



REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING		
LICENSING SUB-COMMITTEE: 13/03/2018	Classification DECISION	Enclosure
Application for a Premises Licence 25hours 201-207 Shoreditch High Street, E1 6LG	Ward(s) affected Hoxton East & Shoreditch	

1. SUMMARY

Applicant(s) 25hours Hotel Company GmbH	In SPA No
Date of Application 22/12/2017	Period of Application Permanent
Proposed licensable activity Films Live Music Recorded Music Performance of Dance Late Night Refreshment Supply of Alcohol (On and Off Premises)	
Proposed hours of licensable activities	
Films	Standard Hours: Mon 10:00-02:00 Tue 10:00-02:00 Wed 10:00-02:00 Thu 10:00-02:00 Fri 10:00-02:00 Sat 10:00-02:00 Sun 10:00-02:00 Non-Standard Hours: When hours for sale of alcohol are extended hereunder these hours are also extended
Live Music	Standard Hours: Mon 10:00-02:00 Tue 10:00-02:00 Wed 10:00-02:00 Thu 10:00-02:00 Fri 10:00-02:00 Sat 10:00-02:00 Sun 10:00-02:00

	<p>Non-Standard Hours: When hours for sale of alcohol are extended hereunder these hours are also extended</p>
Recorded Music	<p>Standard Hours: Mon 10:00-02:00 Tue 10:00-02:00 Wed 10:00-02:00 Thu 10:00-02:00 Fri 10:00-02:00 Sat 10:00-02:00 Sun 10:00-02:00</p> <p>Non-Standard Hours: When hours for sale of alcohol are extended hereunder these hours are also extended</p>
Performance of Dance	<p>Standard Hours: Mon 10:00-02:00 Tue 10:00-02:00 Wed 10:00-02:00 Thu 10:00-02:00 Fri 10:00-02:00 Sat 10:00-02:00 Sun 10:00-02:00</p> <p>Non-Standard Hours: When hours for sale of alcohol are extended hereunder these hours are also extended</p>
Late Night Refreshment	<p>Standard Hours: Mon 23:00-02:00 Tue 23:00-02:00 Wed 23:00-02:00 Thu 23:00-02:00 Fri 23:00-02:00 Sat 23:00-02:00 Sun 23:00-02:00</p> <p>Non-Standard Hours: When hours for sale of alcohol are extended hereunder these hours are also extended</p>
Supply of Alcohol	<p>Standard Hours: Mon 10:00-02:00 Tue 10:00-02:00 Wed 10:00-02:00 Thu 10:00-02:00 Fri 10:00-02:00 Sat 10:00-02:00 Sun 10:00-02:00</p> <p>Non-Standard Hours: To permit sale of alcohol and regulated entertainment from 10.00 to New Year's</p>
On and Off Sales	

Eve terminal hour on 2nd January. The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.	
The opening hours of the premises	
<p>Standard Hours: Mon 00:00-00:00 Tue 00:00-00:00 Wed 00:00-00:00 Thu 00:00-00:00 Fri 00:00-00:00 Sat 00:00-00:00 Sun 00:00-00:00</p> <p>The premises will be open 24 hours per day, seven days per week operating as a hotel to hotel guests.</p>	
Capacity: Not known	
Policies Applicable	LP3 (Operating Schedule), LP4 (Crime and Disorder), LP5 (Public Nuisance), LP6 (Protection of Children from Harm), LP8 (Public Safety), LP15 (Cumulative Impact)
List of Appendices	A – Application for a premises licence and supporting documents B – Representations from responsible authorities C – Representations from other persons D – Location map
Relevant Representations	<ul style="list-style-type: none"> • Planning Authority • Police • Licensing Authority • Other Persons

2. APPLICATION

2.1 **25hours Hotel Company GmbH** has made an application for a premises licence under the Licensing Act 2003:

- To authorise the supply alcohol for consumption **on and off** the premises
- Regulated entertainment
- Late night refreshment

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 are not currently licensed for any activity.

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)	No representation received
Weights and Measures (Trading Standards)	Have confirmed no representation on this application
Planning Authority (Appendix B1)	Informative
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation on this application
Police (Appendix B2)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance
Licensing Authority (Appendix B3)	Representation received on the grounds of Prevention of Public Nuisance
Health Authority	No representation received

5. REPRESENTATIONS: OTHER PERSONS

From	Details
Representation received from and on behalf of local residents. (Appendices C1-C3)	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) 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

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

Minimum Drinks Pricing

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

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

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$
Where -

(i) P is the permitted price,

(ii) D is the 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.

Exhibition Of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -
(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or
(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.
"film classification body" means person(s) designated under s4 of the Video Recordings Act 1984(c.39).

Door Supervision

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

Conditions derived from operating schedule

10. The use of door staff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.

11. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.

12. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.

13. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.

14. The management of the premises will liaise with police on issues of local concern or disorder.

15. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

16. The Sanitary accommodation shall be provided in accordance with BS 6465-1+A1:2009 Sanitary Installations. Code of Practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances standard for sanitary provisions or any British Standard replacing or amending the same.

17. The edges of the treads of steps and stairways shall be maintained so as to be clearly visible.

18. All external emergency doors shall be fitted with sensor alarms and visible Indicators to alert staff when the doors have been opened.

19. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical Installation and mechanical equipment shall at all material times be maintained in good condition and full working order.

20. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly Identified In accordance with the plans provided.

21. The Certificates listed below shall be submitted to the Licensing Authority upon written request:

- Any permanent or temporary emergency lighting battery or system
- Any permanent or temporary electrical installation
- Any permanent or temporary emergency warning system.

22. A record shall be kept detailing all refused sales of alcohol. The refusals book will be maintained at the premises and will be available for Immediate Inspection upon request by a representative of the statutory authorities upon request. Such refusals book to be inspected and signed by the DPS or in the absence of the DPS, by an alternative member of store management at Intervals not exceeding seven days. All occasions when persons have been refused service shall be recorded and kept at the premises for not less than 12 months

23. A minimum number of seats shall be provided for the following numbers for the main respective licensed areas.

- Ground floor - 80
- Tenth Floor- 50
- Twenty Seventh/Twenty Eighth Floor- 50

24. Substantial food will be available whilst the premises are open to members of the public on the ground floor in the bar restaurant area and in the 10th Floor area indicated on the licensing plan.

25. The Licensee 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 as a minimum 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.

26. Recordings shall be provided immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

27. No less than one member of staff who is able to operate the CCTV system shall be on the premises at all times

28. 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 as a minimum record the following.

- All crimes reported to the venue
- All ejections of patrons
- Any complaints received
- Any incidents of disorder
- Seizures of drugs or offensive weapons

- Any faults in the CCTV system or searching equipment or scanning equipment.
- Any refusal of the sale of alcohol
- Any visit by a relevant authority or emergency service.

29. To comply with the reasonable requirements of the fire officer from time to time.

30. The premises will have adequate safety and fire-fighting equipment and such equipment will be maintained in good operational order.

31. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.

32. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.

33. Toughened glasses will be used in the premises where appropriate.

34. Fire Exits and means of escape shall be kept clear and in good operational condition.

35. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.

36. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.

37. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

38. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.

39. There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.

40. The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.

41. Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.

42. A record shall be kept detailing all refused sales of alcohol. The refusal book will be maintained at the premises and will be available for immediate inspection upon request by a representative of the statutory authorities upon request. Such refusals book to be inspected and signed by the DPS or in the absence of the DPS, an alternative member of store management at

intervals not exceeding seven days. All occasions when persons have been refused service shall be recorded and kept at the premises for not less than 12 months after the last entry recorded.

43. Where a person appears to be under the age of 21 identification in the form of a passport, photo driving licence or a proof of age card bearing the PASS hologram will be sought and if not provided service of alcohol shall be refused.

44. Prominent clear notices shall be displayed at the premises about the supply of alcohol to minors and the relevant offences involved.

9. REASONS FOR OFFICER OBSERVATIONS

9.1 Conditions 10 to 44 above are derived from the applicant's operating schedule. No conditions have been proposed by 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.

Group Director, Neighbourhoods and Housing	Kim Wright
Lead Officer (holder of original copy):	Mike Smith Principal Licensing Officer Licensing Service 1 Hillman Street E8 1DY Telephone: 020 8356 4973

LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

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

Description of document	Location
Office File: 25hours, 201-207 Shoreditch High Street, E1 6LG	Licensing Service 1 Hillman Street London E8 1DY

Printed matter

Licensing Act 2003

LBH Statement of Licensing Policy

Application for a premises licence to be granted under the Licensing Act 2003

APPENDIX A



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.

