 canisters and balloons, broken glass vomit and faeces. Those of us who have to work have our ability to perform severely compromised as a result of this reoccurring extreme antisocial behaviour. We live in fear every weekend and I have personally seen so many stabbings and fights that I have developed complex post traumatic stress disorder and have been put on psychiatric medication.

Our lives, my life on a weekend is like a living hell and I am sick of the refusal of the council and police to do anything about it.

My particular block on the estate is run by Providence Row, a housing provider who specialise in helping homeless and people with special needs, such as emerging from drug and alcohol addiction. Many residents in my block are coping with mental health issues. They are already casualties and this housing is intended to help them recover back in to society. Many cannot read or write and there is a large ratio of high-support needs individuals with serious mental and physical health issues.

My troubled neighbour keeps getting his windows smashed in and it has had the effect of making him hypervigilant. He’s one of those “I’m so hard I eat rocks and shit gun powder” types and his cat got out and hasn’t come back and he’d rather eat his own foot than show emotions in front of another man and he’s been crying like a kid who dropped his ice cream in the sand for days.

He’s living in a state of perpetual fear, lacks the ability and support to be able to process his situation and he’s going to end up on psychiatric drugs for the rest of his life.



**Resident 10** Anlaby House, Boundary Street

I write as a long term resident and [REDACTED] Anlaby House, Boundary Street.

Anlaby House consists of 69 residential flats and 3 commercial units, the residential flats including my own flat, which is located on the [REDACTED] of Anlaby House, as residents we are tormented and at “our wits end” over the utter chaos that descends upon our area of Boundary Street from Friday evenings until Monday mornings.

Typically the “car bars” will arrive to start their parties around midnight on the Friday evening, prior to the occupants going to a club or bar on Rivington Street, unfortunately Boundary street and surrounding streets make a convenient place for pre and post club activities and also a convenient toilet for party goers. I have hours of CCTV footage of fighting, car bars, partying, verbal and physical abuse and work a lot with the Met police supplying them with relevant material where and when requested when a crime has been committed.

Unfortunately, ASB is not a crime nor are car bars or the use of our street as public toilet, it is utterly shocking to me that this is allowed to happen and go unchallenged by the local councils, who clearly are making more £££££ from the nighttime economy and letting the residents take the full force of the outcomes.

Within Anlaby House we have a residents WhatsApp group that regularly report ASB, scuffles, car bars etc etc to “noise patrols” there are 76 residents who are members of this group, and I am sure I speak for the majority when I say “This must stop” or at least be policed appropriately such that we can feel safe in the evenings and sleep well rather than dreading the weekends

**Resident 11** Anlaby House, Boundary Street

We live in a block just off Shoreditch High St.

The flat next door is an Airbnb and the guests come for the night life in Shoreditch. We are constantly disturbed and woken throughout the night especially on Thursdays, Fridays, Saturdays and Sundays. We are woken most often between 2 and 5am ( 4.30 am is a recurring time) and regularly cannot get back to sleep as the guests ( returning from bars and clubs ) continue to party in the flat. The noise has impacted our well-being and our safety has been threatened several times. There are several of these flats in our block now - completely fuelled by shoreditch's nighttime economy.

We do not feel safe going out of the block at night time - we have car bars outside our entrance most weekends (which the airbnb guests regularly frequent).

I moved to this flat 18 years ago and I can honestly say it is horrible living here now. The night time economy has gone through the roof and it feels very out of control and unsafe. In the mornings particularly around the weekend the streets are filthy , stinking and strewn with debris vomit and worse from the night before however this is nothing compared to the situation at night and the way it has impacted us.

**Resident 12** Sandford House, Boundary Estate (Arnold Circus)

I am a 32 year old woman who moved to the Boundary Estate in August 2020. Oftentimes on the weekend, and also sometimes during the week, I am unable to sleep for many hours in the night due to the noise in my surrounding environment ever since lockdown was lifted.

I live on the [REDACTED] so I feel particularly vulnerable to the spillage from the nighttime economy into the Boundary Estate and especially the “car bar” phenomenon, as sometimes these parties take place right outside my bedroom window. The street garbage can out front my bedroom window is often used as a urinal for women to crouch behind.

As someone who already suffers from insomnia, my use of prescribed medication to aid in sleep has increased since moving to the area (and it doesn't always help). There have also been several night time stabbings occurring blocks from my flat on multiple occasions which are particularly concerning to my safety as I feel extremely vulnerable if I am returning home late at night.

Taking all this into consideration, I strongly feel that adequate regulation of the night time economy is needed in Shoreditch to control the anti-social behaviour stemming from the industry.

**Resident 13** Cleeve House, Boundary Estate (Calvert Avenue)

We are a married couple in our late 30s and have lived in Cleeve House on Calvert Avenue, Shoreditch, since 2015. One end of Calvert Avenue joins Shoreditch High Street near the junction with Rivington Street. We are both professionals with relatively demanding jobs.

Before the lockdown in 2020, it was rare for us to report anti-social behaviour. We understood well that Shoreditch has a lively night time economy and that it would ordinarily be quite unreasonable to suggest that this is a nuisance.

Since June 2021, however, anti-social behaviour has become much more frequent and disruptive than before. Particularly in the period between June and sometime in October 2021, we experienced regular disruption to sleep, extended periods of sleeplessness and various associated physical symptoms (fatigue, exhaustion, irritability, anxiety etc.). It is difficult for us to do our jobs in these circumstances. There is widespread concern in the Boundary Estate (in Hackney and Tower Hamlets) about the issue of anti-social behaviour and we have seen that in recent months several residents have shared stories of their experience with the local Tenants and Residents Association. The exact concerns vary, for example some people are far more affected by public urination than we are, but the common theme is regular anti-social behaviour and loud noise at night.

For us, one particularly obvious example of anti-social behaviour since June 2021 has been the widespread use of nitrous oxide. Paraphernalia can be seen strewn along Rivington Street, swept up onto the corner of Shoreditch High Street and scattered down Calvert Avenue several mornings each week. The late-night bars and clubs have signs up saying they prevent entry by those 'seen' taking nitrous oxide. The following three photographs, taken by us, show Rivington Street on the morning of 22 August 2021:

*Photo A: Rivington Street at c. 07.55am on 22 August 2021*



*Photo B: Area in front of office building on Rivington Street at c. 07.55am on 22 August 2021*



*Photo C: Corner of Rivington Street and Shoreditch High Street at c. 07.55am on 22 August 2021*



In this statement, we describe three examples of the disruption we experienced in September 2021.

In fairness, since sometime in October 2021 we have noticed a larger police and local authority presence on Calvert Avenue on Friday and Saturday nights. There does appear to have been a reduction in anti-social behaviour, at least on Friday and Saturday nights before 03.00am.

*Night of Monday, 6 September, to Tuesday, 7 September*

This was a remarkable night of disruption, as set out below. All photographs were taken by us.

At around 01.45am, we were woken up when a fight broke out on the south side of Calvert Avenue. There was screaming and shouting followed by two sets of people restraining the two arguing individuals. We were alarmed by the commotion, which was unexpected on a Monday night. We reported the matter to the Metropolitan Police via their website with reference BCA-98557-21-0193-00. After 30 minutes or so the shouting subsided. We noted during this time that there was a surprisingly high volume of foot traffic on the street for a Monday and multiple private hire cars appeared to be picking people up and turning at the corner with Boundary Street. We could hear nitrous oxide balloons being filled further towards Shoreditch High Street (a now familiar background sound on weekend nights but more unusual on Monday nights). The noise level was unusually high for a Monday but at length we were able to get back to sleep, not long after 02.30am.

*Photo D: Fight at c. 01.48am on Calvert Avenue*



Photo E: Fight at c. 01.48am, Calvert Avenue



Photo F: c. 02.28am Nitrous Oxide dispensers in black Mercedes, Calvert Avenue





Photo G: c. 02.29am Nitrous Oxide dispensers in Range Rover, Calvert Avenue (near Shoreditch High Street Corner with large crowd around them)



Between not long after 02.30am and around 04.00am on the same night we slept fitfully, being woken up a number of times by loud noises such as music playing and shouting in the street. There was no one persistent disruption so we did not report anything.

