



**REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING**

<b>LICENSING SUB-COMMITTEE:</b> 06/06/2017	<b>Classification</b> DECISION	<b>Enclosure</b>
<b>Application for a Premises Licence</b> 4 Decking areas on the First Floor Boxpark, 2-10 Bethnal Green Road, E1 6GY	<b>Ward(s) affected</b>  Hoxton East & Shoreditch	

**1. SUMMARY**

<b>Applicant(s)</b> Boxpark Limited	<b>InSPA:</b> No																
<b>Date of Application</b> 21/03/2017	<b>Period of Application</b> Permanent																
<b>Proposed licensable activity</b>  Supply of Alcohol (On and Off Premises)																	
<b>Proposed hours of licensable activities</b>  <b>Supply of Alcohol</b> <table style="margin-left: 400px;"> <tr><td colspan="2"><b>Standard Hours:</b></td></tr> <tr><td>Mon</td><td>12:00-23:00</td></tr> <tr><td>Tue</td><td>12:00-23:00</td></tr> <tr><td>Wed</td><td>12:00-23:00</td></tr> <tr><td>Thu</td><td>12:00-23:00</td></tr> <tr><td>Fri</td><td>12:00-23:00</td></tr> <tr><td>Sat</td><td>12:00-23:00</td></tr> <tr><td>Sun</td><td>12:00-20:30</td></tr> </table>		<b>Standard Hours:</b>		Mon	12:00-23:00	Tue	12:00-23:00	Wed	12:00-23:00	Thu	12:00-23:00	Fri	12:00-23:00	Sat	12:00-23:00	Sun	12:00-20:30
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Sat	12:00-23:00																
Sun	12:00-20:30																
<b>The opening hours of the premises</b>  <table style="margin-left: 400px;"> <tr><td colspan="2"><b>Standard Hours:</b></td></tr> <tr><td>Mon</td><td>08:00-23:30</td></tr> <tr><td>Tue</td><td>08:00-23:30</td></tr> <tr><td>Wed</td><td>08:00-23:30</td></tr> <tr><td>Thu</td><td>08:00-23:30</td></tr> <tr><td>Fri</td><td>08:00-23:30</td></tr> <tr><td>Sat</td><td>08:00-23:30</td></tr> <tr><td>Sun</td><td>10:00-21:00</td></tr> </table>		<b>Standard Hours:</b>		Mon	08:00-23:30	Tue	08:00-23:30	Wed	08:00-23:30	Thu	08:00-23:30	Fri	08:00-23:30	Sat	08:00-23:30	Sun	10:00-21:00
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<b>Capacity:</b> Not known	
<b>Policies Applicable</b>	LP3 (Operating Schedule), LP4 (Crime and Disorder), LP5 (Public Nuisance), LP6 (Protection of Children from Harm), LP8 (Public Safety) and LP15 (Cumulative Impact).
<b>List of Appendices</b>	A – Application for a premises licence and supporting documents B – Representations from responsible authorities C – Representations from other persons D – Location map
<b>Relevant Representations</b>	<ul style="list-style-type: none"> <li>• Police</li> <li>• Licensing Authority</li> <li>• Other Persons</li> </ul>

## 2. APPLICATION

- 2.1 Boypark Limited has made an application for a premises licence under the Licensing Act 2003:
- To supply alcohol for consumption on and off the premises
- 2.2 The application is attached as Appendix A. The applicant has proposed measures that could be converted to conditions (see paragraph 8.1 below).

## 3. CURRENT STATUS / HISTORY

- 3.1 The premises have held a licence for regulated currently since July 2012. The permitted activities and hours are, Plays, Films and Performance of dance Mon- Sat from 11:00 to 21:00 and Sun from 10:00 to 18:00, Live music, Recorded music and other entertainment similar Thu from 18:00 to 21:00 and Sun from 13:00 to 16:00. The licence is subject to the following conditions:

### Door Supervision

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

### Conditions consistent with the Operating Schedule

2. No noise nuisance shall be caused to any noise sensitive premises whose frontages are visible from the licensed premises along Bethnal Green Road and Shoreditch High Street.
3. Steps will be taken to ensure that no alcohol is consumed on the ground floor cobbled square during any period of regulated entertainment.
4. A sound limiter will be installed in the background music system and set at a level so as to ensure the absence of noise nuisance to residents in the local vicinity.

5. A separate sound limiter will be installed in the event music system set at a level so as to ensure the absence of noise nuisance to residents in the local vicinity.
6. All events and performances will use the in-house sound system.
7. Any sound equipment used by external performers must be routed through the sound limiter.
8. Live music and recorded music on Thursdays between 18.00 and 21.00 will be limited to the central terrace (see plan).
9. Live music and recorded music on Sundays between 13.00 and 16.00 and on Bank Holidays between 13.00 and 21.00 will be limited to the terrace and cobbled square with sound levels being monitored.
10. The need for SIA staff will be risk assessed on an event by event basis. Where that risk assessment deems it appropriate a minimum of two SIA registered door personnel will be employed with additional staff based on a ratio of 1:100.
11. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas 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 officer. 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 shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
12. An incident log shall be kept at the premises, and made available on request to an authorised officer of Hackney Council or the Police, which will record the following:
  - i. all crimes reported to the venue
  - ii. all ejections of patrons
  - iii. any complaints received
  - iv. any incidents of disorder
  - v. any visit by a relevant authority or emergency service.
13. Police require an agreed risk assessment, specific for every licensable event taking place at the premises for the duration of the premises licence, this must include a single point of contact for the event and a comprehensive list of performers and promoters. The risk assessment must outline security arrangements identifying the SIA registered company used and hours employed. SIA numbers, full names, company name, times worked and duty performed to be entered into an occurrence book and made available to police immediately upon request.

14. The licence holder or their representative shall conduct regular assessments of the noise coming from the premises on every occasion the premises are used for regulated entertainment and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments in a log book kept for that purpose and shall include, the time and date of the checks, the person making them and the results including any remedial action.

3.2. In addition, individual units within Boxpark have their own separate licences for sale of alcohol.

3.3 Temporary Event Notices for the 4 decking areas have been given in 2017 to date as follows:.

Date of the event(S)	Hours
17/03/2017	18:00-21:00
08/03/2017	18:00-21:00

#### 4. REPRESENTATIONS: RESPONSIBLE AUTHORITIES

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement)	No representation received
Environmental Health Authority (Health & Safety)	Have confirmed no representation on this application
Weights and Measures (Trading Standards)	Have confirmed no representation on this application
Planning Authority	No representation received
Area Child Protection Officer	Have confirmed no representation on this application
Fire Authority	Have confirmed no representation on this application
Police (Appendix B1)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety and Prevention of Public Nuisance.
Licensing Authority (Appendix B2)	Representation received on the grounds of The Prevention of Crime and Disorder, Prevention of Public Nuisance and Cumulative Impact.
Health Authority	No representation received

#### 5. REPRESENTATIONS: OTHER PERSONS

From	Details
20 representation received from and on behalf of local residents. (Appendix C1-C20)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, The Protection of Children from Harm and Cumulative Impact.

## **6. GUIDANCE CONSIDERATIONS**

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

## **7. POLICY CONSIDERATIONS**

- 7.1 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.
- 7.2 The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP3 (Operating Schedule), LP4 (Crime and Disorder), LP5 (Public Nuisance), LP6 (Protection of Children from Harm), LP8 (Public Safety) and LP15 (Cumulative Impact).

## **8. OFFICER OBSERVATIONS**

- 8.1 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 must 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

quantity of alcohol to be sold, the customers 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 rate 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.

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

8. 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 officer throughout the preceding 31-day period.
9. There shall be a staff member from the premises who is conversant with the operation of the CCTV system 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.
10. Signs will be prominently displayed at all exit points reminding customers to leave quietly and respect local residents.



11. 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.
12. There shall be a personal licence holder on duty whenever alcohol is being sold.
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.
  - g. Any refusal of the sale of alcohol.
  - h. Any visit by a relevant authority or emergency service.
14. Premises to operate zero tolerance policy to drugs and comply with Hackney Police Drugs, Weapons and Theft policy where appropriate.
15. All staff will be given refresher training every twelve months on the legislation relating to the sales of alcohol to underage persons and drunken persons.
16. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
17. The Premises Licence Holder shall not permit the use of the premises to which this Premises Licence relates for the consumption of alcohol outside of the hours permitted by the Premises Licence for the sale by retail of alcohol save for an additional 30 minutes "drinking up time" at the end of permitted hours each day.

## **9. REASONS FOR OFFICER OBSERVATIONS**

- 9.1 Conditions 8 to 17 above are derived from the applicant's operating schedule. No conditions have been proposed by the Responsible Authorities.

## **10. LEGAL COMMENTS**

- 10.1 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 4 licensing objectives;
  - The Prevention of Crime and Disorder
  - Public Safety
  - Prevention of Public Nuisance
  - The Protection of Children from Harm



10.2 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.

## 11. HUMAN RIGHTS ACT 1998 IMPLICATIONS

11.1 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.

## 12. MEMBERS DECISION MAKING

- A. **Option 1**  
That the application be refused
- B. **Option 2**  
That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.

## 13. CONCLUSION

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

<b>Group Director, Neighbourhoods and Housing</b>	Kim Wright
<b>Lead Officer (holder of original copy):</b>	Shan Uthayasangar Licensing Officer Licensing Service 2 Hillman Street E8 1FB Telephone: 020 8356 2431

## LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

The following document(s) has been relied upon in the preparation of the report.

<b>Description of document</b>	<b>Location</b>
<b>Office File:</b> 4 Decking areas on the First Floor Boxpark, 2-10 Bethnal Green Road, E1 6GY	Licensing Service 2 Hillman Street London E8 1FB

### Printed matter

Licensing Act 2003  
LBH Statement of Licensing Policy

# APPENDIX A

↳ Hackney

LA01

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 Mr Boxpark 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

BOXPARK  
2 10 BETHNAL GREEN ROAD  
HACKNEY  
LONDON

Post town **LONDON**

Post code **E1 6GY**

Telephone number at premises (if any)

██████████

Non-domestic rateable value of premises

£5600

### Part 2 - Applicant Details

Please state whether you are applying for a premises licence as  
Please tick yes

a)	an individual or individuals *	<input type="checkbox"/>	please complete section (A)
b)	a person other than an individual *	<input type="checkbox"/>	

	i.	as a limited company	<input checked="" type="checkbox"/>	please complete section (B)
	ii.	as a partnership	..	please complete section (B)
	iii	as an unincorporated association or	..	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)**

<b>Title</b> Mr			
<b>Surname</b>		<b>First names</b>	
<b>I am 18 years old or over</b> .. Please tick yes			
<b>Current postal address if different from premises address</b>		UK-England	
<b>Post Town</b>		<b>Postcode</b>	
<b>Daytime contact telephone number</b>			
<b>E-mail address (optional)</b>			

**SECOND INDIVIDUAL APPLICANT (if applicable)**

<b>Title</b> Mr			
<b>Surname</b>		<b>First names</b>	
<b>I am 18 years old or over</b> .. Please tick yes			
<b>Current postal address if different from premises address</b>		UK-England	
<b>Post Town</b>		<b>Postcode</b>	
<b>Daytime contact telephone number</b>			

<b>E-mail address</b> (optional)	
-------------------------------------	--

**(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 Boxpark Limited
Address 20 REGENT STREET  BRIGHTON  BN1 1UX UK-England
Registered number (where applicable) 7236390
Description of applicant (for example, partnership, company, unincorporated association) Company
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

### Part 3 Operating Schedule

When do you want the premises licence to start?	31-03-2017
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If you wish the licence to be valid only for a limited period, when do you want it to end?	
--	--

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>Retail mall with bar/restaurant facilities</p>
--

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

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)	<input type="checkbox"/>
b)	films (if ticking yes, fill in box B) <input type="checkbox"/> <input type="checkbox"/>	..
c)	indoor sporting events (optional, fill in box C)	..
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	..
e)	live music (optional, fill in box E) <input type="checkbox"/>	..
f)	recorded music (if ticking yes, fill in box F)	..
g)	performances of dance (optional, 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 L)

..