We 25hours Hotel Company GmbH apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and 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 Proposed Hotel to be situated at 201-207 Shoreditch High Street and 1 Fairchild Street,	
Post town London,	Post code E1 6LG

Telephone number of premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

- Please tick ✓
- a) An individual or individuals* please complete section (A)
 - b) a person other than an individual*
 - i. as a limited company 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 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)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

Date of Birth: I am 18 years old or over Please tick
Nationality:

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

Date of Birth: I am 18 years old or over Please tick
Nationality:

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

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

Name 25hours Hotel Company GmbH
Address Singapurstrasse 1 20457 Hamburg Germany
Registered number (where applicable) WRB 114012
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 – Operating Schedule

When do you want the premises licence to start?

Day Month Year

On completion of the works – to be advised in due course

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

Day Month Year

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

N/A

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

Building site works have not commenced and therefore the appropriate fee is Band A and this fee will be payable.

It is intended that the proposed premises will operate as a stand alone Hotel with related accommodation operating under the "25hours" International Hotel brand. The brand is an international hotel brand based in Hamburg, Germany and currently operating in a number of German cities including Berlin, Hamburg, Frankfurt and Munich as well as multi nationally in Vienna and Zurich. The proposed site will be the first of its type to operate within the United Kingdom.

The proposed Hotel will have at ground floor a secure entrance lobby including Hotel reception and food and beverage offer at ground floor.

Additional licensed facilities will be provided at 10th Floor level and 27th/28th Floor.

The bedrooms will form part of the licensed area as each will contain mini bars and will comprise in all some 200 rooms on the 11th to 26th Floors.

The details of the development are shown on the drawings identified below, deposited with this application, in respect of which Planning Permission has been granted.

It is proposed that the permitted hours for licensable activities for these premises should be as follows:

1. For non residents Monday to Sunday 10.00 – 02.00 seven days per week.
2. The sale of alcohol to residents will be available 24 hours per day, seven days per week.

This application seeks to licence the premises specifically to authorise under the Licensing Act 2003 the following activities:

1. Exhibition of a film principally non-live television or educational videos.
2. The sale of alcohol.
3. The provision of late night refreshment after 23.00
4. The provision of regulated entertainment (live and recorded music, performance of dance) as detailed in the appropriate box on the following pages.

The appropriate drawings deposited with this application are the following general arrangement plans:-

- Unlicensed Basement Floors
- Detailed Ground Floor layout
- Tenth Floor Plan showing function/events area.
- Floors 11 to 26 being hotel bedrooms.
- 27th and 28th Floor

Please note that the public area edged red on the licensing drawings at (Ground Floor, Tenth Floor and 27th/28th Floor) are to be the principal areas for licensable activities.

Please further note that the hotel bedrooms are included within the licensed area as there will be mini bars/room service as part of the overall offer.

Please further note the appropriate fire safety precautions will be incorporated within the development in consultation with the Fire Safety Officer and under the Building Regulation approval process and in accordance with a fire safety strategy document.

It is not anticipated that the proposed development will adversely affect crime and disorder or public nuisance.

It is proposed that the development of the site and particularly the development of a Hotel as proposed at this location will improve the area by providing jobs for the local community and a new Hotel facility at this location.

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

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

Please tick yes

Provision of regulated entertainment (please read guidance note 2)

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			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 (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both - please tick {Y}(please read guidance note 3).	Indoors	
Day	Start	Finish		Outdoors	
Mon	10:00	02:00		Please give further details here (please read guidance note 4) Exhibition of a film principally video entertainment on screens and tv screens	Both
Tue	10:00	02:00			
Wed	10:00	02:00	State any seasonal variations for the exhibition of films (please read guidance note 5) N/A - save as below		
Thur	10:00	02:00			
Fri	10:00	02:00	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 (please read guidance note 6) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	10:00	02:00			
Sun	10:00	02:00			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			
Wed			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 (please read guidance note 6)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y}(please read guidance note 3).	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon				Please give further details here (please read guidance note 4)	
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			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 (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 3).	Indoors	
				Outdoors	
Day	Start	Finish		Both	✓
Mon	10:00	02:00		Please give further details here (please read guidance note 4) Live music and amplified voice as stated in part 3 above	
Tue	10:00	02:00			
Wed	10:00	02:00	State any seasonal variations for the performance of live music (please read guidance note 5) N/A – save as below		
Thur	10:00	02:00			
Fri	10:00	02:00	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 (please read guidance note 6) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	10:00	02:00			
Sun	10:00	02:00			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
				Outdoors	
				Both	✓
Day	Start	Finish			
Mon	10:00	02:00	Please give further details here (please read guidance note 4)		
Tue	10:00	02:00	Recorded music, including juke box, with or without a DJ, during normal business hours or as part of functions as specified in part 3 above.		
Wed	10:00	02:00	State any seasonal variations for playing recorded music (please read guidance note 5)		
Thur	10:00	02:00	N/A – save as below		
Fri	10:00	02:00	Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	10:00	02:00			
Sun	10:00	02:00	When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	✓
				Outdoors	
				Both	
Day	Start	Finish			
Mon	10:00	02:00	Please give further details here (please read guidance note 4)		
Tue	10:00	02:00	As stated in Part 3 above		
Wed	10:00	02:00	State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur	10:00	02:00	N/A – save as below		
Fri	10:00	02:00	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	10:00	02:00			
Sun	10:00	02:00	When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors	
				Outdoors	
Mon				Both	
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).		Indoors	
Day	Start	Finish			Outdoors	
Mon	23:00	02:00			Both	✓
Tue	23:00	02:00			Please give further details here (please read guidance note 4) As stated in Part 3 above	
Wed	23:00	02:00				
Thur	23:00	02:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)			
Fri	23:00	02:00	N/A – save as below			
Sat	23:00	02:00	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 (please read guidance note 6)			
Sun	23:00	02:00				
			When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 8)	On the premises	
Day	Start	Finish		Off the premises	
				Both	✓
Mon	10:00	02:00	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Tue	10:00	02:00			
Wed	10:00	02:00			
Thur	10:00	02:00	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 (please read guidance note 6)		
Fri	10:00	02:00			
Sat	10:00	02:00	To permit sale of alcohol and such regulated entertainment as authorised hereunder from 10.00 to New Year's Eve - terminal hour on 2 nd January.		
Sun	10:00	02:00	The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.		

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

Name: Florian Kollenz
Date of Birth: [REDACTED]
Address: [REDACTED]
Post Code:
Personal Licence number (if known):
Issuing licensing authority (if known):

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 9)

NONE save for the presence of AWP machines the use of which is not permitted by persons under the age of 18

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variation (please read guidance note 5) Please see box J above
Day	Start	Finish	Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) The premises will be open 24 hours per day, seven days per week operating as a hotel to hotel guests.
Mon	00:00	24:00	
Tue	00:00	24:00	
Wed	00:00	24:00	
Thur	00:00	24:00	
Fri	00:00	24:00	
Sat	00:00	24:00	
Sun	00:00	24:00	

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)

We have undertaken our own risk assessment to propose the following steps:-

The steps which we have identified in relation to the four licensing objectives are listed below

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed, save as below

1. The use of door staff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
2. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
3. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.
4. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
5. The management of the premises will liaise with police on issues of local concern or disorder.
6. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.
7. The Sanitary accommodation shall be provided in accordance with BS 6465-1+A1:2009 Sanitary installations. Code of Practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances standard for sanitary provisions or any British Standard replacing or amending the same.
8. The edges of the treads of steps and stairways shall be maintained so as to be clearly visible.
9. All external emergency doors shall be fitted with sensor alarms and visible indicators to alert staff when the doors have been opened.
10. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment shall at all material times be maintained in good condition and full working order.
11. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
12. The Certificates listed below shall be submitted to the Licensing Authority upon written request: Any

- permanent or temporary emergency lighting battery or system, Any permanent or temporary electrical installation, Any permanent or temporary emergency warning system.
13. A record shall be kept detailing all refused sales of alcohol. The refusals book will be maintained at the premises and will be available for immediate inspection upon request by a representative of the statutory authorities upon request. Such refusals book to be inspected and signed by the DPS or in the absence of the DPS, by an alternative member of store management at intervals not exceeding seven days. All occasions when persons have been refused service shall be recorded and kept at the premises for not less than 12 months
 14. A minimum number of seats shall be provided for the following numbers for the main respective licensed areas.
 - Ground floor - 80
 - Tenth Floor - 50
 - Twenty Seventh/Twenty Eighth Floor - 50
 15. Substantial food will be available whilst the premises are open to members of the public on the ground floor in the bar restaurant area and in the 10th Floor area indicated on the licensing plan.
 17. The Licensee 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 as a minimum 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 provided immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
 18. No less than one member of staff who is able to operate the CCTV system shall be on the premises at all times
 19. 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 as a minimum record the following.
 - All crimes reported to the venue
 - All ejections of patrons
 - Any complaints received
 - Any incidents of disorder
 - Seizures of drugs or offensive weapons
 - Any faults in the CCTV system or searching equipment or scanning equipment.
 - Any refusal of the sale of alcohol
 - Any visit by a relevant authority or emergency service.