At 04.10am, however, we were woken abruptly by very loud music. Two cars were parked on the other side of Calvert Avenue beside the Church. Both were surrounded by people taking nitrous oxide from balloons that were being filled in the first car. That car was playing loud music from its stereo and everyone was laughing, singing, shouting and swaying. We reported this to the police by telephone with reference CAD-951-07/09/21. It was difficult to get back to sleep from this point on until we had to get up at 06.00am.

*Photo H: c. 04.14am Car bar and nitrous oxide dispensers, Calvert Avenue*



*Photo 1: c. 04.16am Car bar and nitrous oxide dispensers with numerous happy customers lined up against the railings, Calvert Avenue*



The next morning, one of us had to go into, and play a leading role in, an important all-day meeting. The lack of sleep was so disruptive that it made us think about our options and question whether people with professional jobs like us are still welcome living in this part of Shoreditch. It is incredibly difficult to do a job requiring prolonged periods of concentration to a high standard following a night like this, and especially when sleeplessness and broken sleep are experienced regularly.

*Night of Friday, 10 September, to Saturday, 11 September*

We were delighted to sleep through a whole Friday night for the first time in several weeks. Unfortunately, when we went outside, we learned from the police who were present on the road that the reason for this seemed to be a brutal stabbing on Calvert Avenue around 01.00am. Calvert Avenue had been closed off by the police at the junction with Shoreditch High Street from around that time for the rest of the night. This was at least the second stabbing leading to a prolonged overnight road closure since mid-June. It was striking to see the number of nitrous oxide canisters lying around the area on the Saturday morning – no street sweepers had been able to get through to tidy up after revellers.

*Weekend of Friday, 24 September, to Monday, 27 September*

We were away from home for a few days after the above events. Soon after our return, however, we were woken up multiple times on Friday, Saturday and (most disappointingly) Sunday night. While awake late at night we witnessed car stereos playing loud music, street drinking, shouting, public urination (not into the urinals provided), nitrous oxide taking and dispensing, etc.

Overall, the cumulative effect of frequently disrupted sleep throughout September had, by this time, made us feel increasingly anxious, irritable and impatient much of the time. Our concentration had become impaired and we experienced fatigue, headaches and bouts of low mood. Our ability to do our jobs was affected.

## **Resident 14** Abingdon House, Boudary Estate (Boundary Street)

I am a resident of Abingdon House, Boundary Street in Tower Hamlets and have lived here for 10 years

This statement is a community impact statement, written to provide local context surrounding the issues the specific locality, and in this instance, The Night Time Economy area of Shoreditch, is currently facing.

Over recent years, the Shoreditch area has become home to busiest night time economy area in Hackney, and the second biggest in London. There are numerous busy bars which attract thousands of people over a weekend. Most of the venues are open past midnight with some open until 3 am, and all frequently utilising Temporary Event Notices to extend their operating hours until 6 am. Alongside these bars and clubs are local businesses, shops, houses, flats, train and tube stations, parks, hotels and so on. Close to Liverpool Street and The City, Shoreditch attracts a mixed crowd, local workers, and people young and old and from far and wide.

A significant enough portion of these cause ASB related problems which is having a dramatic detrimental impact on local residents. The specific problems that have arisen alongside the Night Time Economy include:

- **Violence and public disorder**, with frequent instances of grievous bodily harm (including knife crime). There is usually at least one altercation / assault which takes place on Boundary Street per fortnight
- **Drug use and drug dealing**, both for the local homeless population and for partygoers, which results in many intoxicated individuals in the streets late at night and often leads to violence or dangerous driving under the influence. This can be easily witnessed during any given week
- **Prostitution**, with people making use of local residents' courtyards to conduct their business
- **Vandalism and littering**, including everything from smashing windows of local shops, to spray painting on walls or vehicles parked in the street, to broken glass on the pavements, to people urinating / defecating on residents' door steps
- **Antisocial noise levels throughout the night** and into the early hours of the morning. This is most directly felt by residents when groups of partygoers arrive to the area by car, park outside residents' windows on Boundary Street and play loud music from their vehicles to party, drink and take drugs either before or after going to a local venue. This can take place for hours at a time and is impossible to ignore as Abingdon House is only permitted single pane windows due to building regulations, so the sound barrier is negligible. During the summer months when this is most problematic, I will have to ask partygoers to move on multiple times per night on Thursday, Friday, Saturday and Sunday nights. Many react aggressively or turn the volume of their music up further. The matter is often aggravated by the noise of young children crying, who have been disturbed. Raising the issue with law enforcement often does not lead to officers arriving for another hour or so

This all takes place in close proximity to places of residence and is not confined to local venues or even the main streets. The antisocial noise levels during the night are therefore the biggest issue, stopping residents from sleeping, especially those who live on the ground floor or those with young children.

Measures implemented to date (e.g. the through-the-night police / parking patrols) are not nearly sufficient to address the issue. We need additional measures, in particular to stop the antisocial behaviour in such close proximity to places of residence. There are many viable options available, including: closing the street to nonpermit-holder vehicles in the evenings; stepping up police and parking warden patrols to move on partygoers; implementing an automatic ticketing system (like those in place in many car parks) to fine non-permit-holder vehicles for parking in the area during the evenings; allowing for double glazing to keep the noise out; etc.

To put it in context, here are some statistics which highlight the problem

Since Jan 2020 to Sept 2020, 3311 crimes have been recorded in Shoreditch. These consist of 1742 Thefts, 565 Violence, 268 Robbery, 252 Burglary, 161 Drugs, 51 Sexual Offences, and 275 miscellaneous.

Alongside these, a total of 1018 separate ASB incidents have been recorded. These range from rowdy behaviour, littering, begging, noise, drugs, and a number of others.

These also take into account the majority of the year being heavily influenced by COVID. These figures of 3311 and 1018 are actually significantly down from what it would be the year previously.

With all this in mind, it is imperative that ASB is taken seriously by all concerned. Offenders should be dealt with effectively and robustly..

**Resident 15** Walker House, Calvert Avenue

I am a 55 year old married man. My wife and I live in a one-bedroomed flat on [REDACTED] of Walker House, on the corner of Boundary Street and Calvert Avenue, E2. We are leaseholders and have lived in our flat since 2007.

Over that last 3 to 4 years, our sleep on Thursday, Friday, Saturday and Sunday nights has become increasingly disturbed as we have experienced a proliferation of club goers in the area, particularly between the hours of 01.00 and 05.00, who seem intent on continuing to party in the street having left clubs or bars in the area. This includes drinking, shouting, revving of car engines and (most miserably of all for the local residents) the high incidence of 'car bars' in the area, where the car owners sell alcohol and NOX balloons from the backs of their cars, doors open, with music being blared at full volume.

This has also led to various other instances of ASB, not least the running battles being fought between 00.00 and 02.00 along Boundary Street on the night of 6/7 September, after the evening's 'entertainment' at Cargo had finished and the 'clientele' exited the club.

We tend to sleep with foam ear plugs in to dim the traffic noise, but now on Thursday through Sunday nights we know that we will STILL be woken up throughout the nights by various acts of ASB relating to the 'night time economy'. This has become progressively bad over the last four years.

This lack of sleep has led to prolonged bouts of anxiety and mild depression. Despite us both being healthy and fit, we are also now reticent to leave our properties after 21.00 on Thursday, Friday, Saturday and Sunday nights, particularly having experienced aggressive behaviour by night time economy clientele.

We believe that Cargo, amongst others, and its late licences and questionable theme nights has materially contributed to these myriad and consistent acts and instances of ASB that has led to us feeling like prisoners in our own home on Thursday through Sunday nights.