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



**Complete boxes K, L and M (optional)**

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>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</b> (please read guidance note 5)		
Sat					
Sun					



**B**

<b>Films</b> 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	
Day      Start      Finish				Outdoors	
				Both	
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. 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)		
Sat					
Sun					

**C**

<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			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
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**

<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	
				Outdoors	
Day	Start	Finish		Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
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**

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 3)	
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 4)		
Thur					
Fri			<b><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></b> (please read guidance note 5)		
Sat					
Sun					

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	
Day				Outdoors	
Start	Finish			Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue			<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 4)		
Wed			<b><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</u></b> (please read guidance note 5)		
Thur					
Fri					
Sat					
Sun					

# G

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)		
Wed			<b><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></b> (please read guidance note 5)		
Thur					
Fri					
Sat					
Sun					

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the type of entertainment you will be providing</u></b>		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)		
Fri					
Sat			<b><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></b> (please read guidance note 5)		
Sun					



# I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Thur					
Fri			<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)		
Sat					
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 box)</b> (please read guidance note 7)	On the premises	
				Off the premises	
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	12:00	23:00			
Tue	12:00	23:00			
Wed	12:00	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)		
Thur	12:00	23:00			
Fri	12:00	23:00			
Sat	12:00	23:00			
Sun	12:00	20:30			

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

Name :	
Mr MurrantMichael	
Address	
[REDACTED]	
[REDACTED]	
UK-England	
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**

<b>Hours premises are open to the public</b> Standard timings (please read guidance note 6)			<b><u>State any seasonal variations</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	23:30	
Tue	08:00	23:30	
Wed	08:00	23:30	<b><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></b> (please read guidance note 5)
Thur	08:00	23:30	

Fri	08:00	23:30	
Sat	08:00	23:30	
Sun	10:00	21:00	

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

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

Please see the attached draft conditions

**b) The prevention of crime and disorder**

Please see the attached draft conditions

**c) Public safety**

Please see the attached draft conditions

**d) The prevention of public nuisance**

Please see the attached draft conditions

**e) The protection of children from harm**

Please see the attached draft conditions

**Checklist:**

**Please tick to indicate agreement**

- 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.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**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.**

<b>Signature</b>	Marcus Lavell
<b>Date</b>	2/3/2017
<b>Capacity</b>	Employed Barrister

**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.**

<b>Signature</b>	
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<b>Date</b>	2/3/2017
<b>Capacity</b>	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)			
<p>Marcus Lavell, Gregg Latchams Ltd</p> <p>7 QUEEN SQUARE CITY CENTRE</p> <p>UK-England</p>			
Post town	BRISTOL	Postcode	BS1 4JE
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the

**4 Decking areas on the First Floor  
Boxpark  
2-10 Bethnal Green Road  
London  
E1 6GY**

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**PROPOSED DRAFT CONDITIONS  
(For discussion with Police and Licensing Service)**

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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 officer throughout the preceding 31-day period.
2. There shall be a staff member from the premises who is conversant with the operation of the CCTV system 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. Signs will be prominently displayed at all exit points reminding customers to leave quietly and respect local residents.
4. 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.
5. There shall be a personal licence holder on duty whenever alcohol is being sold.
6. 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.
  - g. Any refusal of the sale of alcohol.
  - h. Any visit by a relevant authority or emergency service.



7. Premises to operate zero tolerance policy to drugs and comply with Hackney Police Drugs, Weapons and Theft policy where appropriate.
8. All staff will be given refresher training every twelve months on the legislation relating to the sales of alcohol to underage persons and drunken persons.
9. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
10. The Premises Licence Holder shall not permit the use of the premises to which this Premises Licence relates for the consumption of alcohol outside of the hours permitted by the Premises Licence for the sale by retail of alcohol save for an additional 30 minutes "drinking up time" at the end of permitted hours each day.



# APPENDIX B1

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

### RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Metropolitan Police service
ADDRESS OF AUTHORITY	Licensing Unit, Stoke Newington Police Station 33 Stoke Newington High Street London N16 8DS
CONTACT NAME	PC 691GD Kerrie RYAN
TELEPHONE NUMBER	020 7275 3022
E-MAIL ADDRESS	hackneylicensing@met.police.uk

### APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	<b>Boxpark 2-10 Bethnal Green Road London E1 6GY</b>
NAME OF PREMISES USER	<b>Boxpark Limited</b>

### COMMENTS

I make the following relevant representations in relation to the above application to vary the 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 to for a new Premises Licence at BOXPARK, 2-10 BETHNAL GREEN ROAD, LONDON, E1 for the following reason(s);

Police have met with the management of Boxpark to discuss this application. There are several areas of concern as follows:

- This application looks to increase the area which is currently covered by a licence for regulated entertainment. A new licence application has been submitted instead of a variation, which essentially means that more than one licence would be operating at once during an event. Having discussed this concern with the applicant it appears that they plan to hold events in a number of the units once they become vacant. Regulated entertainment does not cover these units, only the decked areas. A separate licence for alcohol and regulated entertainment, could cause confusion, especially when it comes to any enforcement action, if necessary.
- Police feel that this application should encompass everything that Boxpark wish to use the space for. This would make it far simpler for the management and responsible authorities to deal with and manage.
- One of the decked areas is currently licensed to sell alcohol as it is attached to Units 48 and 49. Will this licence be surrendered? If so, when will that be the case? This application should not be granted whilst there is already an alcohol licence covering this area.
- The application does not mention any security or SIA door supervisors. As stated during our meeting, an event could host up to 300people. An event this size will need to be carefully managed and a suitable dispersal policy put in place, as it is most likely that the 300 people leaving Boxpark will make their way into the Shoreditch SPA and add to the problems that already exist there.
- The application asks for off sales of alcohol. Why is this required? It causes concerns for police that a customer could purchase a drink and take it off the premises onto the streets of Shoreditch.

Police look forward to hearing from the applicant soon in relation to the above concerns.

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

Application submitted

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

Signed PC 691GD RYAN (By E-mail)

Name (printed)

# APPENDIX B2

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

### RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service 2 Hillman St London E8 1FB
CONTACT NAME	David Tuitt
TELEPHONE NUMBER	020 8356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

### APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Decked Area Boxpark 2-10 Bethnal Green Road E1 6JE
NAME OF APPLICANT	Boxpark Limited

### COMMENTS

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

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

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

This premises is located in an area that suffers negatively from the large number of premises licensed for alcohol sales for consumption on, off and both on and off the premises.

- The area of Shoreditch where the site is located is a popular night-time destination area in London, with a large number of licensed premises attracting high volumes of people.
- As a result, the Service receive general complaints of noise and other forms of anti-social behaviour.
- Evidence gathered during the recent policy review shows high volumes of crime, disorder, anti-social behaviour and ambulance call outs which appear to correlate with the locations of alcohol licensed premises.
- Officers have concerns about Boxpark overall due to the number of individually licensed units which effectively result in the entire site operating as a single large destination venue, adding to the cumulative impact in the area.
- The fear is that any increase in the availability of alcohol would further exacerbate the problems already being experienced.

**LP15** in the Council's licensing policy states:

**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.**

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

The Licensing Act 2003, Statement of Licensing Policy 2016 and Guidance issued by the Home Office.

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

On 30 March 2017, I met with Agee ROSE (Boxpark Retail Director) at the site and discussed the following:

- The applicant plans to revise leases of the individual units which would forbid alcohol from being taken off the units.
- New lease terms would override licenses, breaches of lease could lead to termination.
- Current leases due to expire on 28 April 2017.
- Boxpark Limited would have responsibility for all alcohol sales on the decked area.

- Existing licence LBH-PRE-T-1312 would be surrendered.
- Boxpark Limited would be applying to transfer LBH-PRE-T-1397 to itself.
- The estimated capacity of the decked area is 350.
- Boxpark Limited prepared to give an undertaking to set new noise limits despite exemptions applying to live and recorded music.
- Refurbishment works are scheduled to take place from 29 April to 31 May 2017.

Subject to further discussion, liaison and consideration of further conditions, I think that the grant of a licence which would remove overlap, surrender of LBH-PRE-T-1312 and changes to leases could be advantageous. However, any measures taken should be appropriate for the promotion of the licensing objectives.

A summary of the current licences at Boxpark is attached. This will be updated to include conditions.

**Name:**

David Tuitt  
Business Regulation Team Leader  
(Licensing and Technical Support)

**Date:**

18/04/17



Licence Number		Premises	Licensee	DPS	Date Licence Effective	Activities authorised by the licence
LBH-PRE-T-1252	Arni's Unit 44 To 45, Boxpark 2-10 Bethnal Green Road London E1 6GY	Karin Braverman 76 Francklyn Gardens Edgware HA8 8SA	Karin Braverman	12/5/2011	<b>Supply of Alcohol On and Off Premises</b> Mon 08:00-22:30, Tue 08:00-22:30, Wed 08:00-22:30, Thu 08:00-22:30, Fri 08:00-22:30, Sat 08:00-22:30, Sun 08:00-21:30	
LBH-PRE-T-1443	Thai Lao Street Food Unit 53, Boxpark 2-10 Bethnal Green Road London E1 6GY	Mrs Laurene Emilie Senathit 94 Market Street E6 2RB	Ms Laurene Emilie Senathit	10/8/2013	<b>Supply of Alcohol On and Off Premises</b> Mon 11:00-22:15, Tue 11:00-22:15, Wed 11:00-22:15, Thu 11:00-22:15, Fri 11:00-22:15, Sat 11:00-22:15, Sun 11:00-22:15	
LBH-PRE-T-1423	Milk Tea & Pearl Unit 58 Boxpark 2-4 Bethnal Green Road E1 6GY	Milk Tea & Pearl 99 Montreal House Surrey Quays Road London SE16 7AP	Ms Nung Lin	7/16/2013	<b>Supply of Alcohol On and Off Premises</b> Mon 10:00-20:00, Tue 10:00-20:00, Wed 10:00-20:00, Thu 10:00-22:00, Fri 10:00-20:00, Sat 10:00-20:00, Sun 10:00-20:00	
51507	Falafelicious Unit 59, Boxpark 2-4 Bethnal Green Road London E1 6JY	Falafelicious Limited 5-7 Cranwood Street London EC1V 9GR	Shalom Arni Gozlan	12/10/2013	<b>Supply of Alcohol On and Off Premises</b> Mon 08:00-23:00, Tue 08:00-23:00, Wed 08:00-23:00, Thu 08:00-23:00, Fri 08:00-23:00, Sat 08:00-23:00, Sun 08:00-22:00	