c) Public safety

No further risks have been identified which need to be addressed, save as below

1. To comply with the reasonable requirements of the fire officer from time to time.
2. The premises will have adequate safety and fire fighting equipment and such equipment will be maintained in good operational order.
3. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.
4. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.
5. Toughened glasses will be used in the premises where appropriate.
6. Fire Exits and means of escape shall be kept clear and in good operational condition.

d) The prevention of public nuisance

No further risks have been identified which need to be addressed, save as below

1. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
2. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
3. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

e) The protection of children from harm

1. The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.
2. No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
3. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
4. There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.
5. The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.
4. Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.
8. A record shall be kept detailing all refused sales of alcohol. The refusal book will be maintained at the premises and will be available for immediate inspection upon request by a representative of the statutory authorities upon request. Such refusals book to is to be inspected and signed by the DPS or in the absence of the DPS, an alternative member of store management at intervals not exceeding seven days. All occasions when persons have been refused service shall be recorded and kept at the premises for not less than 12 months after the last entry recorded.
9. Where a persons appears to be under the age of 21 identification in the form of a passport, photo driving licence or a proof of age card bearing the PASS hologram will be sought and if not provided service of alcohol shall be refused.
10. Prominent clear notices shall be displayed at the premises about the supply of alcohol to minors and the relevant offences involved.

Checklist:

Please tick to indicate agreement

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none"> • {Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership} I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
--------------------	--

Signature: John Gaunt & Partners.....

Date: 21st December 2017

Capacity: Solicitors.....

For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date:

Capacity: Solicitors.....

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 14)

John Gaunt & Partners
Omega Court
372 Cemetery Road

Post town
Sheffield

Post code
S11 8FT

Telephone number (if any)

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

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. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the

Notes:
 1. Drawn to scale from drawings. All dimensions to be reported to Client architect immediately. All dimensions to be verified by contractor on site prior to any works.

Project Name: [blank]
 Location: [blank]
 Client: [blank]

Gensler
 HG Europe (Shoreditch) Limited
 & Folgate Estates Limited

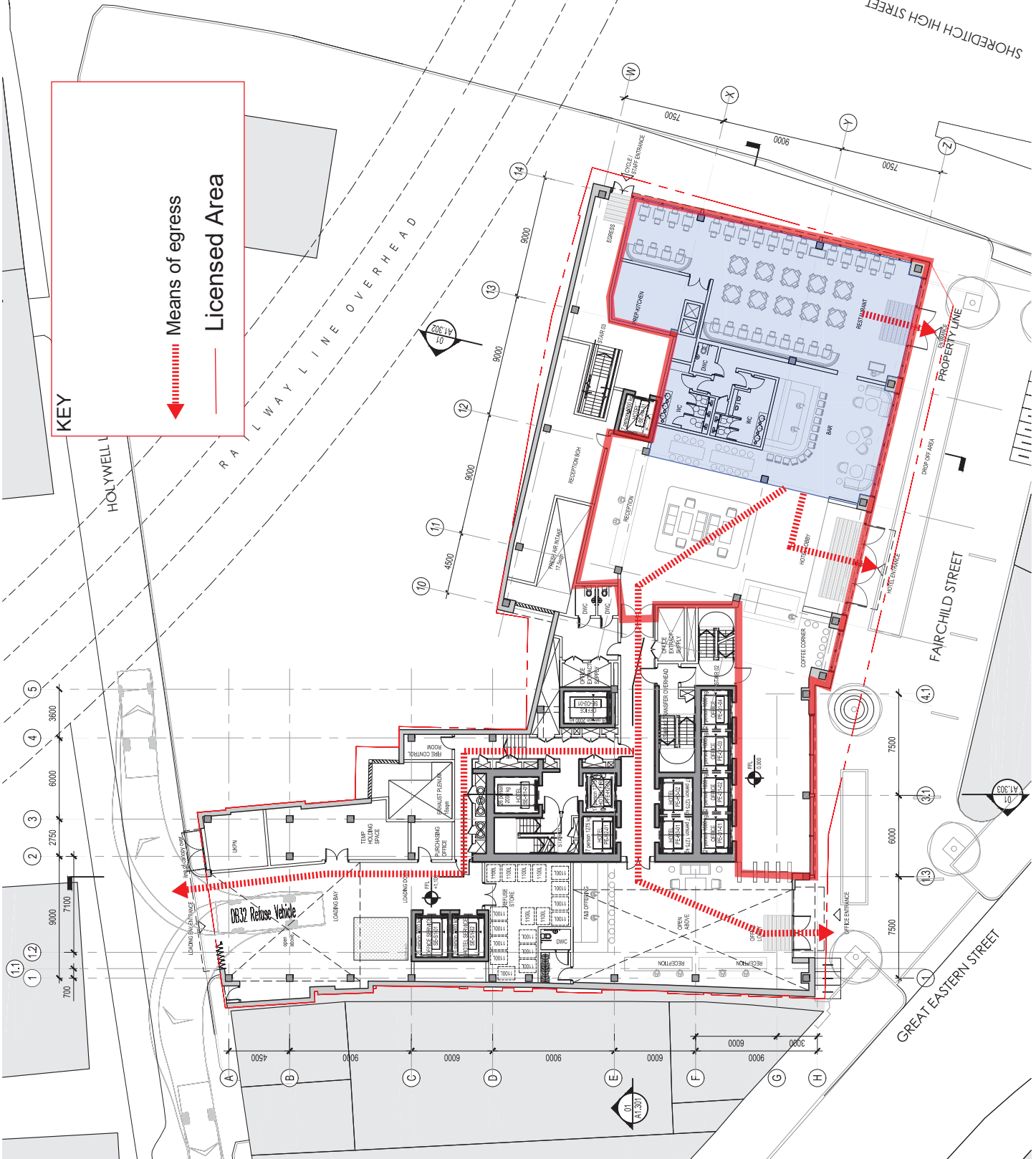


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 Title: FLOOR PLAN
 Level: LEVEL 00

Project No: 08.69533.000
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 Date: [blank]

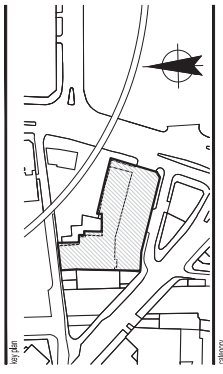
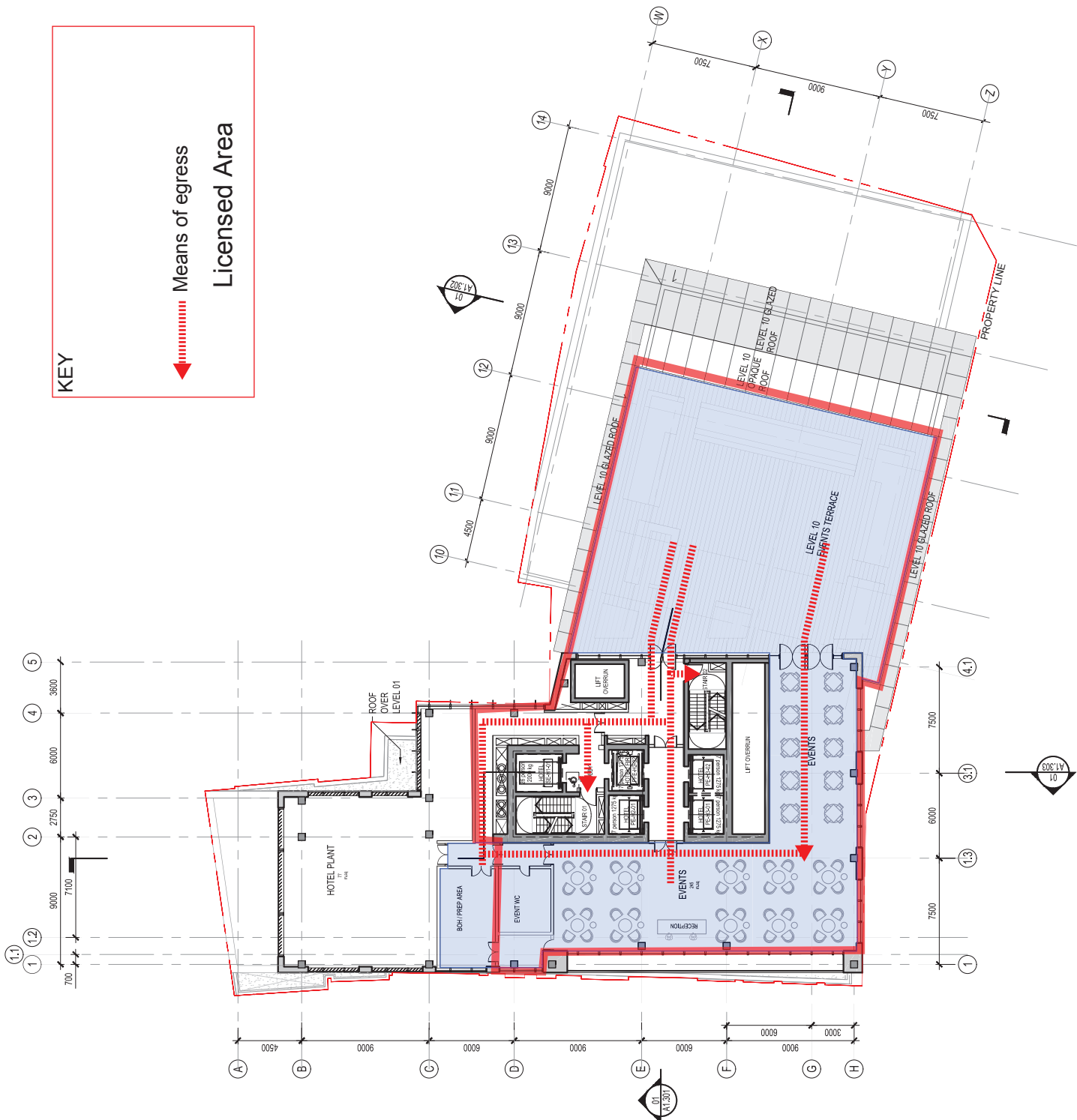
Client: **DSK_179b** 19.12.17