**Resident 16** Laleham House, Camlet Street (Boundary Estate)

I have been a resident of the boundary estate for the past 8 years. The area has a reputation of being a “lively” with a strong night time economy. However, since I moved to the area, this has gone from a higher than average amount of drunken shouting to a point where the antisocial behaviour and indeed crime has become out of control. This has undoubtedly been fuelled by the night time economy, as made apparent when the crime dropped significantly during lockdown when the bars were shut.

The crime is frequent, pretty much on a daily basis, however it increases notably at weekends or when certain licenced venues hold events. It consists of public urination, screaming in the early hours of the morning, car bars, drug and nitrous oxide use and trade, public sexual acts, vandalism and theft of bikes, homes, public property, violence, threats of violence, dangerous driving, drink and drug driving and intimidation.

I have personally been affected by all of the above issues. Sadly reporting to local authorities and the MET, with little if any action taken, is the norm.

Dealing with all of these issues has had a significant effect on my mental health. I’ve been prescribed anti anxiety medication. Our buildings are single glazed and the impact has become so great I’m having to pay several thousand pounds to install secondary glazing to try and have some restbite from the noise.

I worry constantly about mine and my family’s safety and the long term impact it’s having on our emotional well-being.



## **Resident 17** Virginia Road

I am 38 years old, I have a wife and young son, and have lived in the area for close to 5 years. From the outset, I would like to make it clear that I enjoy socialising and going out to restaurants, bars and clubs myself, so I am not writing this from the point of view that all noise is bad noise or that having fun is off limits. We live in a big city and people have the right to live their lives and enjoy themselves, I accept the hustle and bustle that comes with living in London and thrive off the energy.

With that said, the sort of crowd Cargo attracts and the manner in which they comport themselves before entering the venue and upon leaving the venue is shocking and beyond my comprehension. Over the last few years, I have witnessed a number of stabbings, countless fights between groups of men and groups of women. I was once woken up in the early hours by a lady screaming that her friend had just been sexually assaulted on Rivington Street. Leaving the house on a Sunday morning has become an exercise in seeing which shop windows have been smashed in the area, which bins have been kicked over and how many people are lying on the pavement unconscious from consuming too much alcohol or too many drugs. Urine flows down the pavements like the Nile and the level of rubbish left for binmen to clean up seems to increase by the week. Don't get me started on those silver nitrous oxide canisters.

Sunday through to Thursday there are seldom any issues in the area, believe it or not it has a family feel to it. The problems start on Friday night and go through to the early hours of Sunday morning. Unless Cargo holds a Tim Westwood sponsored event on Sunday in which case the chaos flows through to Sunday evening.

To come back to my original premise, I have no issue with people having a good time, in fact I welcome and encourage it, but I do have an issue with a venue of Cargo's profile and experience drawing the crowds in and then taking no responsibility in keeping the area directly surrounding the venue safe and liveable. I do not believe this is an issue for Cargo to solve alone, there needs to be strong cooperation between Cargo and the council and measures need to be put in place to curb the despicable behaviour the venue attracts.

One club should not be allowed to have such a detrimental impact on a neighbourhood without consequences.

Thank you for taking the time to read my statement. I hope it has helped provide you with a perspective into what it's like to live in the area.

**Resident 18** Cleeve House, Boundary Estate (Calvert Avenue)

Since moving to Cleeve House on Calvert Avenue just over a year ago, I have experienced the deterioration in the situation on the boundary estate as a result of the night time economy in Shoreditch. Not only are we subjected to nightly disturbances, public urination, fighting, loud music played until sunrise, distribution of drugs with impunity - the past few months have seen an increase in violent crime. At least 3 stabbing incidents between Rivington Street and Calvert Avenue have been serious enough to cause police on the scene to maintain a cordon for days while they waited to determine whether the victim would survive.

I am uncomfortable coming home late at night, afraid to invite guests over without endangering them, unable to sleep, and unable to reasonably request understanding from revellers for fear of an aggressive response. The atmosphere of lawlessness and the impunity with which the law is flouted in the presence of police is a direct result of the unmanageable situation created by the outflow of drunk and disorderly people from nearby bars, the most troublesome of which is Cargo - regularly attracting the heaviest police presence. This creates an environment in which tensions flare and violence is the inevitable result. It is a matter of time before someone loses their life as a result - this is entirely predictable. If Hackney Council does not act, this will be a life sold for profit in business rates and night time levies.

## Resident 19 Calvert Avenue

I write this statement to hopefully give you some idea of what it is like to live on Calvert Avenue and be impacted by the flow-on effects of the night-time economy.

To provide some context for my experience, [REDACTED] Calvert [REDACTED] there are car parking spaces, which are nowadays almost always filled with car bars in the early hours of Friday and Saturday. I also have a direct view onto the street.

Since moving into my flat in April 2019, I have seen a continued worsening of anti-social behaviour. What is a peaceful street of small businesses and flats during the day descends into complete chaos as a result of intoxicated and disorderly people on Friday and Saturday nights. Worryingly, the trend also seems to be for more and more incidents to occur on weeknights as well as the weekend.

The peak times for anti-social behaviour are when people first arrive and park their cars to go into Shoreditch (around 7/8pm) and then again around 2am going through to about 5am, when it seems people leave bars and clubs for the surrounding streets.

I can't stress enough that this is not just people being a bit loud and having a good time. Late on Friday and Saturday night, the street becomes lawless – people are out of control and have complete disregard for basic norms of behaviour. Some examples include:

- the street being parked-up with cars (3 cars deep) that blare music through amplified system with drinking, smoking weed inside cars and on the streets, doing cocaine off of bin lids, and NOX use and dealing happening in and around the cars in the middle of the street and all over the pavement;
- people screaming at each other in the middle of the street;
- shouting matches and fights breaking out (noting that there have been at least two stabbings on this street in the last few months and more in the nearby area);
- incessant shouting and beeping of car horns;
- urination on doorsteps, windows, in planters etc.;
- defecation in the street.

The aftermath in the morning is that street is covered in piles of rubbish (bottles, NOX canisters, balloons, food and drink packaging), smells terrible and there is often significant damage (e.g. the barber on the corner recently having its windows smashed).

Because a lot of the anti-social behaviour congregates around car bars parked in front of my block of flats and the awning to my front door, I feel pretty unsafe walking through this and always make sure I am home well before it all starts.

However, the biggest impact on me has been the noise and not being able to sleep through the night on weekends. Since the lift of lockdown, I have been woken almost every Friday and Saturday night in the early hours (2-4am) by the noise from the street. Even with earplugs I get woken because of the bass of the amplified music and because a lot of the noise is quite alarming – it is not just loud but often aggressive or distressed shouting/screaming.

The anticipation of knowing that you are going to get woken up and not going to be able to sleep is also very stressful. The only reprieve is colder weather and rain - it has gotten to the

point where I hope for heavy rain on the weekends knowing that this might mean a full night's sleep.

I (and I know other residents) have also felt completely powerless to do anything about the situation. Neighbours have experienced verbal and physical confrontations when they have made polite requests for people to be quieter or not urinate on their doorstep. Residents have also been explicitly told by some of the groups that patrol the area (e.g. park guard) not to confront anyone. Whilst we can make reports to the council and police this almost never results in any action being taken to stop the situation. We are also constantly told that whilst things are bad in our street and around the Boundary Estate, much worse is happening in Shoreditch proper and so the police can't prioritise residents' concerns. That is understandable from a police perspective, but it means residents continue to suffer exactly the same issues night after night, week after week. There are many times when I have just wanted to throw something out of the window in frustration and I can genuinely see a dangerous situation arising if residents are driven to direct confrontation or otherwise take the situation into their own hands.

The sustained impact of all of the above is that I have had to make the difficult decision to move out of my flat. Being constantly woken up in the middle of the night and not being able to rely on getting a full night's sleep has become an unliveable situation. I want to note that being able to move away is such a luxury and a level of flexibility that most residents simply do not have - nor should they be forced to make this choice.