Licence Number		Premises	Licensee	DPS	Date Licence Effective	Activities authorised by the licence
LBH-PRE-T-1251	Chicken Box Unit 42 To 43, Boxpark 2-10 Bethnal Green Road London E1 6GY	Boxpark Limited 20 Regent Street Brighton BN1 1UX	Zana Granakova	12/5/2011	<p><b>Supply of Alcohol On and Off Premises</b> Mon 08:00-22:00, Tue 08:00-22:00, Wed 08:00-22:00, Thu 08:00-22:00, Fri 08:00-22:30, Sat 08:00-22:30, Sun 08:00-20:00</p> <p><b>Recorded Music</b> Mon 08:00-20:00, Tue 08:00-20:00, Wed 08:00-20:00, Thu 08:00-22:00, Fri 08:00-20:00, Sat 08:00-20:00, Sun 08:00-20:00</p>	
LBH-PRE-T-1397	Boxpark Deck Areas Outside Units 48 & 49 and 46 & 47 2-10 Bethnal Green Road E1 6GY	Boxpark Limited 20 Regent Street Brighton BN1 1UX	Ms Zana Gramakova	4/30/2013	<p><b>Supply of Alcohol On Premises</b> Mon 10:00-22:45, Tue 10:00-22:45, Wed 10:00-22:45, Thu 10:00-22:45, Fri 10:00-22:45, Sat 10:00-22:45, Sun 10:00-21:45</p>	
LBH-PRE-T-1312	Boxpark Boxpark Retail Park 2-4 Bethnal Green Road London E1 6GY	Boxpark Ltd 20 Regent Street Brighton BN1 1UX		7/19/2012	<p><b>Recorded Music</b> Thu 18:00-21:00, Sun 13:00-16:00</p> <p><b>Films</b> Mon 11:00-21:00, Tue 11:00-21:00, Wed 11:00-21:00, Thu 11:00-21:00, Fri 11:00-21:00, Sat 11:00-21:00, Sun 10:00-18:00</p> <p><b>Live Music</b> Thu 18:00-21:00, Sun 13:00-16:00</p> <p><b>Performance of Dance</b> Mon 11:00-21:00, Tue 11:00-21:00, Wed 11:00-21:00, Thu 11:00-21:00, Fri 11:00-21:00, Sat 11:00-21:00, Sun 10:00-18:00</p>	

Licence Number		Premises	Licensee	DPS	Date Licence Effective	Activities authorised by the licence
LBH-PRE-T-1257	Bukowski Unit 61, Boxpark Retail Park 2-4 Bethnal Green Road London London E1 6GY	Bukowski Limited 50-51 Berwick Street London W1F 8SJ	Roman Rusin	12/8/2011	<p><b>Other Entertainment Similar to Live or Rec Music or Dance Performance</b> Thu 18:00-21:00, Sun 13:00-16:00</p> <p><b>Supply of Alcohol On and Off Premises</b> Mon 10:00-23:00, Tue 10:00-23:00, Wed 10:00-23:00, Thu 10:00-23:00, Fri 10:00-23:00, Sat 10:00-23:00, Sun 10:00-22:00</p> <p><b>Recorded Music</b> Mon 07:00-23:00, Tue 07:00-23:00, Wed 07:00-23:00, Thu 07:00-23:00, Fri 07:00-23:00, Sat 07:00-23:00, Sun 08:00-22:00</p>	
LBH-PRE-T-1242	Cottons Unit 48 To 49, Boxpark 2-10 Bethnal Green Road London E1 6GY	Boxpark Limited 20 Regent Street Brighton BN1 1UX	Ms Zana Granakova	11/7/2011	<p><b>Supply of Alcohol On and Off Premises</b> Mon 10:00-23:00, Tue 10:00-23:00, Wed 10:00-23:00, Thu 10:00-23:00, Fri 10:00-23:00, Sat 10:00-23:00, Sun 10:00-22:00</p> <p><b>Recorded Music</b> Mon 10:00-23:00, Tue 10:00-23:00, Wed 10:00-23:00, Thu 10:00-23:00, Fri 10:00-23:00, Sat 10:00-23:00, Sun 10:00-22:00</p>	
LBH-PRE-T-1480	Pioneer Brewing Unit 8, Boxpark Retail Mall 2-4 Bethnal Green Road London E1 6GY	Pioneer Brewing Company Limited 500 Capability Green Luton Bedfordshire LU1 3LS	Trevor Stunden	1/9/2014	<p><b>Supply of Alcohol Off Premises</b> Mon 11:00-22:00, Tue 11:00-22:00, Wed 11:00-22:00, Thu 11:00-22:00, Fri 11:00-22:00, Sat 11:00-22:00, Sun 11:00-22:00</p>	

Licence Number		Premises	Licensee	DPS	Date Licence Effective	Activities authorised by the licence
60784	Korrigo Unit 54, Boxpark 2-10 Bethnal Green Road London E1 6GY	The Athenian Greek Street Food Ltd 19 Plumbers Row London E1 1AE	Efthymios Vasilakis	7/31/2014	<b>Supply of Alcohol On Premises</b> Mon 12:00-22:30, Tue 12:00-22:30, Wed 12:00-22:30, Thu 12:00-22:30, Fri 12:00-22:30, Sat 12:00-22:30, Sun 12:00-22:00	
62997	Porky's BBQ Unit 46/47/50/51, Boxpark Retail Park 2-4 Bethnal Green Road London E1 6JE	Fogg's Restaurant Ltd T/A Porky's BBQ 50 Eastcastle Street London WC1W 8EA	Ms Kah Chew Ava Joy Kuok	11/13/2014	<b>Supply of Alcohol On and Off Premises</b> Mon 11:00-22:30, Tue 11:00-22:30, Wed 11:00-22:30, Thu 11:00-22:30, Fri 11:00-22:30, Sat 11:00-22:30, Sun 11:00-21:30	
65816	Unit 52, Boxpark 2-10 Bethnal Green Road London E1 6GY	The Duck Truck Company Ltd Attleborough Road Old Buckenham Attleborough NR17 1RF	Edward Anthony Westley Farrell	1/29/2015	<b>Supply of Alcohol On and Off Premises</b> Mon 12:00-22:30, Tue 12:00-22:30, Wed 12:00-22:30, Thu 12:00-22:30, Fri 12:00-22:30, Sat 12:00-22:30, Sun 12:00-22:00	
67135	Cook Daily UNIT 55 BOXPARK 2-4 BETHNAL GREEN ROAD LONDON E1 6GY	Lathadavang Senathit Goncalves	Laurene Emille Senathit	4/16/2015	<b>Supply of Alcohol On Premises</b> Mon 11:00-21:45, Tue 11:00-21:45, Wed 11:00-21:45, Thu 11:00-21:45, Fri 11:00-21:45, Sat 11:00-21:45, Sun 11:00-21:45	

Licence Number	Premises	Licensee	DPS	Date Licence Effective	Activities authorised by the licence
67286	Voodoo Ray's Pizza Unit 1 To 3, Boxpark 2-10 Bethnal Green Road London E1 6GY	DMD Capital Limited 54 St Mary's Lane Upminster Essex RM14 2QP	Mr William Croxford	4/16/2015	<b>Supply of Alcohol On and Off Premises</b> Mon 12:00-22:30, Tue 12:00-22:30, Wed 12:00-22:30, Thu 12:00-22:30, Fri 12:00-22:30, Sat 12:00-22:30, Sun 12:00-21:30
72284	Sushilicious Unit 60, Boxpark 2-10 Bethnal Green Road London E1 6GY	Amir Boutrous 2-10 Bethnal Green Road London E1 6GY	Amir Boutrous	10/27/2015	<b>Supply of Alcohol On and Off Premises</b> Mon 12:00-22:00, Tue 12:00-22:00, Wed 12:00-22:00, Thu 12:00-22:00, Fri 12:00-22:00, Sat 12:00-20:00, Sun 12:00-20:00

# APPENDIX C1

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 30 March 2017 21:46  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

Dear Committee,

I wish to object to above licence in the strongest possible terms as this site (so called 'Boxpark') has contributed immensely to the problems the residents now experience virtually everyday and night in our neighbourhood located directly north of the premises.

The applicant beguiled the residents into believing that in his original application for the construction of Boxpark there would be no licensed premises. Literally within weeks of opening and ongoing until now the entire upper deck has become an enormous arena for people to come to Shoreditch and get drunk. Many of the premises have served alcohol (with out food being served as per their licence) and over the past few years the streets immediately around Boxpark have become a nightly and out-of-control street festival with extremely noisy bands, buskers and drunken marauding revellers who then boisterously invade our neighbourhood shouting, urinating with often fights and disturbances breaking out. This deterioration of behaviour is in direct relation to the increase of licensed premises being granted at boxpark. Despite ongoing complaints to both the Council and the police the usual plea is there being a lack of resources to adequately police the area and very weak oversight from the Councils enforcing of their granting of licences and dealing with the breakouts of disturbing incidents

It needs to be pointed out that the premises is located very close to the Shoreditch Special Policy Area and the Brick Lane SPA. The Tower Hamlets CIZ policy is implemented to recognise and control to the damaging and significant impact of the overwhelming impact of having licences in this neighbourhood. The area is now beyond saturation and is quite simply now out of effective control with the current licensed businesses and if any further permissions are granted this is frankly going to unleash a further significant amount of more drunk people nightly into the neighbourhood.

There are 1500 residents directly north of the premises on the Boundary Estate who would be impacted.

One third of the site actually is in Tower Hamlets (the area south and East of the line of Ebor St). They have neither had planning nor licensing agree the current operation there. In fact this has been going on illegally and the loud events on Sundays and Thursday evenings have caused an ongoing major damaging impacted disturbance to the locals mental health. In fact Rachel Whiteread commented in the Guardian (26th March) "*We gradually got sick of buskers at three in the morning, coach parties surrounding our house, the constant fight about what would be built opposite us. The studio vibrated – it wasn't good for my mental health. So we moved to find some peace. And we miss it...*" The vibration she described was, in fact, the noise coming from Boxpark and the many Noise complaints made by Markus Taylor and Rachel Whiteread over a long period attest this problem. (these can be found lodged with both Tower Hamlets and Hackney Noise departments over many months). It was with great sadness that they felt forced to leave the area as a direct result of the night time licences at Boxpark and the building that they both lived and worked in has not been occupied since they left 18 months ago.

The fact that the premises is two thirds inside Hackney complicates the problem for the residents who surround the site who live in Tower Hamlets. It is a 'Kafkaesque' and demoralising situation when the Hackney Noise department reminds you, a day or more later after reporting an issue, that you are NOT IN THE BOROUGH... it is no wonder people give up complaining and simply give up and leave. It is important that the Committee understand the true reality of the consequences of permitting yet

more licences in this unique area. To continue is to risk destroying the very character of the area and reduce it to a low grade booze fair with out limits.

Our Sunday afternoons and Thursday evening are ruined by the noise coming from the events that are staged on the outdoor area and the general level of noise coming from the establishments at night drown out the local streets. This is intolerable and it is destroying our community. Nothing is being done to limit the unacceptable and unjustifiable impact of this operation at this site and no permission should be granted for its continuation.