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KEY
 Means of egress
 Licensed Area

notes
 1. drawings to be made in accordance with the British Standard BS: 1193: 2017. All dimensions to be unless otherwise stated.
 2. all dimensions to be in millimetres unless otherwise stated.



Family: FAMILY_200-299
 Title: FLOOR PLAN
 Level: LEVEL 10

Project: 201-207 SHOREDITCH HIGH STREET / 1 FAIRCHILD STREET

Project no: 08.69533.000

Scale: 1:200 @ A2

Sheet: DSK_179b

Date: 19.12.17

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no.	date	description	author	checked

Gensler
 HG Europe (Shoreditch) Limited
 & Folgate Estates Limited

Theodore Mann Square
 Leamington
 CV32 9JW
 UK
 Tel: 0800 2973 9800
 Fax: 01923 7339 3367

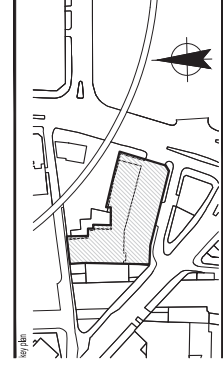
Notes:
 Do not scale from drawings. All dimensions to be reported to Client without immediately. All
 dimensions to be verified by Contractor on site prior to any works.

No.	Label	Description	Date	Issued

Thames Meats Square
 Limited,
 E1W 1YH
 UK
 Tel: 0203 7075 9000
 Fax: 0203 7309 3367

Gensler

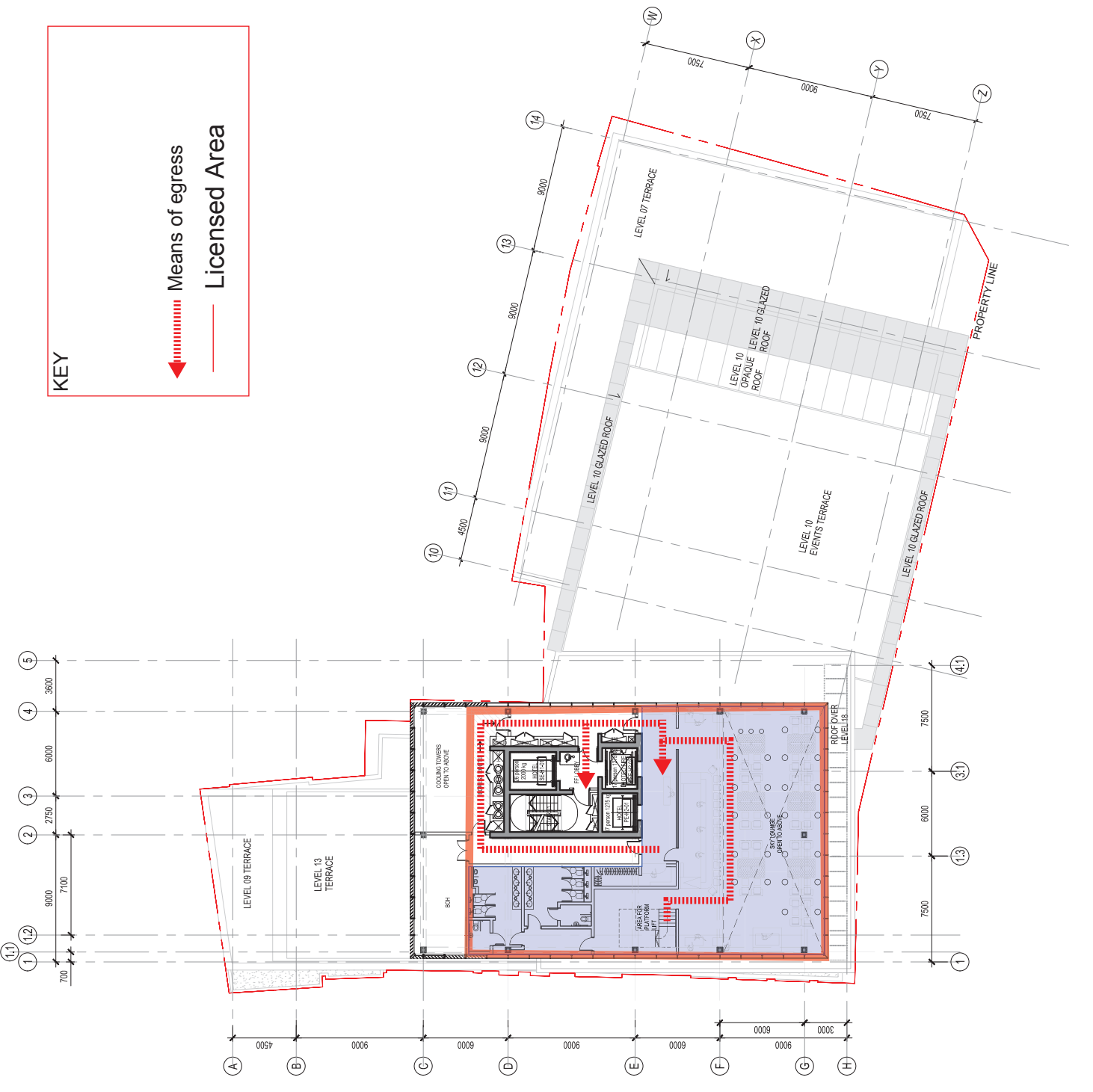
Client: HG Europe (Shoreditch) Limited & Folgate Estates Limited



Family: FAMILY 200-299
 Title: FLOOR PLAN
 Level: LEVEL 27

Project: 201-207 SHOREDITCH HIGH STREET / 1 FAIRCHILD STREET
 Project No: 08.6953.000
 Scale: 1:200 @ A2
 Date: _____
 Issue: _____
 Checked: _____

DSK_179b 19.12.17
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KEY

Means of egress

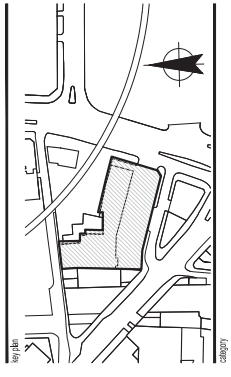
Licensed Area

NOTES:
 Do not scale from drawings. All dimensions to be reported to Client without immediately. All
 dimensions to be verified by Contractor on site prior to any works.