To me, it is completely unacceptable that a residential area that houses 1000s of people needs to put up with the behaviour that we do. The night-time economy that fuels the whole situation is making a large amount of profit at the expense of residents' wellbeing (including many families and children). Not to mention the massive drain this is on already strained police and council resources.

It is clear from my experience that sufficient resources are not available to deal with the levels of anti-social behaviour caused by the masses of people drawn to the bars and clubs in Shoreditch. The only solution would be to either significantly increase resources dedicated to the problem or reduce the scale of the night-time economy to match the resources that are currently available.

**Resident 20** Cleeve House, Boundary Estate (Calvert Avenue)

I am a Hackney resident and council tax payer. I have lived in a flat on the Boundary Estate for ten years. My adult son visits me frequently from his university.

Friday and Saturday nights have always been lively. However, with the growth and promotion of the night time economy in Shoreditch over recent years, weekend nights have become unbearable.

It's hard to put a finger on exactly when or why things got worse, but I would say that they definitely have over the last three or four years. The impacts are very clear: our sleep is disrupted, and we feel intimidated and uneasy on the streets.

You have to understand what a late license means for nearby residents. 3 am closing means there are people on the streets until 4 or 5am. They are drunk or intoxicated, sometimes amiably so, but many times aggressively. Our sleep is interrupted every weekend by shouting in the street. A few weeks ago I was woken by guys fighting at 4am; last month by the sound of the shop downstairs having its window broken at about 4am.

In order to get some sleep, I have to leave the radio on to drown out the noise; I also take sleeping pills. Without these, I can only sleep patchily, being woken several times each night. I hadn't realised quite how much we have been putting up with until the lockdown when clubs were shut.

The streets have an intensity that didn't seem to be there a few years ago. With so many clubs so tightly packed in, the streets are not just crowded but tense. I don't know if this is intoxication or turf wars. I lose count of the times my son or I have been offered drugs. I worry about him walking back from the tube if he visits family on a weekend evening. My partner and younger son don't like to visit at weekends, and if they do, don't like to go out on the streets. We saw with the stabbing on 10th September that our anxiety wasn't exaggerated.

The police presence doesn't seem to help much. It doesn't seem like public order in a residential neighbourhood is their priority, when there is mayhem on the streets around the clubs. The extra resources enabled by the night time levy don't seem to have much effect.

The frustrating thing is that the growth of the clubs has been actively promoted by local and regional government under the concept of the night time economy. If I go to a football match, there are police in neighbouring streets to manage the crowd and roads are closed so matchgoers don't park there and are directed out of the area to public transport after the game. Here, Calvert Avenue is treated as if it is part of the club area: I look out of my living room window onto two urinals, part of a temporary public infrastructure that tolerates and normalises anti-social behaviour.

In summary, the impacts of clubs such as Cargo on neighbours are huge, and existing attempts to manage the coexistence of a club area and a large residential neighbourhood make little or no difference. There is a direct correlation between the clubs' closing time and the worst anti-social behaviour and disruption for residents. On this basis we ask the council to revoke Cargo's late license.

## **Resident 21** Hedsor House, Boundary Estate (Ligonier Street)

My partner and I have lived on the Boundary estate for over five years now.

Over the last five years we have witnessed an intense escalation in the amount of anti-social behaviour in the neighbourhood. The disturbances are currently restricted to Friday and Saturday nights, but can be on any other night when there is an event in Shoreditch.

The disturbances that we have experienced are in our view as a direct result of the night-time economy in Shoreditch, and in particular Cargo, which is opened until the early hours of the morning. Our experience of the disturbances are as follows.

**Anti-social behaviour** Partygoers arrive on the estate any time between 10pm and 6am on Fridays and Saturdays looking for parking and for a space to pre-load or continue the after party. This involves an increase in traffic, especially now due to the blocked street protocol. It also involves excessive hooting, and traffic jams especially on Ligonier Street, as all outsiders are not aware that Ligonier Street is blocked in the middle. Once the parkers have found their illegal spot, they will inevitably do one or all of the following:

- o Keep their cars idling
- o Urinate on the walls of Hedsor house
- o Drink from their trunks
- o Play loud music
- o Consume / purchase laughing gas
- o Defecate
- o Change clothing

**Litter** Our streets are regularly littered with broken alcohol bottles, laughing gas canisters, half eaten kebabs not to mention vomit and human faeces. The bins too are regularly overflowing with drinking paraphernalia.

**Parking** I no longer feel like I can leave the estate on Friday and Saturday evenings in my own car having been harassed and having struggled for parking on countless occasions when I return. It has gotten so ridiculous that I have been forced to park on the double yellow / red lines, go up to my flat and stay awake until I inevitably hear a group of drunken revellers who have returned to continue the after party at their cars leave. Then I have to run down and move my car, lest I get fined for parking illegally! It is infuriating and has driven me to tears. This hardly seems fair

**Sleep disruption** It is impossible to get a good night's sleep on a Friday and Saturday night and we are on the second floor. Some nights it feels as if you are being tortured. I can't even imagine how residents on the ground floor must feel.

**Safety** I feel anxious and unsafe if I return home after 10pm on Friday and Saturday night. Our neighbourhood streets are littered with drunk people pre-loading before they hit the club scene. Anything from shouting obscenities, to cat calling and whistling goes.

This is a very emotional issue for me, and I truly can't understand why this cannot be policed more effectively.

**Resident 22** Cleeve House, Boundary Estate (Calvert Avenue)

I live on the Boundary Estate and have so for the last 31 years. What was once a peaceful place to live has turned into a nightmare due to all the bars and clubs popping up around the area.

I live with my wife and 2 year old daughter and we experience ASB daily especially during the weekends. My daughter wakes up multiple times during the nights (weekend mainly) due to the excessive noise coming from outside mainly car bars to be precise. It is almost impossible to get a good nights sleep. My daughters sleeping pattern have changed due to this. So have ours. We are always tired due lack of sleep. We don't dare to go out after 10pm. I myself have seen people robbing each other on a few occasions. Even though the councils have changed the parking restriction times it is still impossible to find a space after 9-10 pm.

Overall it is becoming impossible to live here because as the years passed it's got worse especially the last few years.

*RESIDENT 22 MADE TWO REPORTS TO THE POLICE ON THE MORNING OF 7 SEPTEMBER 21 DESCRIBING THE SCENE AS 'ABSOLUTE CARNAGE'. CAD 356 AND CAD 725.*

**Resident 23** Hedsor House, Boundary Estate (Ligonier Street)

I have been living in Shoreditch since I moved to London, about 9 years ago.

When I moved to the Boundary Estate, some friends asked me if it wasn't too noisy, and I replied that it was actually very quiet considering the bars/restaurants/clubs nearby. It really felt like the Boundary Estate was a residential area, with possibilities to go out nearby, while respecting the neighbourhood.

The 2 or 3 years before lockdowns, the noise at night during the weekend started to become more and more frequent. Cars would park under our windows and people would play music on loud speakers, smoking drugs, drinking alcohol, using NOX balloons. This would usually happen as a pre-party around 8 – 10pm and more annoyingly as a post-party between 2 – 5am. It really affected my sleep, and I developed a fear of the weekend, I would try to go and sleep at friends or be away for the weekend. When trying to speak with these people, they wouldn't even listen or just reply "you live in Shoreditch, what do you expect?"

What I expect is to have a proper night's sleep as everyone else!

We could definitely see the difference during the different lockdowns. I was finally able to stay at mine during the weekend and sleep all night.

However, when everything started to re-open, my fear started again, and I was right, as the first weekend everything re-opened, the ASB was even worse as pre-lockdown. I was lucky enough to be able to go back to my family for the whole summer, but some people can't do that unfortunately and have to deal with this all year long.

Eventually, I had to come back to London, and to no surprises, I have been calling the police many times to report ASB happening just below my window.

This is no longer tolerable and we expect to be able to sleep all night through without any disruption.



**Resident 24** Cleeve House, Boundary Estate (Calvert Avenue)

I have lived in Shoreditch, Boundary estate for 5+ years and have seen the highs and lows of living in such a central location.