We collectively recently approached the management of Boxpark to discuss the ongoing noise nuisance and the owner of the operation refused to allow the the management to meet with (We are offering to provide the email evidence to back this claim). There never has been any interest to serve but his own in his dealings with the neighbourhood and his actions do not make him fit to be given a licence.

I am pleading with the licensing committee and Hackney Council to please reject this application and also commence a complete licensing review of the current units which were given licences. I would also request that the permission granted to the outside events be immediately rescinded due to the ongoing horrific impact this is having on our neighbourhood. The responses to the complaints to date to Hackney Council to the many problems that arise from the nighttime economy have resulted in the area being regarded a the ONLY free-for-all zone left in London were you can get away with outrageous drunken behaviour. This application would simply increase the existing problem many fold.

Yours sincerely,

██████████  
██████████ Old Nichol St  
London  
E2 ██████████  
████████████████████

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 29 March 2017 20:59  
**To:** Licensing  
**Subject:** BOXPARK OBJECTION LETTER

**Importance:** High

**BOXPARK, 2-19 Bethnal Green Road, London E1 6GY**

Dear Hackney Licensing

I am writing to object to the recent licensing application from Boxpark, 2-10 Bethnal Green Road, London E1.

What is sad is that Boxpark, with it's original intention as a 'high end retail park', could have been an asset to Shoreditch and it's community.

But instead it has swiftly plummeted downmarket to become a huge, noisy beer tent that bombards the surrounding neighbourhood with very loud music and attracts heavy drinkers with it's regular offers of 'free beers'. If this application is approved then it will simply rubber stamp a 500 plus vertical boozing beer tent venue. The impact upon the neighbourhood will be appalling.

Attempts to meaningfully engage with Boxpark have proven difficult as the owners have instructed their management team not to meet with with members of the local community. This is on the record.

In fact, former members of Boxpark's staff / management have even confessed that local residents who complain about the noise nuisance are themselves dismissed by Boxpark's owners as a 'nuisance' that should be ignored.

Local residents such as myself are also derided as being "property developers trying to protect their assets" when we complain about being constantly disturbed in our own homes by Boxpark. This, despite the fact I have a single building in Shoreditch that I've lived and worked in for 30 years, whilst trying to raise a family in the area.

This is all massively disappointing as I clearly remember that when Boxpark's event license was controversially granted almost five years ago, the owner of Boxpark made a point of going around the licensing committee room and reassuring all local residents present that he would not allow the amenity of our homes to be ruined by noise pollution from his venue.

Since that fateful decision we have experienced continual noise pollution from Boxpark week after week, month after month, year after year. To the extent that our four year old child cannot get a decent night sleep many evenings each week.

What started out as noise pollution only on a Thursday evening and Sunday afternoon has now degenerated to the point where noise pollution is apparent every night of the week apart from Monday and Tuesday. This is due to the fact that Boxpark bars such as Arni's Grill place large speakers outside their premises and bombard the neighbourhood with loud music to attract more drinkers.



To counter this problem I have spent thousands of pounds installing triple and double glazing in windows and balcony doors. Yet even this has not worked! The low frequency beats from the Boxpark sound system just seeps through every nook and cranny of our building, especially our youngest child's bedroom.

Unless the noise pollution at Boxpark is professionally tackled at source with high grade sound-proofing then it is just not possible for local residents to protect themselves from this problem. This venue should be forced to professionally sound proof its premises so that no sound is audible outside of the property. They have proven time and time again they are incapable of properly policing themselves.

The clientele of Boxpark these days is increasingly made up of 'booze tourists' who flock to the venue for free beers and loud music. This is all to the detriment of the local community who have to suffer not only the continual noise pollution but also the associated petty crime and anti-social behaviour.

Boxpark was supposed to be a temporary structure - and was given an extremely soft ride by the Council in terms of noise levels and having no sound proofing whatsoever. But as it is now settling down to be a permanent feature in the area surely it must be held to the same standards as other bars and nightclubs and be forced to properly soundproof it's premises?

I honestly cannot imagine that any other Council in London - much less the UK as a whole - would tolerate their residents lives being made such a misery by a single venue. Even Camden Council have strict rules to deal with such appalling behaviour by venues. But for some unknown reason Hackney seem unwilling to properly tackle the growing blight of noise pollution from the night time economy upon the borough.

For the record I should also state that I have directly contacted Boxpark countless times. Their office phone number is never answered during the evenings so I am forced to e-mail instead. Sometimes they reply a few hours later. Sometimes a couple of days later. The replies I receive are not unfriendly or impolite but they are unyielding. The staff simply claim Boxpark are within their rights to play loud music across the neighbourhood. They may sometimes agree to turn the noise down slightly. Yet it never seems to make much audible difference.

When Boxpark ignore my pleas I am forced to report the issue to Hackney's Noise Pollution Team. Here are just a handful of the many WK numbers I have been allocated. **WK/201601356 / WK/201601780 / WK201346058 / WK201503035**

I urge the Licensing Committee to reject this application because it fails to meet the four licensing objectives.

1. the prevention of crime and disorder,
2. public safety,
3. prevention of public nuisance, and
4. the protection of children from harm

Yours sincerely

██████████  
██████  
██████ Holywell Lane  
EC2A ██████

# APPENDIX C3

The Licensing Team

Hackney Council

Re : Application for a new premises license at Boxpark – 2/10 Bethnal Green Road  
London E1 6GY

I refer to the above application that was submitted to the council on the 02nd of March 2017 and express my very strong objection to this application.

The management team at Boxpark have proved to be unreliable and untrustworthy with less than honourable intentions and beliefs. The owners of Boxpark have ensured that their Managers on site do not communicate with the local residents and pay no heed when we complain about noise emanating from Boxpark. In fact, open correspondence shows that the Managers have been instructed not to have communication with the local residents directly nor to attend any meetings with the residents.

We were led to believe that ‘Boxpark’ was to be a high end fashion retail mall with a few catering outlets however since its inception in 2011 Boxpark has moved the goalposts and is now more food & drink led than retail with the entire first floor being used for the sale of alcohol. This has caused a lot of issues for the local population with noise pollution issues and loud, drunken behaviour. It has also attracted quite a lot of thieves and other petty criminals to the area. Police records of the number of occasions wherein the police have been called to ‘Boxpark’ on account of theft and robbery will highlight this point. Many of the noise nuisance issues stems from the Thursday evenings and Sunday afternoons when Boxpark management exploit their public entertainment aspects of their license. Recent mail shots show DJ’s and bands performing with FREE alcoholic drinks being given to those who attend. It is highly irresponsible and has led to the premises being christened ‘Booze-Park’ by the local community. It seems the owners have been attempting to divert the blame on to their tenants to avoid taking responsibility for this degeneration.

At present, the licensing arrangements at Boxpark are convoluted but nevertheless if enforced these licenses could be quite meaningful in that for most of the units operating there, alcohol can only be served as ancillary to food. In the course of 2013/14 the tenants at Boxpark were finding it difficult to pay rents and the owners of Boxpark encouraged the tenants to have mobile bars positioned just outside of each unit inevitably encouraging them to breach the licensing conditions that most of the units have. This led to numerous visits by the Council Licensing enforcement team which saw quite a few prosecutions and warnings being given to individual tenants .

The biggest problem is that the Boxpark management team just cannot be trusted to do what they undertake and seemingly they have no regard to the amenities of the local residents and for their peaceful and quiet enjoyment of the area and their respective homes.

Allowing this application to be approved would only increase the problems that we have in this end of Shoreditch. It will encourage more loud, drunken and unruly behaviour in an area that we need to preserve and protect in the interests of the residents and traders.

Boxpark was to be a temporary feature with a planning permission that was meant to only last for 5 years terminating in May 2016 however they seem to be carrying on indefinitely. Any argument that this is just a temporary feature and therefore it must not be given too much significance is not an

acceptable argument any longer as we must consider the possibility of Boxpark continuing for a lot longer to the detriment of our amenities.

Inevitably it turns Boxpark into one very large 'pub' holding in excess of 500 persons. At closing time, these 500 persons are to be let loose on to the streets of Shoreditch having been boozing for most of the night. This in itself will cause policing issues and a serious nuisance.

Boxpark will say that the problem that the local authorities have had with Boxpark is because of the tenants and the fact that there are individual and specific licenses that are difficult to control and monitor as ownership changes rather frequently. We would say that the problem is not the tenants but the Boxpark management itself for the following reasons :

(a) They have disallowed their site Managers to engage in meaningful discourse with the local residents .

(b) The main source of noise nuisance and public disorder emanate from their Thursday and Sunday events organised by Boxpark itself, with free booze handed out.

(c) They have repeatedly failed to control the volume of music emanating from their events on Thursdays and Sundays and also their tenant ' Arnie's at Units 44 & 45 who places a large speaker outside of his unit blasting music across the neighbourhood till 11pm

(d) The owner of Boxpark has historically encouraged the tenants to place mobile bars in front of their units.

(e) The owners of Boxpark are intent on creating a 'cool, hip, urban feel' to Boxpark and that is their selling pitch in order to reproduce even more Boxparks in England. With that intent in mind they will not control - or be able to control - the activities of what will be allowed should this application be allowed .

We must abide by the 4 licensing objectives – prevention of crime and disorder, public safety , prevention of public nuisance and protection of children from harm.

████████████████████

██████████ Shoreditch High Street London E1 ██████████

# APPENDIX C4

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 27 March 2017 21:26  
**To:** Licensing  
**Subject:** License Application for Boxpark, 2-10 Bethnal Green Road, London E1 6GY

Dear Hackney Licensing

I wish to strongly object to the new license application from Boxpark for the following reasons.

1. There are many residential properties within close earshot of Boxpark. Since this venue opened there has been continual noise problems for local residents. The venue does not even respond to complaints from residents and does not behave in a responsible manner.
2. Shoreditch is already over saturated with licensed premises and has become a magnet for anti-social behaviour. This planned upper level bar that will hold up to 500 drinkers is a recipe for disaster in terms of drunken anti-social behaviour in the immediate neighbourhood
3. Licensing Conditions are supposed to protect children from harm. There are many families with children living close to this venue but the current noise pollution and anti-social behaviour issues associated with this venue are actually causing children in the area harm as it is disruptive of sleep and contributes to creating an area full of drunken anti-social behaviour, which is very threatening to families.

Please reject this application.

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED] Holywell Lane  
London EC2A [REDACTED]

# APPENDIX C5

Mike Smith

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**From:** [REDACTED]  
**Sent:** 27 March 2017 21:07  
**To:** Licensing  
**Subject:** Application for Boypark, 2/10 Bethnal Green Road, London E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

1. Too many bars/licenses already.
2. There are many residential properties- who are aware their basic human rights are not being listened to .
3. This area doesnt need even one more bar, it needs more policing to manage it -the focus is all wrong.
4. The last thing the area needs is an expanded alcohol license -how come a nice restaurant on westgate st, E8 cannot get an evening license yet round here its a free for all - anyone can open an open air bar play loud music and keep everyone awake til 2am?
5. The protection of children from harm is vital. I have a 4 year old and Shoreditch is overwhelmed with inebriated and unsociable people - How much broken glass and vomit could you wake up to ?