No. | Job | Revision | Date | Issued
Thomas Moore Square
 Location:
 E1W 7YH
 UK | 0203 7073 9600
 Tel: 0203 7309 3327

Gensler

HG Europe (Shoreditch) Limited
 & Folgate Estates Limited



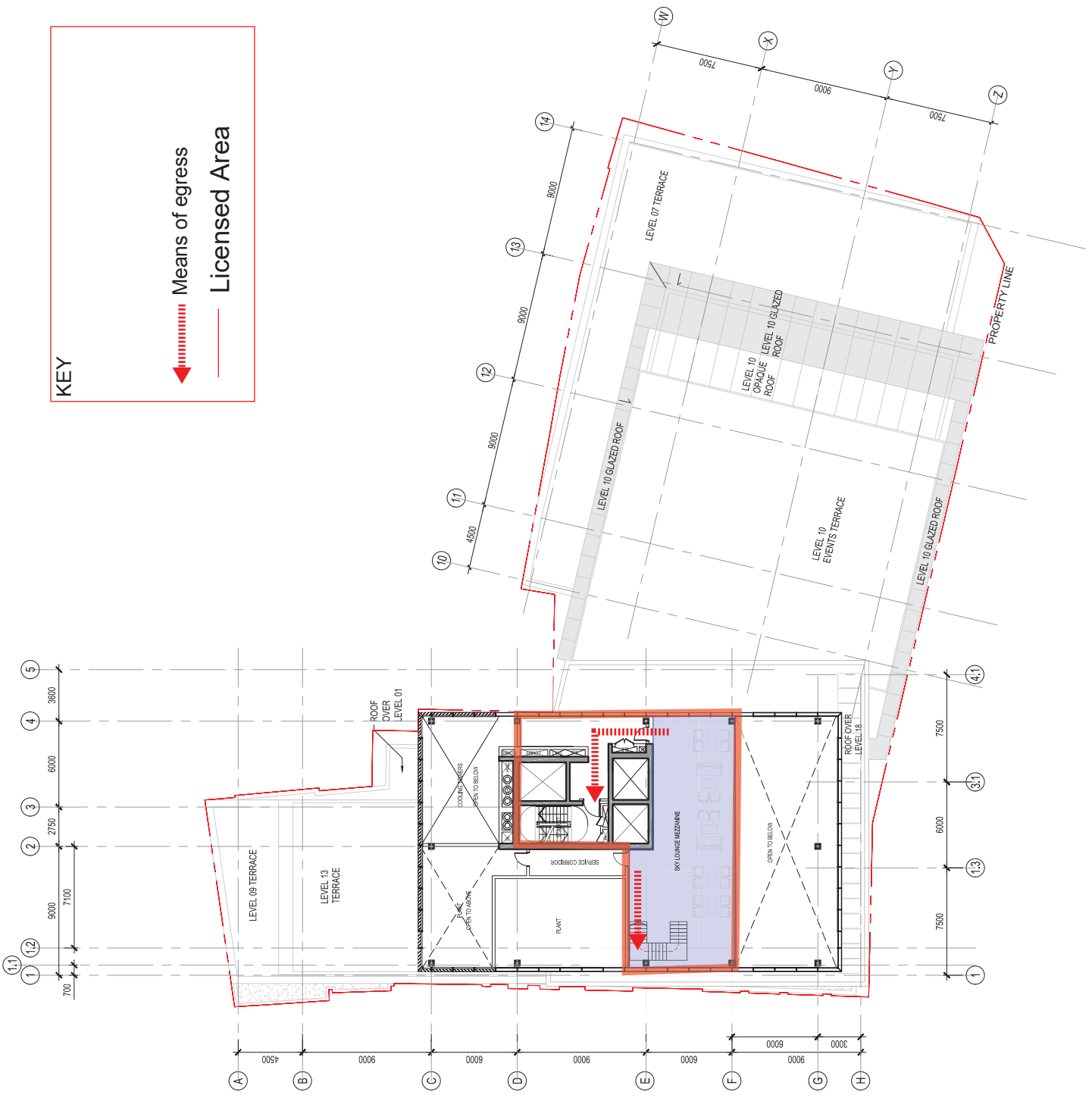
Family: FAMILY 200-299
 #F: FLOOR PLAN
 LEVEL 28

Project: 201-207 SHOREDITCH HIGH STREET / 1 FAIRCHILD STREET
 Project no: 08.69533.000
 Scale: 1:200 @ A2
 Date:
 Issue:
 Checked:

DSK_179b 19.12.17
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KEY

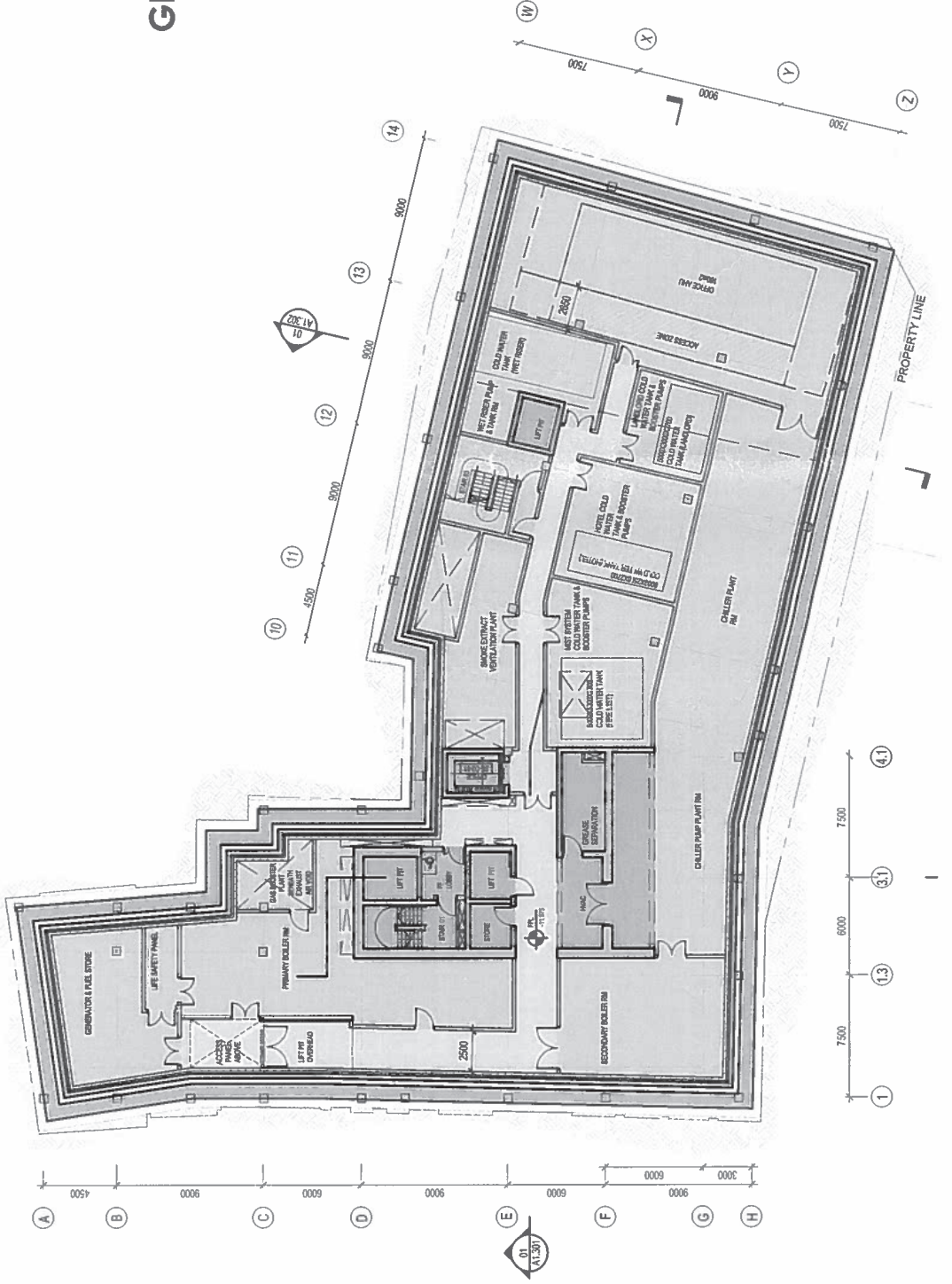
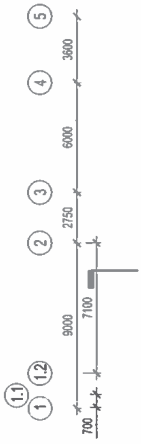
 Means of egress
 Licensed Area