Cargo club has directly affected our quality of life in an adverse manner. Firstly, parking issues have yet to be resolved. Visitors to Shoreditch and party goers in large groups have failed to comply with parking restrictions as parking fines are not having the desired effect. Rather this is seen as a night out cost to the visitors and party goers, adding to their party cost.

A central issue is noise pollution, as it is at its worst; I have spent over £1,500 on secondary glazing to minimize the noise pollution. However, it's an uphill weekly struggle. I hear noise pollution even though I am on the 4th floor, I can only imagine what others lower down are feeling. This is ruining our community and not allowing us to feel the comfort we all deserve in our own home.

One may argue, how we can blame all this on Cargo specifically, well I have had one altercation I can recall. I had party goers pull out a knife on me when I confronted a whole car going crazy on Boundary Street. During my confrontation, I heard them discussing Cargo Bar which they made clear they were planning to attend and subsequently parked illegally all day. It was a life and death situation; they were drinking the whole day since the morning and partying till midnight in their car bar at the expense of the residents. Quite frankly if the council allows such licenses; they have no regard to the quality of life of their residence and pouring misery on the community. Fun is not fun when it gets to pulling out knives to scare residents so they can continue partying and this is what Cargo bar is directly encouraging.

In summary, I speak on behalf of at least 10 households within the boundary estate. Our boundary group is still somewhat small in comparison to the population living here. Some cannot have their voices heard, some are illiterate and cannot express their concerns some are scared to say anything. However, I can claim 100% of the population of the boundary estate finds the cargo bar a nuisance. This can be evident by a simple survey with the residents, I would be happy to help should you want to conduct this. I would like to ask the head of Hackney Council 'how would you feel if your parents were tormented like this, your loved ones, your children?

I also urge the council to look at crime records; I would then like Hackney Council to correlate this into analytical data on a weekly basis. I can guarantee the above is evident in such data. I am positive the correlation inference is the following 'higher the attendees, higher crime rate, higher noise pollution'. This is to all their events day/night time economy.

I urge the Council to immediately look at Cargo Club's license under scrutiny with the view of cancelling their license as it is in the best interest of residents.

## **Resident 25** Cleeve House, Boundary Estate (Calvert Avenue)

Introduced by Resident 24

*Please accept the following statement from a resident within the boundary estate. This person is personally known to me and would like to remain anonymous. This statement was sent to me yesterday however due to my error I did not forward.*

*I would urge all party's reading this to absorb what this person is saying, this is not excusable, this is intolerable and as cliché as it sounds and I repeat with great emphasis 'how would you feel if this was your daughter? how would you feel if this was your wife? how would you feel if this was you'*

*With the greatest respect, I think we all need to do that little more and start implementation.*

I am a resident of the Boundary Estate. In the time I have been here I have on many occasions had my quality of life affected by the party goers from cargo club. The antisocial behaviour that is associated with cargo has affected me so much that the only period of time I was able to rest and sleep in peace since I have been here is during lockdown when they were forced to close. Also the only time I felt safe.

The party goers loiter around outside my window after illegally parking and pre-drinking before they go to the club and drinking again after the clubs have closed. They cause ridiculous amounts of noise and keep us up all night often until early hours of the morning.

Not only do they cause noise pollution; they park in the resident bays even though they are not allowed to and we residents suffer the consequences. They do not care for the restrictions or if they receive parking tickets. I have on many occasions asked them to please be quiet as I have a baby and we can't sleep but they are so rude and start throwing abusive language towards me. They are so loud that I can hear everything they are saying and they are often talking about going to Cargo or the time they had spent at cargo. They discuss very rude things particularly about women and of sexual nature.

I have on many occasions had the smell of marijuana come into my home from the party goers and they leave ridiculous amounts of nitrous oxide (laughing gas) scattered across the floor. I recall an occasion where they were drinking outside and they were sitting on the bonnet of my car. I asked them to get off and to stop loitering or I would call the police. In the morning my window was smashed and my bonnet had the words 'bitch' scratched into it.

Not only are they a nuisance and a danger to the residents and the public; they are a danger to themselves. After they leave the club they often get into fights amongst themselves and I have witnessed countless fights from those leaving this club.

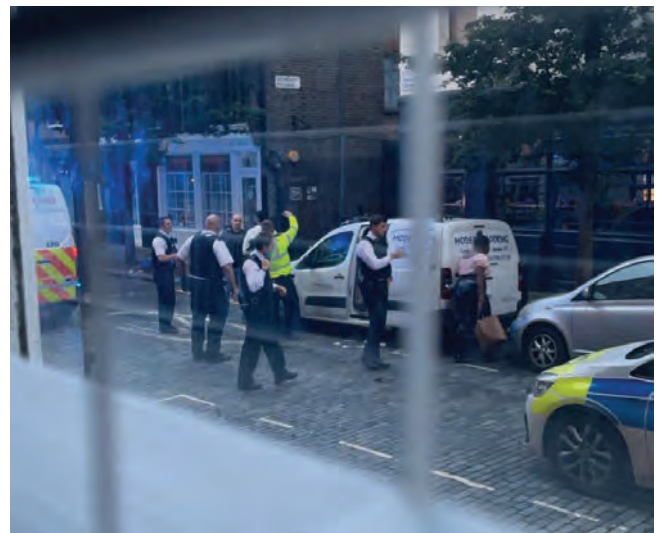
To summarise and to raise a few more points:

- Noise pollution
- Affecting the quality of life for locals
- Littering
- Taking drugs
- Drinking alcohol on the street

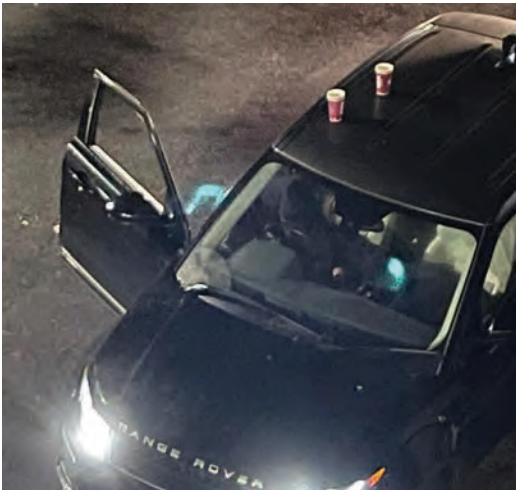
- Urinating on the street
- Public indecency
- Abuse towards residents
- Taking resident parking including disabled parking
- Taking and leaving nitrous oxide on the floor
- Affecting sleep for babies
- Fighting amongst themselves (with weapons)
- Being racist
- Being homophobic
- Causing damage to property and cars
- Drink driving after leaving the club



1 August 2020 11:30pm, Shorditch High Street, junction with Rivington Street. Two Territorial Support Group police vans parked as part of their routine weekend night time policing. Indicative of the 'normal' level of night time economy disruption. Enforcement is focussed around the clubs and tends to end at 3am while residents continue to be disrupted until dawn.



1 August 2021 5:30am, Boundary Street - argument and abuse between driver and passengers, police intervention. View from residents bedroom window,.



15 August 2021 ~3am, Calvert Avenue. Typical car bar activities invariably include loud music, raised voices, arguments, threats of violence, urination and defecation.



12 September 2020, Calvert Avenue. 8g nitrous oxide cannisters collected by shopkeepers clearing up the previous night's clubbing activities.



15 August 2021, Calvert Avenue. 615g nitrous oxide containers gathered for waste collection. These industrial-sized cannisters are used by criminal gangs who sell by the balloon to car bar clubgoers.