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]  
[REDACTED] Holywell Lane, London EC2a [REDACTED]

(I do not consent to the release of any personally identifiable information.)

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

## Shoreditch Community Association



BY E-MAIL (licencing@hackney.gov.uk)

27 March 2017

The Licensing Service  
2 Hillman Street  
London  
E8 1FB

Ladies and Gentlemen,

**Re:     Boxpark, 2/10 Bethnal Green Road, London E1 6GY**

We write on behalf of the Licencing Committee of the Shoreditch Community Association (the “SCA”) regarding the above referenced premises licence application for a premises licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun (the “Application”). In summary, the SCA believes it can **support** the Application subject to appropriate conditions. Reluctantly, in the absence of all of the suggested conditions below the SCA **objects** to the Application.

### **Background**

The SCA is a community organization promoting the long-term growth of Shoreditch in a responsible and sustainable manner. Our members are local individuals, families and businesses. The SCA has significantly grown in recent years, commensurate with residential growth in the neighbourhood. The SCA membership strongly believes responsible growth balances day and night activities.

### **Box Park**

When Box Park was first proposed residents were given assurances this was a retail-led venture. Over the ensuing years Box Park has transformed into primarily a food and drink venue, known amongst some locals as “Booze Park”. More than half of the real-estate is dedicated to food and alcohol. The upper level is entirely food and alcohol, with loud music emanating late into the night and disturbing local residents (the only exception upstairs is the Box Park office). Box Park is the number one source of complaints to the SCA, for noise, rubbish and license violations. There is simply no other venue in Shoreditch that operates in remotely a similar manner.

Whilst a robust debate can be had over the reasons for the current state, we believe the Application is a good opportunity to reset the operations of this popular - yet chaotic - venue.

## **Planning**

The applicant in the application, in private conversations and in the press has discussed changes in the physical layout and operations of the premises. We believe any such changes require planning permission. We are not aware of any pending application. Accordingly any new license would be premature. We urge the Licensing Committee to delay any hearing until planning issues have been appropriately addressed.

## **The Application**

The Application itself is little more than a bare bones form, offered with minimal conditions. We believe every license granted in the last five years in Shoreditch contains significantly stricter conditions. We leave the more technical conditions (such as capacity, promotions, etc.) to the police and the Council's licensing, planning and public health officers. Our support for the Application is subject to our receipt, review and approval of those standard conditions.

## **The SCA's Conditional Support**

We repeat that the SCA can support the Application, subject to (the foregoing and) the following simple conditions:

1. *All existing licenses are surrendered contemporaneous with the granting of the new license.* There is no other practical way to properly ensure compliance.
2. *No noise shall emanate from the property nor vibration be transmitted through the structure of the property.* The current standard of no noise "nuisance" has failed local residents miserably for more than five years. This simple condition removes all debate about an appropriate level and ambiguity regarding compliance. As part of the planned building works suitable noise installation should be installed. This condition must apply throughout the entire property, not just the licensed premises.
3. *All outdoor decks must be cleared by 9:00 p.m.* A large outdoor bar in the middle of a residential neighbourhood is inappropriate, and an expansion of existing licenses.
4. *Off-sales should be removed from the Application.* As written, the Application seeks to create one of the largest alcohol stores in the all of East London.
5. *All alcohol must be sold ancillary to a substantial meal.* This is in-line with almost all current conditions, and can easily be enforced by requiring proof of food purchase. No receipt, no alcohol. No food in front of you, no alcohol.



## **Objections**

In the absence of agreement to these reasonable conditions, the SCA objects to the entirety of the Application. We believe absent appropriate conditions the Application will expand a venue already notorious for excessive alcohol consumption, violence and filth. We object for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. This address is located next to some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. According to Hackney Public Health, the area surrounding Box Park already has an exceptionally high rate of alcohol-related ambulance pick-ups. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
3. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments. Evenings attract violence, illicit acts and vile behaviour, and residents have their doors smashed, front doors urinated and defecated on, etc. Residents fear for the safety of their children – of which there are a significant number - who have to walk through this already overwhelmed gauntlet of revelry. The upper level of Box Park is already virtually a no-go area for a sensible family with children.

## **Conclusion**

As noted above, we believe the Application represents a real opportunity to clean up the mess that is Box Park and thus we support the Application subject to the outlined conditions. In the absence of agreement to all of the above conditions we reluctantly oppose the Application.

If this application will be going to the Planning Sub-Committee a representative of the SCA would like to be advised of the date.

Sincerely

**The Shoreditch Community Association**

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 27 March 2017 17:44  
**To:** Licensing  
**Subject:** Application at Boxpark 2/10 Bethnal Green Road, E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Monday to Saturday and from 12:00 to 20:30 Sunday for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue. The noise from Boxpark has been a constant problem for local residents.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license. There are already more than enough places in the immediate area to get a drink.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children. I worry about the safety of my child on a daily basis.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

Thank you for your consideration.

[REDACTED]  
[REDACTED] Bateman's Row, London EC2A [REDACTED]

(I do not consent to the release of any personally identifiable information.)

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 27 March 2017 16:11  
**To:** Licensing  
**Subject:** Application for Boypark, 2/10 Bethnal Green Road, London E1 6GY

[REDACTED]  
[REDACTED] **Chance Street**  
**London E1** [REDACTED]

27th March 2017

## **Licensing Application For Boypark, 2/10 Bethnal Green Road E1 6GY**

Dear Sirs,

We write to object to the above application on the basis that:

- \* The proposed venue in question sits directly opposite our home where we have lived for the past 15 years.
- \* We are concerned that this application will create one of the largest indoor/outdoor bars in East London in an area already saturated with late night venues that has minimal conditions to control the mania.
- \* We are concerned that an increase of people to the area will bring with it exaggerated noise heightened by the uncontrolled lubrication of alcohol
- \* We fear this increase of lubricated people to the area will also increase localised vandalism.
- \* Recently myself and our neighbours on Chance Street and Whitby Street have been experiencing an increased amount of vandalism and graffiti to our properties. The gate next to my front door was kicked in on Saturday night leaving our rear door vulnerable and our home in danger of a break-in.
- \* The outside of our building is regularly under graffiti attack by either spray paint, that needs to be professionally removed or with acid pens, that cannot be removed, resulting in the entire window being replaced, costing in the region of £3,000 as they are architecturally designed. Each time this happens, our house insurance increases.
- \* Graffiti, if not acted on immediately attracts more vandalism to the area. My garage door was tagged last week, as was my neighbours.
- \* My windows are constantly being spat at, vomited over and I regularly have drinks sprayed or even bottles thrown at them
- \* I even caught a man urinating through the gap of my front door as he staggered drunk passed my house.

The application seeks a premises license to allow the supply for on and off alcohol sales from 12.00 to 23.00 Mon to Sat and from 12.00 to 20.30 Sun. As direct neighbours we feel that if granted, this license will ruin our life as we have literally nowhere else to go.

In our view, the application as submitted is simply not acceptable.

We have been residents in Shoreditch for over 20 years and we simply do not need yet another late night entertainment venue that serves alcohol in this area, there doesn't seem to be any respect for other people's property where alcohol is consumed, put in my position would you stand for this?

I thank you for taking the time to listen to our objection, please spare us any more grief.

Yours,

[Redacted signature]

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 26 March 2017 22:27  
**To:** Licensing  
**Subject:** Re: Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]  
■ Bateman's Row  
London EC2A [REDACTED]

(I do not consent to the release of any personally identifiable information.)

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 23 March 2017 22:40  
**To:** Licensing  
**Subject:** Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

Dear Hackney Licensing -

I write to object to this proposed licence to allow supply for on and off sales [from 12:00 to 23:00 Mon](#) to Sat and [from 12:00 to 20:30 Sun](#) for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

Regards,

[REDACTED]  
[REDACTED] Sclater Street, E1 6 [REDACTED]

(I do not consent to the release of any personally identifiable information.)

Sent from my device

# APPENDIX C11

**Mike Smith**

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**From:** [REDACTED]  
**Sent:** 22 March 2017 15:19  
**To:** Licensing  
**Subject:** OBJECTION Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

To: Hackney Licensing ([licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk))  
Re: Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

Please note, I live at 1 Hoxton Street, N1 6NL so am very close to the box park.

With thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# APPENDIX C12

To: Hackney Licensing ([licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk))

22<sup>nd</sup> March 2017

**Re: Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY**

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]

[REDACTED]

[REDACTED] Shoreditch High Street, London, E1 [REDACTED]

(I do not consent to the release of any personally identifiable information.)



# APPENDIX C13

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 22 March 2017 09:32  
**To:** Licensing  
**Subject:** Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

Dear Hackney Licensing,

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun. As submitted the application is unacceptable, with the most minimal conditions. Box Park is a constant source of noise, booze, mayhem and disorder. I personally have observed people vomiting out front, large crowds gathered for events, and open flouting of license conditions. The landlord - who is now applying for this license - has washed his hands of all responsibility, preferring to either two the line of legal liability or simply pass the focus back to his tenants. This is a mess of the landlords's own creation, and they should not now be rewarded with a massive alcohol license for a big indoor/outdoor bar.

Specifically, I object for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property at all (this does not mean simply no "nuisance", but rather no noise from the whole of the property); no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]  
[REDACTED] Batemans Row, London EC2A [REDACTED]  
(I do not consent to the release of any personally identifiable information.)

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 21 March 2017 15:04  
**To:** Licensing  
**Cc:** Shoreditch Community  
**Subject:** Objection to application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

The application as submitted is simply not acceptable. It seeks to create one of the largest indoor/outdoor bars in east London, with minimal conditions to control what is an already relatively out of hand situation, and certainly one that is quite unpleasant to some residents. It's a boring story: a failed temporary retail concept that has become a semi-permanent liquor-led offering.

Despite my and other objection, should the council deem this kind of overarching license to be suitable and provide increased control, please ensure that reasonable restrictions are imposed related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal (despite the fact that the latter condition is regularly flouted, and I can point to at least three instances in the last year of being encouraged to buy a drink without food from three different operators).

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

1. The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.
2. There are many residential properties in the immediate vicinity of the venue.
3. This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.
4. The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.
5. The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

I wish to be advised of the date for the Sub-Committee meeting.

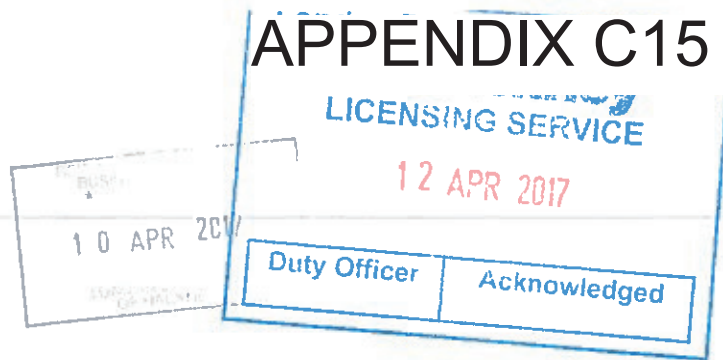
[REDACTED]  
EC2A [REDACTED]

(I do not consent to the release of any personally identifiable information.)