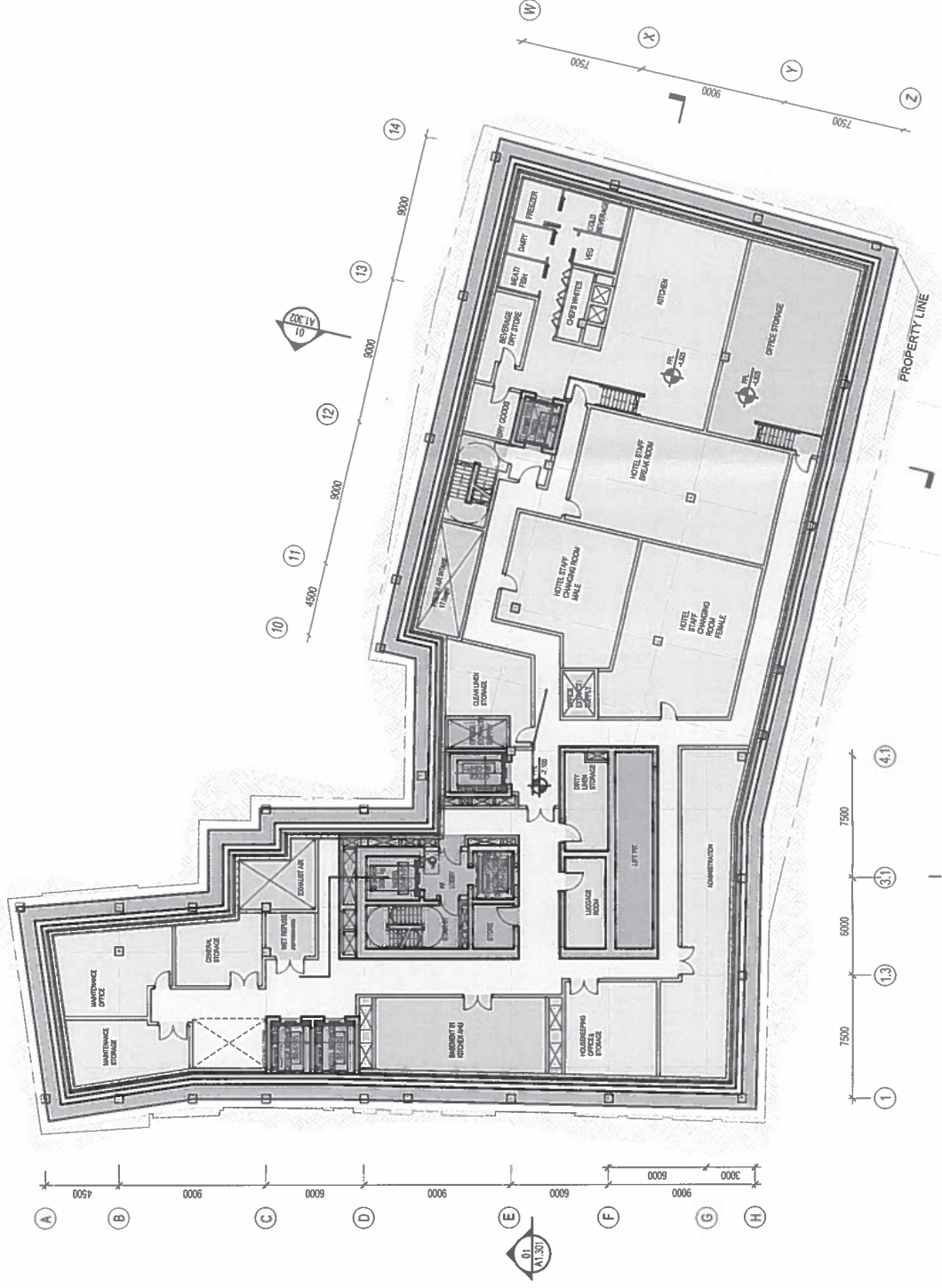
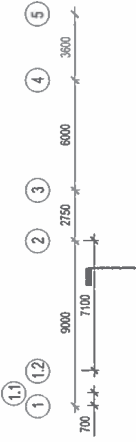
Basement 2

GIA: 1,321 m² (14,219 sqft)

REVISIONS TO CONTRACT
 90 LINES SUPPLY
 22 DEC 2017
 LONDON
 OF-141-100-17



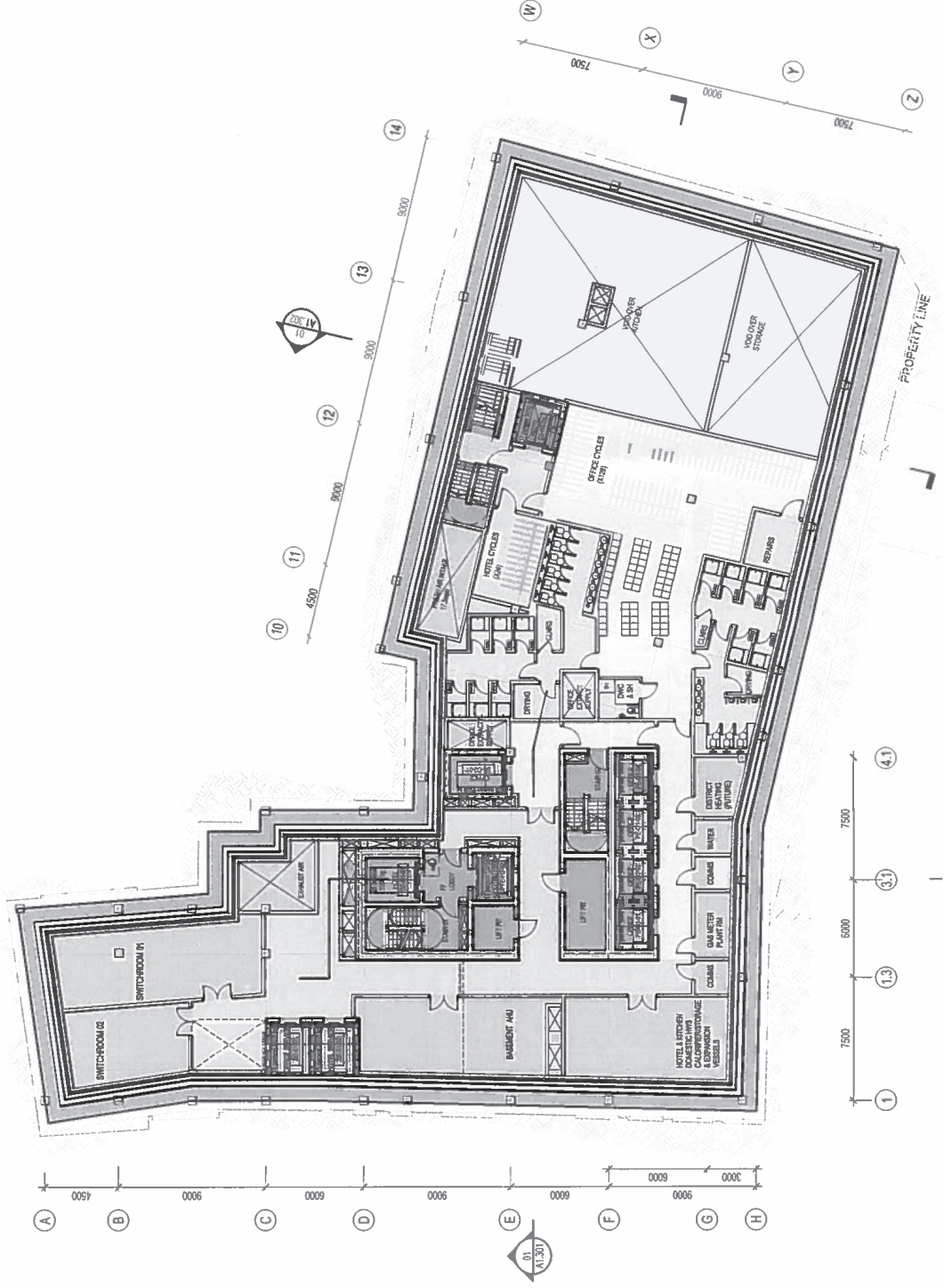
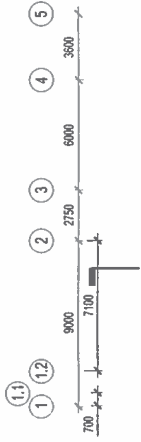
Basement 1



HOTEL BOH: 458m²
(4,933 sqft)

KITCHEN: 188 m²
incl. F&B storage (2,028 sqft)

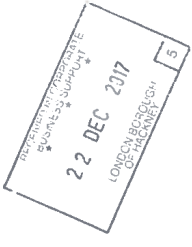
Basement 1 - Mezzanine



CYCLE STORE: 122 m²
(1,309 sqft)

CHANGING: 204 m²
(2,197 sqft)