## **Appendix**

### **ASB Diary 31 July - 7 September 2021**

Compilation of reports via community WhatsApp Groups  
Boundary Tenants and Residents Association  
Weavers Community Action Group

Images and videos and reports can be downloaded from this Google Drive link  
<https://drive.google.com/drive/folders/1IMVNowTqcfqWu9aAxQ3-9hYnbiROD7Pb>

11/17/23, 3:05 PM

London Borough of Hackney Mail - Representation for licensing application at 83 Rivington Street, EC2A 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Representation for licensing application at 83 Rivington Street, EC2A 3AY

1 message

3 October 2023 at 15:21

To: "Licensing@hackney.gov.uk" <Licensing@hackney.gov.uk>

To Hackney Council

My name is [REDACTED] and i have a residence situated at [REDACTED] Rivington Street, EC2A [REDACTED]. The application for a licence should be granted by Hackney Council. Without a licence the premises does not open and there are no staff or security. There is only derelict looking property there. I often see drug takers and people doing bad things around the premises and down the side road. Since this premises closed Shoreditch is becoming like an industrial estate and ghost town.

The application should be granted so that the premises can open. When open with the management and security there, like always before, crime is prevented and i feel much safer living near the premises. My residence is approximately 100 metres away and i strongly support the application because it will reduce crime and improve safety for me and my family and friends who visit me.

Sent from my iPhone

11/17/23, 3:06 PM

London Borough of Hackney Mail - Representation - Premises License 83 Rivington street London EC2A 3AY



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

**Representation - Premises License 83 Rivington street London EC2A 3AY**

1 message

3 October 2023 at 13:40

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear Hackney Licensing Team,

I am writing to express my strong support for the license for [83 Rivington Street](#), an establishment in the heart of Shoreditch, which has played an integral role in shaping the vibrant community of Hackney over the years.

As a lifelong resident of Hackney, I have had the privilege of witnessing the evolution of this area, from disused warehouses in Hoxton Square to the vibrant and diverse community it has become today. I attended primary school in Hoxton Square, grew up in Shoreditch, and have lived in Hackney for the entirety of my 39 years. My deep roots in this community have allowed me to experience first-hand the unique character and multiculturalism that define Shoreditch.

I have also been actively involved in community initiatives and organisations, such as working for 'Shomedia Ltd' and 'The Shoreditch Trust', both of which are committed to improving the health, well-being, and opportunities for meaningful employment for the residents of Hackney and neighbouring boroughs. Additionally, I served as a youth councillor for Shoreditch, advocating for positive changes and improved relations between young people and the police.

My personal and professional experiences in this area have allowed me to witness the transformation of Shoreditch, including its gentrification. While I acknowledge the growth and development, I am deeply concerned about the potential loss of the vibrant, inclusive, and creative community that has defined Shoreditch for so long.

[83 Rivington Street](#) has been a vital part of this community, serving as a hub for creativity. I have attended numerous events at the venue, including live music performances, club nights, day parties, and product launches. It is here that I formed important friendships, met my son's father, and built connections with people who embody the spirit of Shoreditch.

I would like to emphasise that, in all my years, I have never personally experienced or witnessed any crime or disorder at the venue. The professional and friendly staff members have consistently ensured a safe and welcoming atmosphere for all patrons. I would purposely choose this route when walking home especially late at night. If the venue is given a license the presence of SIA and the management team will make the area safer for me and local residents particularly during the evenings. This venue has played a significant role in fostering a sense of belonging and unity, regardless of a person's background.

As I look around Shoreditch today, I see signs of decline, quiet streets, struggling businesses, and the erosion of the strong community bonds that once thrived here. The construction of large hotels and the rising costs associated with gentrification threaten to make Shoreditch inaccessible and unaffordable for long-time residents like myself.

I, along with many local residents strongly support the application for a license at this property. I firmly believe that preserving establishments like 83 Rivington street is crucial to maintaining the cultural heritage and sense of community that defines Shoreditch. It is steeped in history and the only way to preserve this is by allowing the property to open with a license. It serves as a space for people to gather, connect, and network, making it an irreplaceable asset to our area.

Sincerely,

11/17/23, 3:06 PM

London Borough of Hackney Mail - Support for the License Application for 83 Rivington Street



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

## Support for the License Application for 83 Rivington Street

1 message

4 October 2023 at 15:02

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear Sir/Madam,

I am writing to express my strong support for the license application for [83 Rivington Street](#). As a local youth worker and DJ who has been actively involved in the Shoreditch community, I believe that granting this license is essential to maintaining the vibrancy and character of our neighbourhood.

Shoreditch has undergone significant changes in recent years, with an influx of residents seeking trendy and vibrant urban living. While these newcomers have added to the area's diversity, they have also raised concerns about noise and nightlife. It is crucial to remember that Shoreditch is part of the City of London, a major metropolis, not a sleepy village.

I firmly believe that Shoreditch should continue to serve as a hub for the night-time economy. It is a city for the young and vibrant, as all major cities are, and we must resist attempts to stifle the unique energy that this area offers.

In my years of frequenting Shoreditch and, in particular, the venue in question, I have never witnessed acts of violence or felt unsafe. The licensing objectives have consistently been upheld, and I appreciate the efforts made by night-time operators to ensure the safety and security of the area. In fact, the presence of licensed premises and the contributions they make to the community bring value and order to the neighbourhood.

Unfortunately, recent trends have seen an increase in issues such as drug addiction, balloon sellers and antisocial behaviour in the streets, particularly off of Rivington Street. There have even been instances of individuals sleeping in the courtyard of the disused venue. The absence of a licensed establishment in the area has created a void where such issues have thrived. It is my belief that reactivating [83 Rivington Street](#) as a licensed premises will help address these problems by fostering a safer and more controlled environment.

Additionally, it is worth noting that night-time operators have made efforts to enhance security by financially supporting police presence during evening hours. This demonstrates their commitment to maintaining order and safety in the area.

In conclusion, I urge you to consider the positive impact that granting the license for [83 Rivington Street](#) would have on Shoreditch. It would contribute to the vitality of the night-time economy, help address pressing social issues, and uphold the values that have made our community unique. I hope you will carefully weigh these factors in your decision-making process.

Thank you for your time and attention to this matter. I look forward to a thriving and vibrant Shoreditch that continues to cater to its residents, both new and old.

Sincerely,

[REDACTED]

[REDACTED] Cropley Court,  
London, N1 [REDACTED]





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Representation for the new premises licence application for 83 Rivington Street, EC2A 3AY"

1 message

5 October 2023 at 13:44

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Hackney Licensing

I live and work locally to the premises in question and I am emailing my representation in support of a new licence. As a female I think there is a matter of safety to consider. The licensed premises are obliged to provide CCTV coverage outside the premises, this makes the street safer for the public. There is such a big frontage that this property occupies, without the licence it feels like an industrial estate without any safety. If the licence premises are put in place, it will improve Public Safety and prevent Crime.

Regards

██████████  
Parker Court  
Basire Street  
N1

11/17/23, 3:07 PM

London Borough of Hackney Mail - Representation for the Support for the license application for 83 Rivington Street



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

## Representation for the Support for the license application for 83 Rivington Street

1 message

6 October 2023 at 12:54

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear Hackney Licensing Authority,

I am writing to emphatically express my support for the license application for [83 Rivington Street](#). As a dedicated Hackney resident of over three decades, residing in the Hoxton ward, a father of three, and an architect by profession, I am deeply concerned about the potential closure of this substantial venue in the heart of Shoreditch.

The prospect of three large, disused railway arches in what was once the vibrant centre of our community and entertainment scene is deeply troubling. I firmly believe that granting a new license for this venue is not only justified but necessary for the continued growth and vitality of our neighbourhood.

My concerns extend beyond the immediate issue of this venue's closure. It is evident that Shoreditch is experiencing significant growth, often marked by the construction of new apartment blocks that are often financially out of reach for local residents. This is a pressing issue, and we must strike a balance between housing development and maintaining spaces for leisure and social interaction. The loss of such a prominent entertainment venue would exacerbate the problem, leaving us with fewer accessible spaces for our community to come together. What is the future of Shoreditch? Where will its community of people go to socialise?