# APPENDIX C15

The Licensing Team

Hackney Council



Re : Application for a new premises license at Boxpark – 2/10 Bethnal Green Road London E1 6GY

## LETTER OF OBJECTION

I refer to the above application that was submitted to the council on the 02<sup>nd</sup> of March 2017 and express my complete objection to this application .

The management team at Boxpark have proved to be unreliable and untrustworthy with less than honourable intentions and beliefs . The owners of Boxpark have ensured that their Managers on site do not communicate with the local residents and pay no heed when we complain about noise emanating from Boxpark. In fact , open correspondence shows that the Managers have been instructed not to have communication with the local residents directly nor to attend any meetings with the residents .

We were led to believe that 'Boxpark' was to be a high end fashion retail mall with a few catering outlets however since its inception in 2011. Boxpark has moved the goalposts and is now more food & drink led than retail with the entire first floor being used for the sale of alcohol . This has caused a lot of issues for the local population with noise issues and loud and drunken behaviour . It has also attracted quite a lot of thieves and other petty crimes to the area. Police records of the number of occasions wherein the police have been called to 'Boxpark' on account of theft and robbery will highlight this point . Most of the noise nuisance issues stems from the Thursday evenings and Sunday afternoons when Boxpark management exploit their public entertainment aspects of their license. Recent mail shots show DJ's and bands performing with FREE alcoholic drinks being given to those who attend . We know that they have been diverting the blame on to their tenants to avoid responsibility . Please see attached .

At present, the licensing arrangements at Boxpark are convoluted but nevertheless if enforced these licenses could be quite meaningful in that for most of the units operating there, alcohol can only be served as ancillary to food. In the course of 2013/4 the tenants at Boxpark were finding it difficult to pay rents and the owners of Boxpark encouraged the tenants to have mobile bars positioned just outside of each unit inevitably encouraging them to breach the licensing conditions that most of the units have . This led to numerous visits by the Council Licensing enforcement team which saw quite a few prosecutions and warnings being given to individual tenants .

Despite this, breaches of the licensing conditions of almost all of the individual trader licences in Boxpark still continues with the consent and/or implied approval of Boxpark management .

The biggest problem is that Boxpark management team cannot be trusted to do what they undertake and seemingly they have no regard to the amenities of the local residents and for their peaceful and quiet enjoyment of the area and their respective homes.

Allowing this application to be approved would increase the problems that we have in this end of Shoreditch . It will encourage more loud, drunken and unruly behaviour in an area that we need to preserve and protect in the interests of the residents and traders .

Boxpark was to be a temporary feature with a planning permission that was meant to only last for 5 years terminating in May 2016 however they seem to be carrying on indefinitely . Any argument that this is just a temporary feature and therefore it must not be given too much significance is not an acceptable argument as we must consider the possibility of Boxpark continuing for a lot longer to the detriment of our amenities .

Inevitably it turns Boxpark into one very large ' pub' holding in excess of 500 persons . At closing time, these 500 persons are to be let out on to the streets of Shoreditch having been drinking for most of the night . This in itself will cause policing issues and a nuisance .

Boxpark will say that the problem that the local authorities have had with Boxpark is because of the tenants and the fact that there are individual and specific licenses that are difficult to control and monitor as ownership changes rather frequently . We say that the problem is not the tenants but Boxpark management itself for the following reasons :

- (a) They have disallowed their site Managers to engage in meaningful discourse with the local residents .
- (b) The main source of noise nuisance and public disorder emanated from their Thursday and Sunday events organised by Boxpark itself
- (c) They have repeatedly failed to control the volume of music emanating from their events on Thursdays and Sundays and also their tenant ' Arnie's at Units 44 & 45 who places a large speaker outside of his unit blasting music till 11pm
- (d) The owner of Boxpark has historically encouraged the tenants to place mobile bars in front of their units .
- (e) The owners of Boxpark are intent on creating a cool, hip, urban feel to Boxpark and that is their selling pitch in order to re produce more Boxparks in England . With that intent in mind they will not control or be able to control the activities of what will be allowed should this application be allowed .

It is better to maintain the existing operator Premises licences as they are nearly all subject to a condition that requires alcohol to be supplied/sold as ancillary to substantial refreshment . This is more acceptable and much easier to control . However, many of these licenses must be looked again as they all allow alcohol to be sold on and off the premises which inevitably allows for alcohol to be taken out on to the decked areas and elsewhere on the streets of Shoreditch . Some of the alcohol licences are also obsolete and do not apply to the operation of the business that's there at present for instance Units 48 & 49 operating under the heading of ' Arnie's ' which requires that alcohol is ancillary to the main business of salads and sandwiches but the main business at present besides operating as a pub is a kebab operation .

We must abide by the 4 licensing objectives – prevention of crime and disorder, public safety , prevention of public nuisance and protection of children from harm .

The conceptual thought behind pop ups and street fests such as Boxpark must be thought through again as it does have an impact of the local economy and takes away business and income from the main stayers operating in and around the area . When Boxpark does eventually go , it will no doubt create a vacuum that will permeate through the whole Shoreditch .

Please see mail shots attached of Boxpark's Thursday events wherein they exploit their public entertainment license to the detriment of our amenities .

Please do not grant this application as it would cause significant problems to the local residents even more than we are experiencing at present .

We sincerely ask the council and all the relevant authorities and councillors to hear our voices and the problems that we already face .

[REDACTED]

[REDACTED]

[REDACTED] Redchurch street

London E2 [REDACTED]

# TONIGHT: LAST PARTY OF 2016 & XMAS GIFT WRAPPING @BOXPARK!

22 December 2016 | 08:06 | 35 KB

From:

BOXPARK Shoreditch <boxpark@boxpark.co.uk>

To:

Unsubscribe | Always load external images from BXPARK Shoreditch <boxpark@boxpark.co.uk>

# BOXPARK



## TONIGHT: FIX LDN BLOC PARTY PT. 3

FIX LDN are back for an Christmas/ end of year party with their infamous blend of '90s Hip Hop and R&B, house party style!

This time Jägermeister will be present, mixing up an array of festive-themed cocktails ready to start your Christmas celebrations early.

[Click Here for info.](#)

## TOMORROW: WRAPPER SNAPPER GIFT WRAPPING

Have you managed to wrap up the Christmas presents before the long queues to see your out-of-town relatives over the Christmas period? We've got you covered.

Join us at Wrapper Snapper at the end of the year on Friday 23rd December. [Click here for more info.](#)



# TONIGHT: FREE PARTY! WAVES PARTY, FOCAL POINT LIVE & MORE @BOXPARK

12 January 2017 | 11:25 | 52 KB

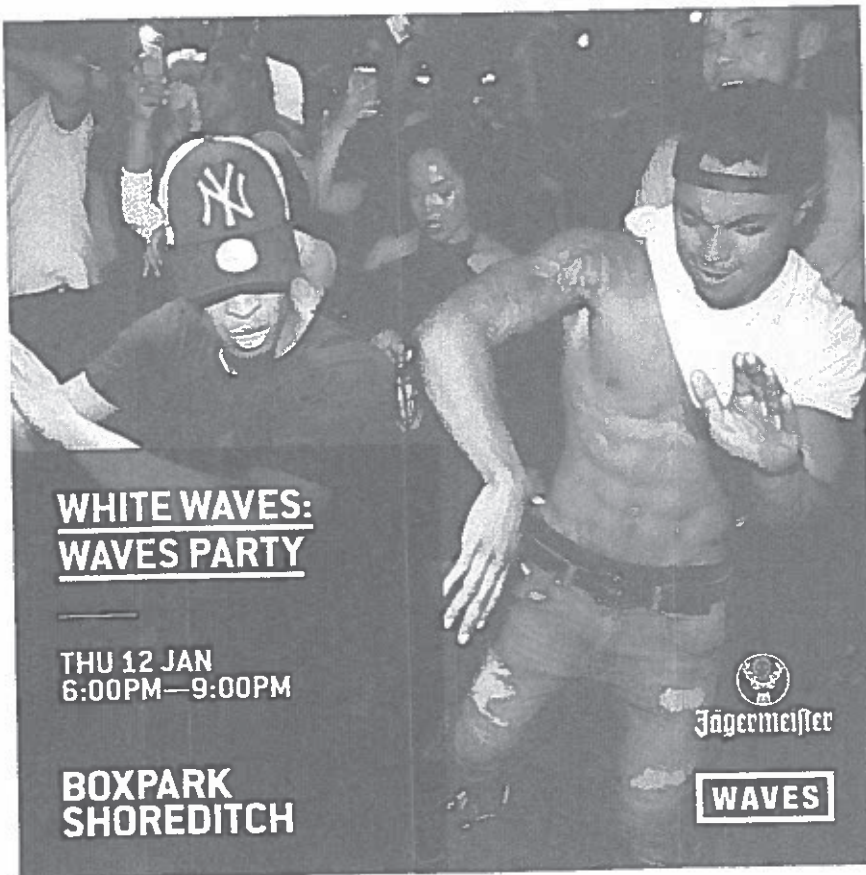
From:

BOXPARK Shoreditch <boxpark@boxpark.co.uk>

To:

Unsubscribe | Always load external images from BXPARK Shoreditch <boxpark@boxpark.co.uk>

# BOXPARK



## TONIGHT: WHITE WAVES PRESENTS: WAVES PARTY

Waves Party is London's exclusive one of a kind party nights featuring some of the freshest DJ talents, blending the very best in Hip Hop, R&B, Trap, Game & Dancehall!

DJ'ing on the night will be Donch, DamnShaq, DJ Pharaoh G & Kyle Shyne!

There'll also be complimentary Jägermeister cocktails being handed out too!

This is due to be a lively night!

[Click Here for more info.](#)

## SUN 15TH JAN - ACOUSTIC AFTERNOON

Head down from 1pm this Sunday for Acoustic Afternoon!

Acoustic vibes and good music, head on down for some good times with Acoustic Live

[Click Here for more info.](#)

# TONIGHT: FREE PARTY! #FRESHISLAND2017 , #BLACKFRIDAY & MORE @BOXPARK!

24 November 2016 | 08:07 | 50 KB

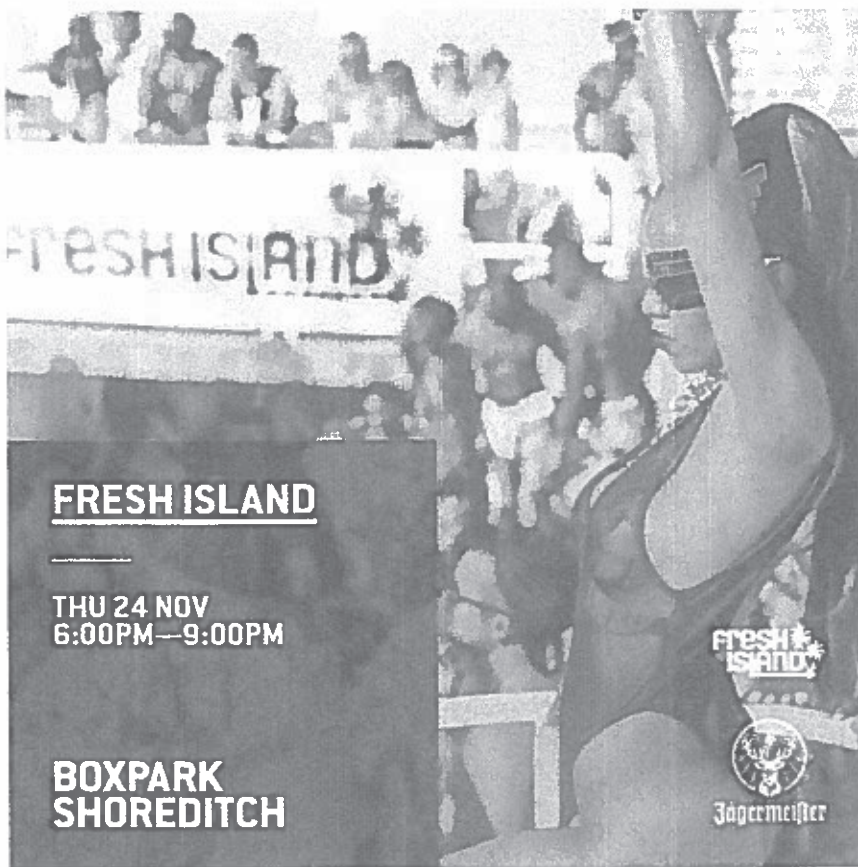
From:

BOXPARK Shoreditch <boxpark@boxpark.co.uk>

To:

Unsubscribe | Always load external images from BOPARK Shoreditch <boxpark@boxpark.co.uk>

## BOXPARK



### TONIGHT: FRESH ISLAND 2017

Launched in 2012, Fresh Island is Europe's biggest and most well-respected hip-hop and urban music festival.