Level 11 - Hotel Rooms & Fitness



HOTEL ROOMS

- 13 KEYS

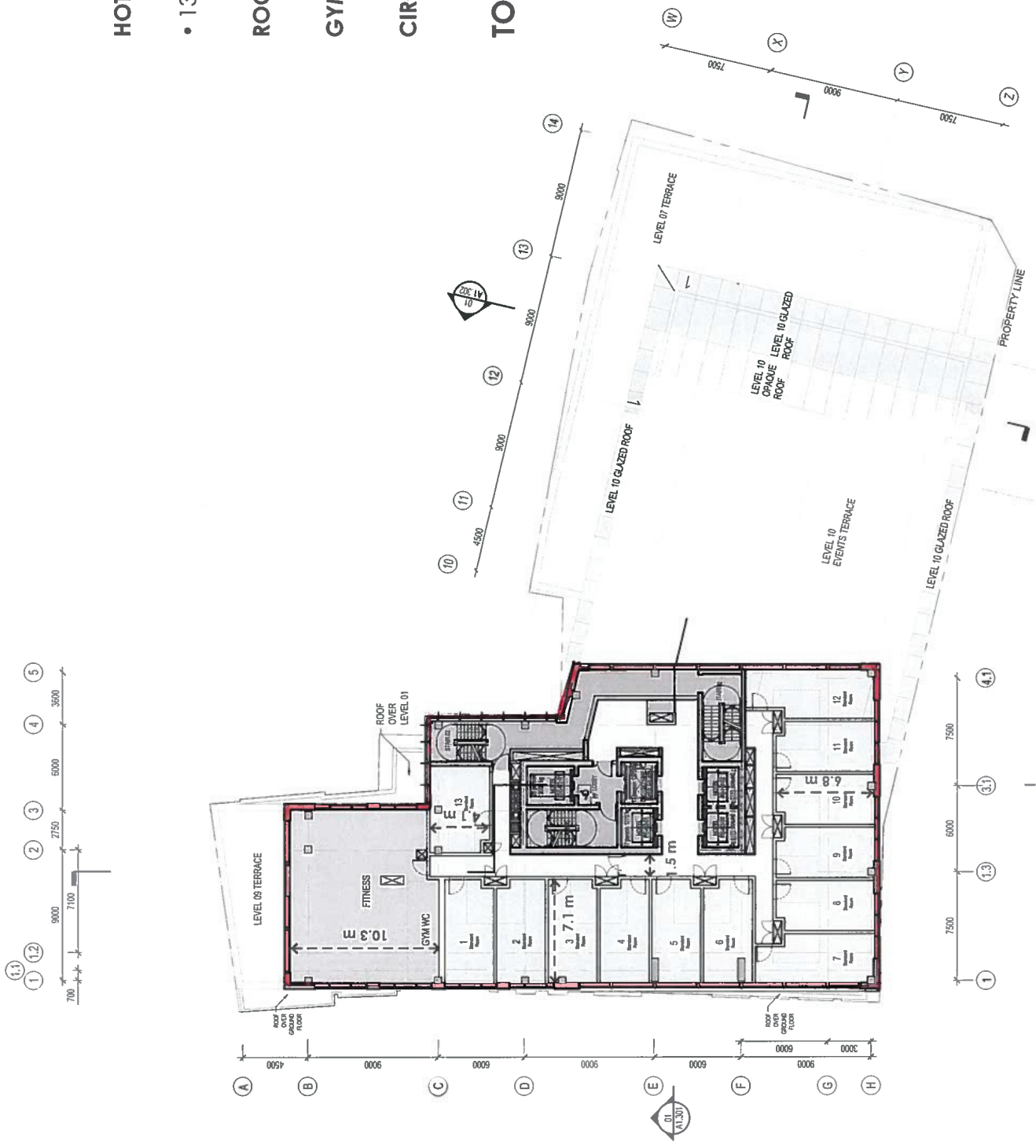
ROOMS: 315 m²
(3,386 sqft)

GYM: 124 m²
(1,331 sqft)

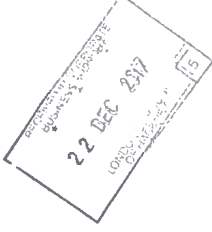
CIRCULATION: 107 m²
(1,151 sqft)

TOTAL: 545 m² (5,868 sqft)

— LICENS 00 ANGA



Level 12 - Hotel Rooms



HOTEL ROOMS

- 19 KEYS

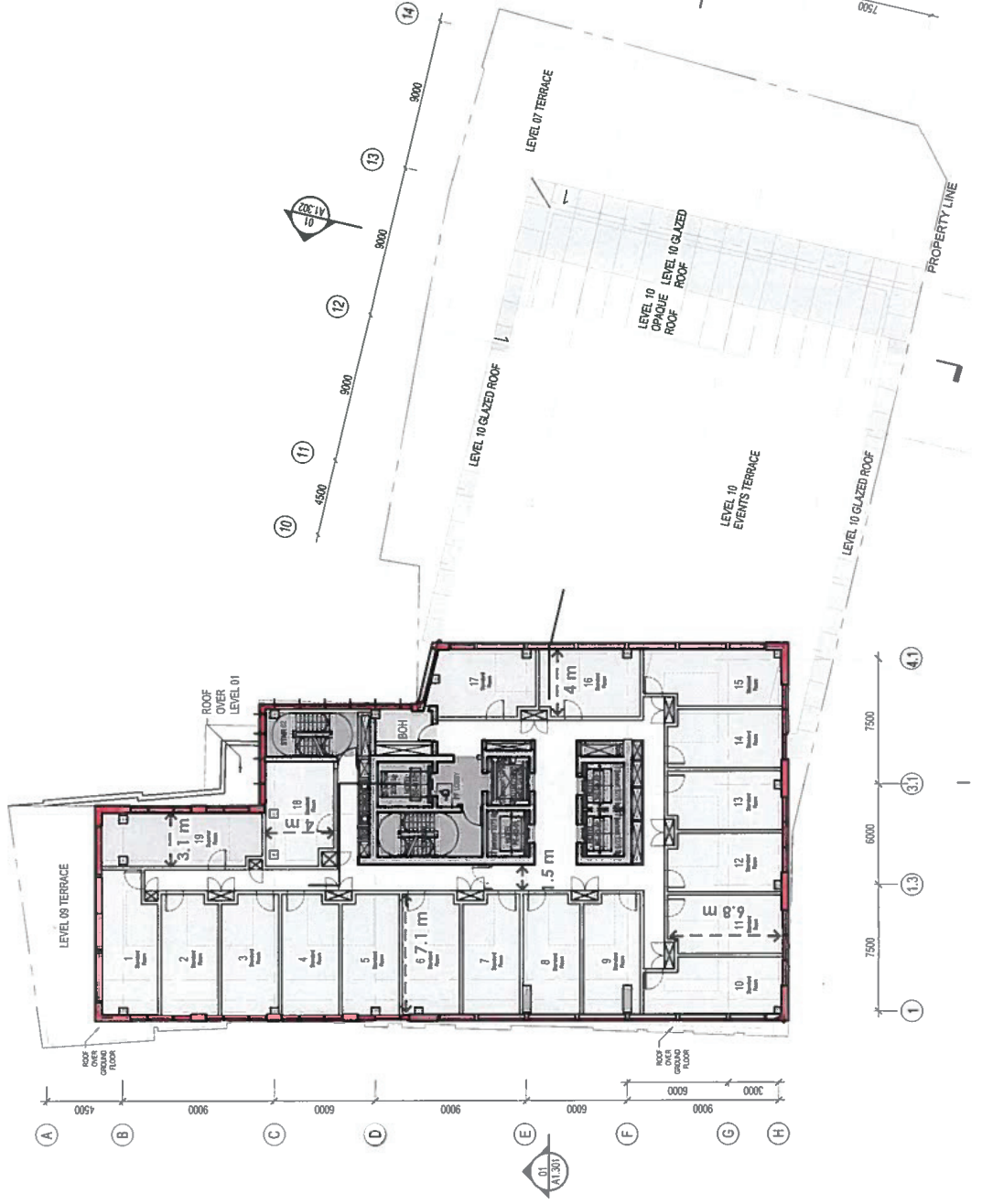
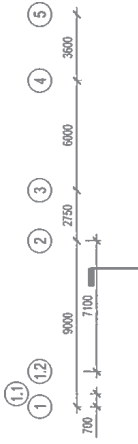
ROOMS: 470 m²
(5,055 sqft)

CIRCULATION: 104 m²
(1,118 sqft)

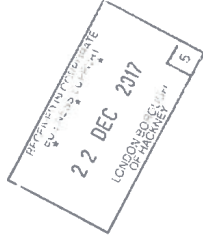
HOUSEKEEPING: 6 m²
(69 sqft)

TOTAL: 580 m² (6,242 sqft)