Supporting the license application for [83 Rivington Street](#) is about more than just preserving a place of joy; it is about securing the future of our community. Here are some key reasons to consider:

**Prevention of Crime and Disorder:** Licensed venues are essential for fostering safe environments, helping to reduce crime and maintain order.

**Public Safety:** Licensed premises adhere to strict safety regulations, ensuring the well-being of patrons and residents in the vicinity.

**Prevention of Public Nuisance:** Responsible management can help minimise disturbances and nuisances, fostering a harmonious coexistence with the neighbourhood.

**Protection of Children from Harm:** Licensed establishments have procedures in place to protect minors from harmful situations. It is crucial to provide young adults with safe and regulated spaces for socialising, rather than having them aimlessly gather on the streets. The closure of such a significant part of Shoreditch's entertainment spaces would be detrimental to our community's well-being.

Furthermore, it's essential to consider the future. Even in the midst of growth and change, we must provide spaces for all members of our diverse community, including those who are new to the area. Gentrification should not mean the loss of communal spaces; rather, it should entail their improvement and accessibility.

In closing, I urge you to think not only of the present but also of the future of Shoreditch. Supporting the license application for [83 Rivington Street](#) is a step toward ensuring that our community continues to thrive and evolve while

11/17/23, 3:07 PM

London Borough of Hackney Mail - Representation for the Support for the license application for 83 Rivington Street  
preserving its unique character.

Thank you for your consideration, and please feel free to reach out if you require any additional information or input.

Sincerely,

[REDACTED]

Scorton House, Hackney N1

11/17/23, 3:08 PM

London Borough of Hackney Mail - Support for the License Application for 83 Rivington Street, EC2A 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Support for the License Application for 83 Rivington Street, EC2A 3AY

1 message

9 October 2023 at 13:21

To: "Licensing@hackney.gov.uk" <Licensing@hackney.gov.uk>

My name is [REDACTED] and I have been a resident of Hackney for 34 years.

I think the premises license application should be granted; without these premises in shoreditch it is becoming more dangerous. There is no security and staff watching the area during the night.

Also with lots of bars and restaurants closing in shoreditch and Hackney it is very difficult to find jobs- I am having to go to other parts of london now.

This is all not fair and I think this license should be granted to ensure safety of area and for future jobs.

Thanks

[REDACTED]

11/17/23, 3:08 PM

London Borough of Hackney Mail - Re: Application for License Representation in Favour of 83 Rivington Street, London EC2A 3AY



Licensing (Shared Mailbox) &lt;licensing@hackney.gov.uk&gt;

**Re: Application for License Representation in Favour of 83 Rivington Street, London EC2A 3AY**

1 message

10 October 2023 at 13:06

To: Licensing@hackney.gov.uk

10th October 2023

To Whom It May Concern,

I am writing this letter in support of the application for a license for [83 Rivington Street, London EC2A 3AY](#).

As a long-standing resident of Shoreditch and a local music producer and DJ, I believe that granting this premises a license is in the best interest of the community and would only contribute positively to the creative environment that attracted many people and businesses over the years, making Shoreditch one of the most interesting and unique areas in London.

Having resided in Shoreditch for more than twenty years, I have witnessed the evolution of the vibrant and dynamic cultural scene that this neighbourhood is known for. Since the closure of the viaduct, I have noticed the presence of groups of people who walk around Shoreditch with mobile sound systems during weekends, playing loud music that spills out onto the streets. This has become a source of public nuisance, especially for residents and businesses in the vicinity.

I firmly believe that granting a license to 83 Rivington Street would provide an opportunity for the establishment to work closely with Hackney enforcement and the local police. The presence of SIA (Security Industry Authority) guards and effective management would benefit the neighbourhood, ensuring a regulated and controlled environment, where the interests of both residents and businesses are taken into consideration. The cooperation between the licensed premises and local authorities would lead to a faster response time when addressing any issues related to the mobile sound systems and public nuisance.

By allowing [83 Rivington Street](#) to operate as a licensed premises, you are essentially creating a bridge between the local creative scene and the authorities. This would not only benefit the establishment but also contribute to a safer and more harmonious neighbourhood. It is my belief that with responsible management and adherence to licensing regulations, public nuisance can be minimised, and the neighbourhood can continue to thrive as a hub for artistic expression and cultural diversity.

I wholeheartedly support the application for a license for [83 Rivington Street, London EC2A 3AY](#), and I trust that this establishment will operate responsibly and collaboratively with local authorities to maintain the unique character of Shoreditch while addressing any potential issues that may arise.

Thank you for considering my perspective on this matter.

Sincerely,

██████████  
██████ Bletchley Court,  
Wenlock Street  
London  
N1 ████████



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## Representation for the new premises license application for 83, Rivington Street, EC2A 3AY

1 message

15 October 2023 at 22:45

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Hackney licencing team,

Our names are [REDACTED], long-term residents of the Hoxton/Shoreditch area and an ex-trustees of Shoreditch Trust (200-2010). We have both lived in the area for over 26 years.

It has come to our attention that the club called The Viaduct on Rivington Street has had its licencing application revoked. This comes as great concern to us as we have noticed the changes to the community's safety that have been affected due to and since its closure.

The area of which The Viaduct is situated is a high crime area by drug dealers, squatters and assault perpetrators now that the area does not have the security presence The Viaduct used to employ.

The area it is situated in has a high night-time economy with surrounding bars and clubs attracting clubbers and revellers from across the city, and indeed the country. The area is not only cited on a London-based soap- *Eastenders*, as a place to go for hitting the bars, but as we travel back home, we frequently hear groups of revellers planning their night out in "Shoreditch" and have heard quoted "If you haven't clubbed in Shoreditch, then you haven't been out in London". We residents are proud of the fact that our area has become a tourist spot, so to speak, but are also concerned for its impact on crime and safety in the area.

[REDACTED], am an avid walker and walk all areas of my neighbourhood but have had to cut out walking the Rivington Street area due to the criminal activity I bear witness to. The street not only feels, but is unsafe, especially to local residents.

Additional to this, the street has become a dumping ground for used condoms, used needles, NOX gas bottles, alcoholic cans and bottles, and empty food containers resulting in the most health and safety concerned area of that side of Shoreditch. We believe a licenced venue with not only security personnel and the obliged CCTV would deter the criminal and disregarding behaviour that happens on that street, but also their CCTV footage could help police in locking down the drug dealers and the assaultive/assaulting perpetrators.

As ex-Shoreditch Trust trustees we are aware of the impacts a night-time economy has on a neighbourhood as it was a topic thoroughly discussed during the 10 years of our tenure. As such, we believe that having licensed venues at certain junctions and on certain streets in that area are imperative to maintaining the right level of both attraction to the economy, and also asset to the prevention of unrecorded criminal behaviour. We are also very aware that when a pocket of unwitnessed activity is realised in this Shoreditch area, there is an anxiety of the likelihood of that criminal behaviour spilling over into the neighbouring residential community where there is already a level of crime we are trying to combat and control. If these two areas ever become united, we fear that the neighbourhood will become a higher level



11/17/23, 3:09 PM

London Borough of Hackney Mail - Licensing for The Viaduct 83 Rivington Street, EC2A 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Licensing for The Viaduct 83 Rivington Street, EC2A 3AY

1 message

15 October 2023 at 07:47

To: licensing@hackney.gov.uk

To Hackney Council,

I am writing to show my support for the relicensing of The Viaduct bar. Before it was closed it added to a buzz around that particular part of Rivington St. I also felt safe walking past there at night as there was Security and lots of people. Since its closure I notice an increase in guys in cars selling balloons and blaring out music out of their cars, this isn't a one off and adds to a feeling of lawlessness. I have also noticed what seemed to be small groups of people doing drugs in what used to be the yard area, i'm assuming that because it is closed it isn't as secure as it was when it was open.

I would like to add that at the age of 45 my night time partying days are long behind me, however I do understand the added benefit to the area and borough that Shoreditch night time economy brings. I also understand that noise is often given as a reason to shut bars and clubs down. Shoreditch has a long history of being a buzzy night time area and I sometimes feel it is unfair for the borough to grant planning permission to buildings to be converted into pricey residential units only for the new residents to complain about noise. This is something that could be looked at and considered by Hackney in the future.