They'll be down in BOPARK Shoreditch with their own resident DJ's plus Shorebitch, Faded & Applebum DJ's playing all the bangers! There will also be complimentary Jägermeister cocktails on offer too!

[Click Here for more info](#)

### FRI 25TH NOV - BLACK FRIDAY @BOXPARK

Friday, 25th November 2016 sees the return of 'Black Friday', the day where a majority of retailers across the country make BIG price reductions on their products!

Here at BOPARK Shoreditch a handful of our retailers have got involved





The regulatory position is complicated by the fact that Boxpark straddles the border with Tower Hamlets. Hackney acts as the licensing authority. This is sensible as the majority of the Boxpark lies within the borough. At the same time there are now two distinct licensing policies in place. The majority of Boxpark, including all the individual licensed 'boxes', comes under Hackney's policy. It is close to but slightly outside the Shoreditch SPA and the cumulative impact of the Boxpark and other local venues therefore needs to be considered under LP14 of the statement of licensing policy. The remainder of the Boxpark lies within the geographic area designated by Tower Hamlets as the Brick Lane CIZ and therefore needs to be considered under that policy, ie in a very similar way to premises within the SPA.

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As regards planning, the only existing planning permission appears to be granted by Hackney and covers the majority of the site, including three of the first floor decked areas. This authorises 55 'boxes' to be used for B1 (office), A1 (shop) and A3 (restaurant) use, with at most 16 of the 'boxes' to be used for A3 purposes at any one time. In fact at least 22 of the 'boxes' are currently in A3 use. No planning permission is in place from Tower Hamlets and it therefore seems that the remaining first floor decked area and the 'green square' to the east with a concert stage built on it are outwith any planning permission.

I appreciate that although Boxpark operates as effectively a single venue, alcohol licenses are held by individual operators of the boxes. Replacing this multiplicity of licenses by a single licence, held by Boxpark itself and aligned with the planning permissions in place, would in principle be an improvement. Among other things it would be an opportunity to align the conditions attached to the alcohol licenses and enable them to be enforced more easily.

While at first sight the application may offer some steps towards this goal, there are concerns that, unless the following safeguards are incorporated, a licence on the terms that appear to be being sought would in practice complicate matters and add to the cumulative impact on the neighbourhood. In conjunction with Jago Action Group, I support the following safeguards:

- The first required safeguard is that any new licence for Boxpark itself to manage outdoor areas should replace and not be additional to those existing licenses that cover outdoor areas. Otherwise any new licence would add to complexity and make enforcement harder not easier. It seems this may be what the applicant intends.
- Second, under any new licence all alcohol sales within the Boxpark should continue to be from existing licensed premises (i.e. from within a maximum of 16 'boxes') under their existing license conditions (which in most cases are that the alcohol must accompany a substantial meal). I would not support Boxpark adding additional bars under any new license, as that would unavoidably add to the cumulative impact on the



Mike Smith

**From:** [REDACTED]  
**Sent:** 29 March 2017 22:10  
**To:** Licensing  
**Subject:** Licensing Act 2003: 2/10 Bethnal Green Road E1 6GY  
**Attachments:** Boozepark objection 2017.pdf

Hi,

Please find attached a letter objecting, on behalf of the Jago Action Group, to the application by Boxpark Ltd for a premises licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20.30 pm Sunday.

kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]



### 3.1 Concept

Boxpark is a revolutionary new retail concept, the world's first contemporary pop-up retail mall designed to provide small-scale, flexible shop units – "Boxshops" – created from recycled metal shipping containers.

Boxpark was specifically conceived as a way of delivering temporary (or meanwhile) uses on 'brownfield' or under-utilised sites pending permanent redevelopment in order to deliver short to medium term employment opportunities for the local community as well as environmental improvements to act as a catalyst for further (early) investment in an area to compliment the urban landscape.

The principal of Boxpark – Roger Wade – is the founder and ex-owner of the Original Streetwear brand, 'Boxfresh'.

The Boxpark concept has been developed as a result of Roger's brand and retailing experience and understanding of consumer trends. Fundamentally, this understanding of brands has led to a unique platform where retailers will not be drawn into lengthy complicated leases, therefore creating affordable space to occupants of Boxpark. The concept of using containers for accommodation has already been successfully piloted in London in projects such as Trinity Buoy Wharf and also the short term Puma pop-up shop.

### 3 Boxpark

Boxpark is in the early stages of rolling out a series of projects across the UK; however, 'Boxpark Shoreditch' will be the first UK site and the group's flagship operation.

The Bishopsate Goods Yard site was specifically identified by Boxpark due to the opportunity of temporary uses pending re-development but also due to its location in Shoreditch (and close to Bethnal Green, Brick Lane and Spitalfield's Market) which has developed as one of London's main centres for fashion and the creative arts.

Boxpark Shoreditch is primarily aimed at fashion / clothing occupiers; however, there will also be opportunities for creative industry outlets for example art exhibitions from local artists and showcases of local fashion talent. Boxpark Shoreditch is also proposing to offer a small number of units to community based initiatives, for example, supporting creative business in the local area.

Boxpark Shoreditch will include a couple of unique eateries/coffee shops servicing the local community and adding to the vibrancy of the retail mix of Boxpark Shoreditch. However, there will be no licenced premises within the development.

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

[REDACTED]  
[REDACTED]  
[REDACTED] **Chance Street**  
[REDACTED]  
[REDACTED] **7JB**

Licensing Service  
London Borough of Hackney  
1 Hillman Street  
London  
E8 1DY  
(by e-mail only)

29 March 2017

*Dear Sirs,*

Licensing Act 2003: Boxpark 2/10 Bethnal Green Road London E1 6GY

I write on behalf of the Jago Action Group (JAG) to oppose the licence application made recently by Boxpark Ltd for a new licence, on grounds of cumulative public nuisance, crime and disorder as well as the protection of children, unless important safeguards are incorporated. Granting such a license would be contrary to the Council's Statement of Licensing Policy, especially paragraph 34 and LP14. The policy adopted by the neighbouring borough, Tower Hamlets, is also relevant as this venue straddles the boundary.

JAG is the residents' and tenants' association representing people living and working to the north and east of these premises.

The latest application appears to be in many ways the same as that made by the same applicant in April 2015 and rejected by the licensing sub-committee on 9 June 2015.

### Context

Boxpark – now often known locally as boozepark - originally received planning permission only on the basis of an explicit and unqualified assurance to local residents and to the Borough, as the planning authority, that there would be no licensed premises in the development. (See the final sentence of page 14 of the original Design and Access statement submitted to the planning authority, attached.) Yet it has increasingly become, especially on the upper floor, a complex of linked drinking venues.

We are aware that many of the licensees within the premises have been in breach of their licence conditions. We are also aware that the Boxpark itself – ie the applicants on this occasion – are in breach of their planning conditions,

which limit the number of restaurants (ie A3 use) on site. They also appear to have no planning permission at all for the eastern end of their site, across the boundary with Tower Hamlets but covered by this licence application. In the experience of many of our members, and other residents, the complex as a whole has a 'non-compliance' culture.

### Cumulative impact

You are of course aware of the evidence base collected as part of the Borough's consultation on licensing issues. No doubt you are also aware of the evidence base assembled by Tower Hamlets before they declared the Brick Lane Cumulative Impact Zone (CIZ) - in effect very similar to the Shoreditch SPA - which includes the eastern wing of this site.

In brief, the result of the excesses of the night-time economy is that we suffer from:

- Excessive noise, both from groups of drinkers and from those establishments, including Boxpark, that play loud music (notwithstanding their entertainment licence conditions);
- Public nuisance and petty crime including public urinating, vomiting, and littering;
- Aggressive behaviour;
- Drug taking and dealing.

Those neighbours who have children are naturally concerned about the effect on them.

Within the local area Boxpark is, in the experience of local residents, the main source of the problems listed above. We also understand that, according to Hackney Public Health, the area surrounding Boxpark already has an exceptionally high rate of alcohol-related ambulance pick-ups.

### Licensing and planning

The regulatory position is complicated by the fact that Boxpark straddles the border with Tower Hamlets.

Our understanding is that Hackney acts as the licensing authority. This is sensible as the majority of the Boxpark lies within the borough. At the same time there are now two distinct licensing policies in place. The majority of Boxpark, including all the individual licensed 'boxes', comes under Hackney's policy. It is close to but slightly outside the Shoreditch SPA and the cumulative impact of the Boxpark and other local venues therefore needs to be considered under LP14 of the statement of licensing policy. The remainder of the Boxpark lies within the geographic area designated by Tower Hamlets as the brick lane CIZ and therefore needs to be considered under that policy, ie in a very similar way to premises within the SPA.

As regards planning, the only existing planning permission appears to be granted by Hackney and covers the majority of the site, including three of the first floor decked areas. This authorises 55 'boxes' to be used for B1 (office), A1 (shop) and A3 (restaurant) use, with at most 16 of the 'boxes' to be used for A3 purposes at any one time. In fact at least 22 of the 'boxes' are currently in A3 use. No planning permission is in place from Tower Hamlets and it therefore seems that the remaining first floor decked area and the 'green square' to the east with a concert stage built on it are outwith any planning permission.

#### Contact with the applicant

On behalf of the JAG, I have met with the applicant.

#### Required safeguards

We appreciate that although Boxpark operates as effectively a single venue, alcohol licenses are held by individual operators of the boxes. Replacing this multiplicity of licenses by a single licence, held by Boxpark itself and aligned with the planning permissions in place, would in principle be an improvement. Among other things it would be an opportunity to align the conditions attached to the alcohol licenses and enable them to be enforced more easily.

While at first sight the application may offer some steps towards this goal, we are concerned that, unless the following safeguards are incorporated, a licence on the terms that appear to be being sought would in practice complicate matters and add to the cumulative impact on the neighbourhood.