I would be happy to discuss these and other points should Hackney Council so wish

Sincerely

[Redacted signature]





Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

## Representation for the new premises license application for 83 Rivington Street, EC2A

1 message

25 October 2023 at 08:50

To: licensing@hackney.gov.uk

To whom it may concern,

My name is [REDACTED] and I have been a resident of Shoreditch for over 19 years, living on Pitfield estate which is a 6 minute walk away from Rivington st.

The former licensed premise, Cargo, was somewhere I regularly frequented. I have also used Rivington st as a walkway to and from home for countless years. During this time and through my experiences, I have been able to make the following observations.

As stated, I have always used Rivington st as a route to and from home and so regularly pass by the premises late at night. Since the closure of the premises I have noticed there is no longer a real presence on that strip and it can be intimidating walking through. When there was a license premises there I felt safer with the management who would often be outside the premises.

Standard place has since become an area for balloon sellers and illegal music system parties, as well as pop up bars. This was an area that would be patrolled by the management of the former premises, but since it's closure is nothing more than a congregating area. Having a licensed premises at this site with SIA and management, would reduce crime through increased monitoring and patrolling.

In addition to this, The premises licence of this site would oblige management to ensure that Rivington st was cleaned the end of the trading period. Since its closure, there is a lot more rubbish and discarded NOX gas canisters as well as alcohol bottles and other remnants of busy night life left on the streets. As a local resident, I find that street disgusting in the mornings, and this wasn't the case during the time of the previous management. Having a business with a license, I feel would reduce this litter and improve public safety.

Unfortunately, I have also observed that people climb over the wall at night and drink, sleep in a terrace and do drugs. This would all stop if there was a premise license, and therefore a permanent user at the premises whose responsibility it would be to maintain such a significant frontage of Rivington Street and standard place.

The license premise would also be obliged to provide CCTV coverage outside the premises- this makes the street safer for the public, people like myself who need to walk past the premises at different times of day and night. There is such a big frontage that this property occupies, it is also partially under a bridge. Without the protection a license brings, it feels like an abandoned industrial estate without any safety. If the license premises is put in place, it will improve public safety and serve to deter and prevent crime.

Shoreditch has a busy night life. This premises always had very experienced SIA door supervisors who were connected on the councils reading systems and would be extra eyes in the area. It is common knowledge that there have always been under- aged young people in Shoreditch, trying to gain access into premises. I myself have witnessed how good SIA are effective in preventing underaged people getting access to bars. Having this license premises would help protect children from preventable harm.

To conclude, Shoreditch has a busy night time economy. Having a license at the premises, being run by a good operator, will once again bring security and a controlled presence Rivington Street. The presence will reduce crime and antisocial behaviour on the street. Without a license premises, it is a dark, dingy and disused area which is un- monitored and attracts undesirables who congregate, leading to crime and disorder.

I thank you for your time and consideration of my concerns,

Yours sincerely,

11/17/23, 3:09 PM

London Borough of Hackney Mail - Representation for the new premises license application for 83 Rivington Street, EC2A



11/17/23, 3:11 PM

London Borough of Hackney Mail - Support for the License Application for 83 Rivington Street, EC2A 3AY



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

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## Support for the License Application for 83 Rivington Street, EC2A 3AY

1 message

25 October 2023 at 20:59

To: "Licensing@hackney.gov.uk" <Licensing@hackney.gov.uk>

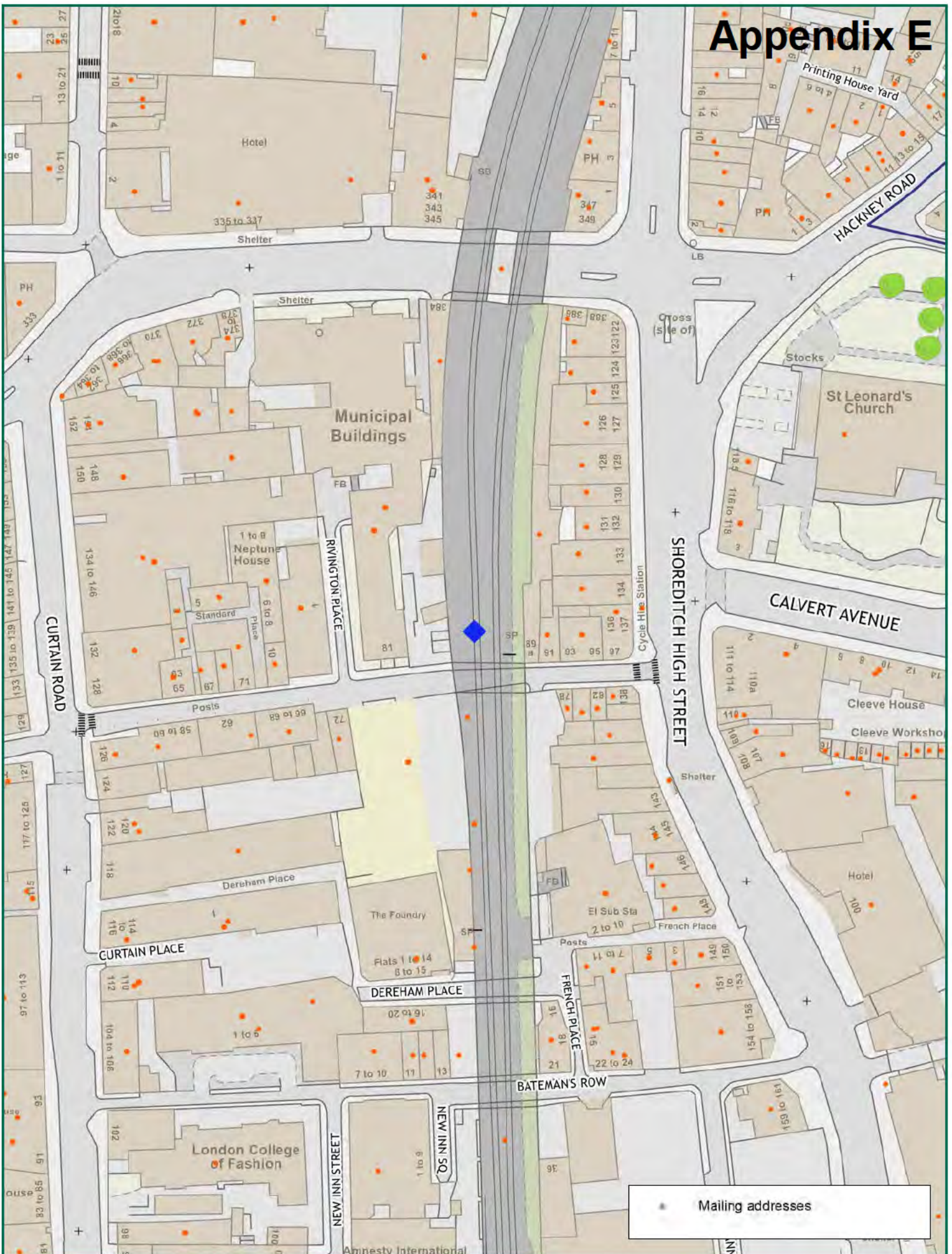
To whom it may concern,

My name is [REDACTED] and i was a resident of Hackney for 15 years

I support the premises license application for Shoreditch. Safety concerns have arisen due to the absence of security and staff presence during the night, making it vital to grant this license. Moreover, the closure of bars and restaurants in Shoreditch and Hackney has negatively impacted local employment prospects. Approving the license would not only enhance safety but also contribute to the revitalisation of the area, ensuring better job opportunities for residents.

Kind

# Appendix E



● Mailing addresses



Scale: 1:1250 at A4

**83 Rivington Street, London, EC2A 3AY**



Ref: Friday, November 17, 2023

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