The first required safeguard is that any new licence for Boxpark itself to manage outdoor areas should replace and not be additional to those existing licenses that cover outdoor areas. Otherwise any new licence would add to complexity and make enforcement harder not easier. It seems this may be what the applicant intends.

Second, under any new licence all alcohol sales within the Boxpark should continue to be from existing licensed premises (i.e. from within a maximum of 16 'boxes') under their existing license conditions (which in most cases are that the alcohol must accompany a substantial meal). We would not support Boxpark adding additional bars under any new license, as that would unavoidably add to the cumulative impact on the neighbourhood.

Third, any new license should incorporate a clear condition that the supply of alcohol should be ancillary to the consumption of a substantial meal. If Boxpark operated as a genuinely food-led 'urban street food' site as some recent press reports suggest, that would be an improvement on an alcohol-led culture.

Fourth, no off-sales should be permitted. The prospect of a large semi-outdoor bar is bad enough. Supplying alcohol to be taken off site into the surrounding neighbourhood is worse.



Fifth, outdoor drinking on-site should be limited to the two central decking areas on the upper level, not extend to the other decking areas at either end of the site or to the 'green square' at ground level to the east. The central areas are opposite the commercial Tea-building not residential property.

Sixth - and this is the most important point - any new licence should incorporate a clear, firm and enforceable 'no noise' obligation on the whole site. Noise, especially recorded and live music and screaming and shouting by often inebriated groups of people is the single biggest problem for the neighbourhood. Boxpark is inherently unsuited to be a noisy venue as it is constructed of metal shipping containers that vibrate with noise and outdoor areas shielded at most by plastic sheeting; and it sits in front of the curve of the Overground that acts like an amphitheatre, amplifying and projecting the noise across the neighbourhood. The existing 'noise nuisance' condition has proved ineffective and unenforceable. Any significant change in the licensing arrangements for the premises should create the opportunity to ensure Boxpark may be seen but is never heard.

#### Conclusion

Please don't hesitate to get in touch if any of this requires clarification.

*Yours faithfully,*







**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 22 March 2017 09:43  
**To:** Licensing  
**Subject:** Box Park Bethnal Green Road - License request

Dear Licensing

As a resident of the Shoreditch Special Policy area, I am very concerned by this application given its close proximity to the SPA and therefore its cumulative impact

To grant this application would weaken both of the nearby special policy areas

Off sales of alcohol, spread the problem of street drinking away from this very large venue.

If this is now to be treated as "One Venue" which is up on the first floor with only 2 staircases as exits. Does it meet the Health and Safety requirement for fire exits ?

There are many residential properties in the immediate vicinity of the venue.

This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.

The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.

The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]  
[REDACTED] Charlotte Road, London EC2a [REDACTED]  
(I do not consent to the release of any personally identifiable information.)

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 31 March 2017 16:44  
**To:** Licensing  
**Subject:** Re: Box Park license

To: Hackney Licensing ([licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk))  
Re: Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

The premises are located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area.

Extending licensing for Box Park will increase local crime, personal theft of bags, vandalism to cars and property, impromptu night time nitrous oxide parties in parked cars and on the street. Increase the incidents of arguments, fights and general disturbance to local residents including drug and alcohol abuse. These are some of the things we experience at the moment.

The incidents of drug taking and the activities associated with it i.e. dealing, increased petty theft abandoned drug equipment i.e. syringes and finding quiet corners to take the drugs are things we witness most weekends. The present policing of this area is limited and must be under extreme pressure from Thursday to Sunday. It cannot cope.

The absence of gates on the local council estate ensures that the area the crime takes place is architecturally built in. Frequently courtyards and doorways are used as public toilets. Local residents are already subjected to these disgusting and disturbing incidents and this will just increase.

This address is near some of London's busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. Expanding an open-air drinking site will inevitably contribute to the cumulative impact.

The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license.

The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people due to the concentration of drinking establishments, and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

A license for this open air site is not suitable.

I wish to be advised of the date for the Sub-Committee meeting.

[REDACTED]  
[REDACTED] Wargrave House, Navarre Street, London E2 [REDACTED]  
(I do not consent to the release of any personally identifiable information.)

**Mike Smith**

---

**From:** [REDACTED]  
**Sent:** 31 March 2017 15:55  
**To:** Licensing  
**Subject:** Re: Box Park extended license

To: Hackney Licensing ([licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk))  
Re: Application for Boxpark, 2/10 Bethnal Green Road, London E1 6GY

I write to object to this proposed licence to allow supply for on and off sales from 12:00 to 23:00 Mon to Sat and from 12:00 to 20:30 Sun for the following reasons:

Box Park is located close to the Shoreditch Special Policy Area and Brick Lane SPA, and therefore should be rejected given the risks of undermining the SPA/saturation zones in the area. The consequences of increasing the amount of Alcohol Licences in an area already over-loaded is an increase in the “economy” of crime, drug dealing, muggings, violent, unruly and abusive behaviour. The area is really beginning to suffer I do not think it is any coincidence that these venues are all discreetly located on the edge of Hackney where policing and monitoring can be blurred in to either Tower Hamlets and the City of London also causing less disturbance to the centre of Hackney.

As a resident of Tower Hamlets I can state that Hackneys Licensing Policy and the promotion of the night - time economy over the past 15 years has had a detrimental impact on the Boundary Estate and surrounding area. There are many residential properties in the immediate vicinity of the venue with families and vulnerable residents who frequently must tolerate local street crime like vandalism, bag thefts, open drug dealing, noisy, drunken and sometimes abusive behaviour. There is also debris and personal items from thefts, discarded alcohol containers, broken bottles, syringes and other drug paraphernalia. It also stretches the already limited police and emergency-services; this in turn depletes services from other parts of Hackney and Tower Hamlets. Policing in the area is already insufficient to deal with the increasing issues related to late licences. There is too much concentrated in one area no further licences should be issued.

The venue is in the middle of a zone that is saturated beyond breaking point with late-night drinking and party venues, attracting hordes of booze tourists every weekend causing intolerable noise, anti-social behaviour, littering and fouling of the streets. The last thing the area needs is an expanded alcohol license. Arnold Circus is often strewn with debris from alcohol and drugs as a result of people being drawn to the area by the late licences.

This address is already concentrated with some of London’s busiest bars. The area surrounding the site is often an open-air club, with violence, vomiting, urination, defecation, drug use and unsociable conduct late into the night, presenting real safety and security issues. By the morning it resembles an open sewer. Expanding an open-air drinking site will inevitably contribute to the cumulative impact. Its location near busy Shoreditch High Street Station puts passengers at risk and is reminiscent of the bad days of Kings Cross Station.

The protection of children from harm is vital. Shoreditch is overwhelmed with inebriated and unsociable people mainly from Wednesdays to Sundays due to the concentration of drinking establishments, open drug dealing and the area surrounding Box Park is rapidly becoming a fundamentally unsafe area for families with children.

Should a license be deemed suitable, I believe there should be reasonable restrictions related to: the surrender of existing licenses; no noise emanating from the property; no off sales; limits on the use of the outdoor areas; and alcohol continuing to be sold ancillary to a meal.

I wish to be advised of the date for the Sub-Committee meeting.

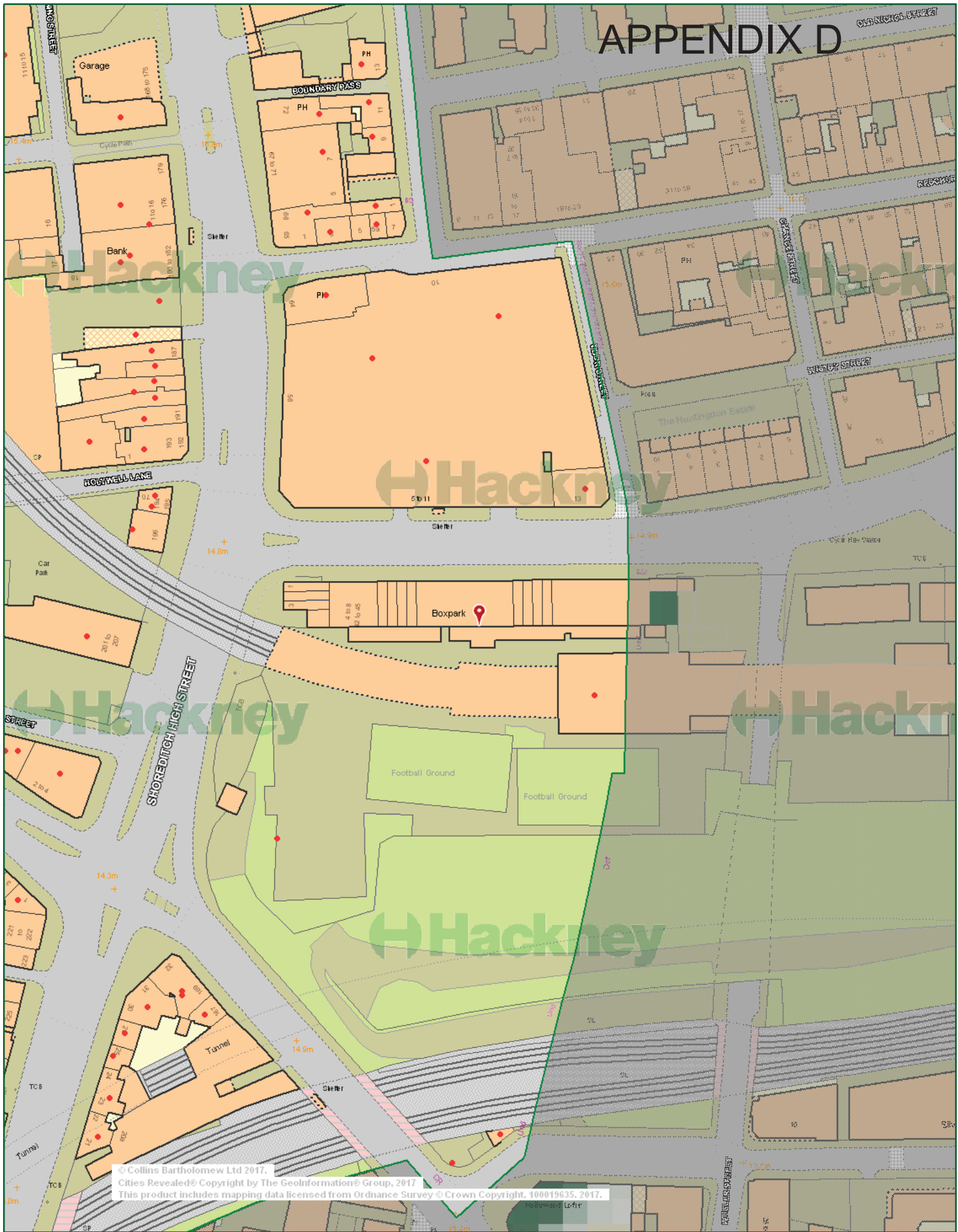
██████████ |

██████ Wargrave House, London ██████████

(I do not consent to the release of any personally identifiable information.)



# APPENDIX D



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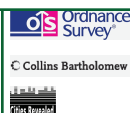
Boxpark, 2-10 Bethnal Green Road, E1 6GY

Scale 1/1250

at A4



Date 23/5/2017



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