LICENSED AREA



Level 13 - Hotel Rooms



HOTEL ROOMS

- 15 KEYS

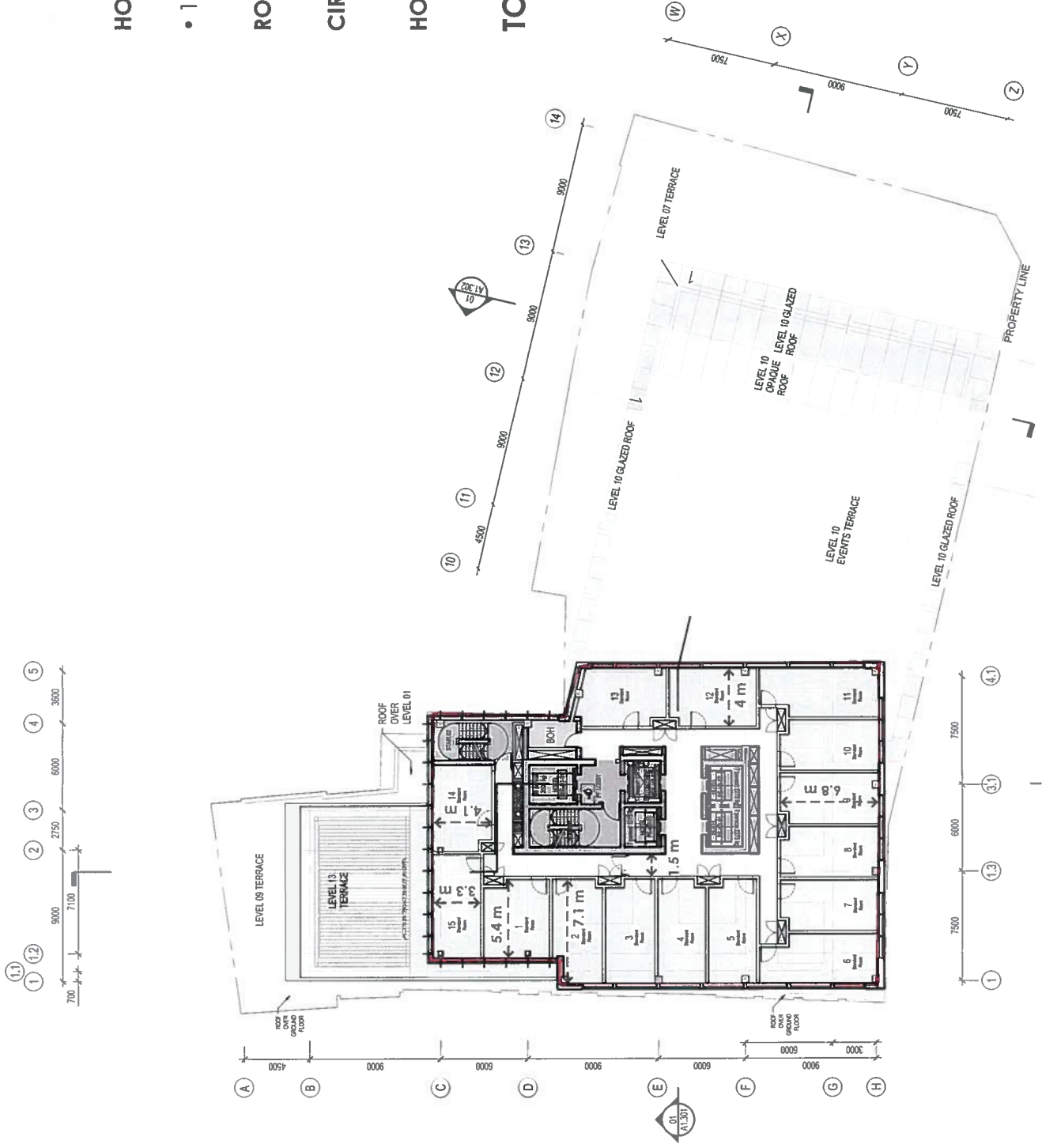
ROOMS: 360 m²
(3,876 sqft)

CIRCULATION: 90 m²
(974 sqft)

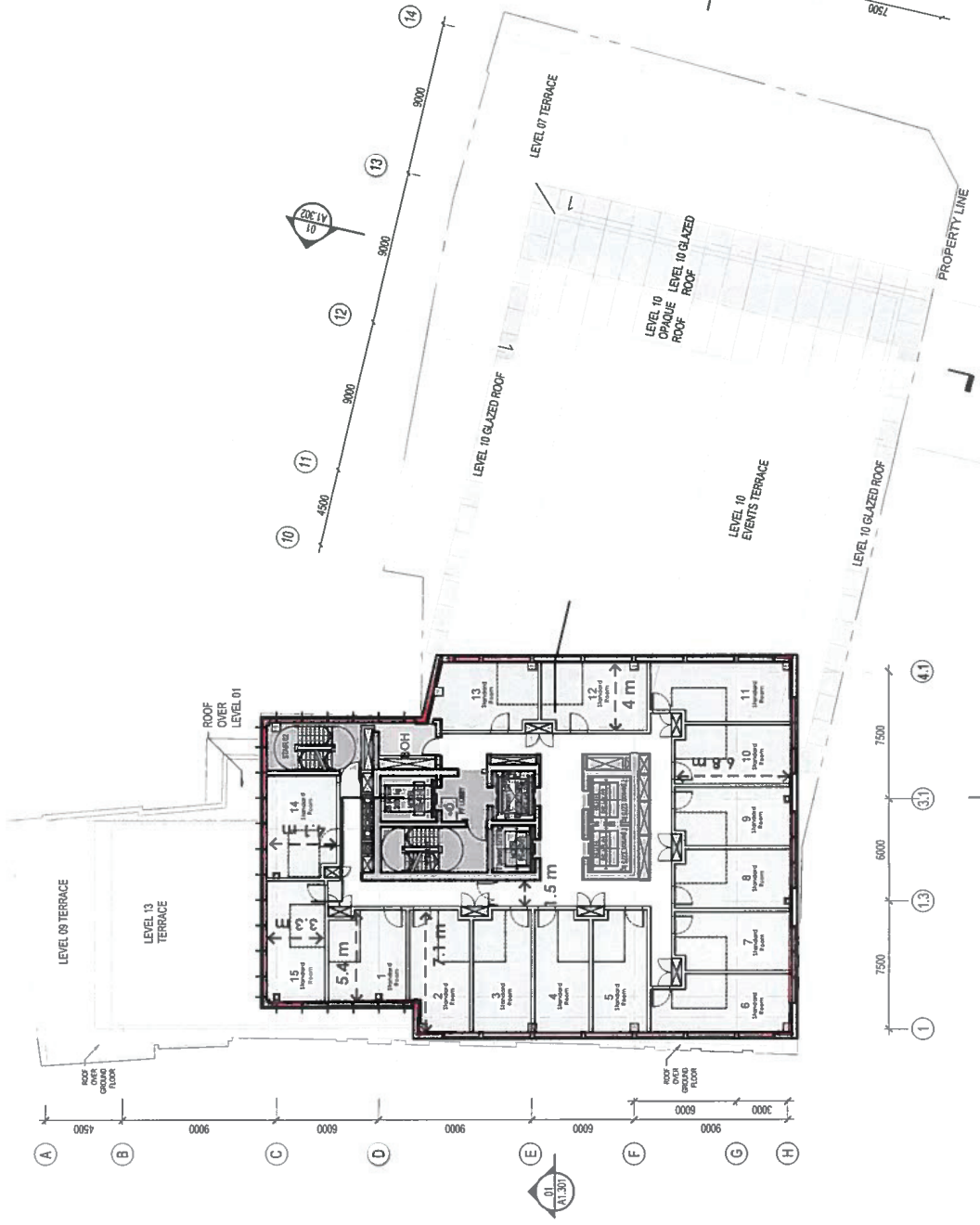
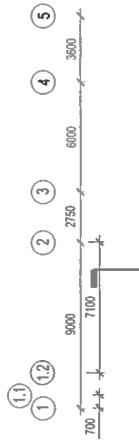
HOUSEKEEPING: 7 m²
(72 sqft)

TOTAL: 457 m² (4,922 sqft)

→ LICENSED AREA



Levels 14 to 17 - Hotel Typical Floor 1



HOTEL ROOMS

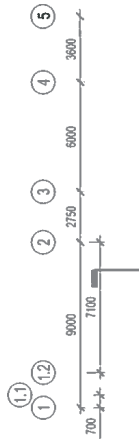
- 15 KEYS

ROOMS:	361 m² (3,887 sqft)
CIRCULATION:	90 m² (972 sqft)
HOUSEKEEPING:	7 m² (74 sqft)

TOTAL: 458 m² (4,933 sqft)

LICENS 60 ANGA

Levels 18 to 19 - Hotel Typical Floor 2



HOTEL ROOMS

- 15 KEYS

ROOMS: 356 m²
(3,833 sqft)

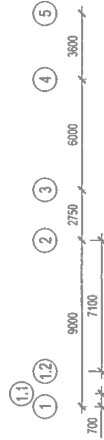
CIRCULATION: 91 m²
(981 sqft)

HOUSEKEEPING: 7 m²
(71 sqft)

TOTAL: 454m² (4,884 sqft)

6166/60 ANSA

Level 20-24 - Hotel Rooms



HOTEL ROOMS

• 9 KEYS

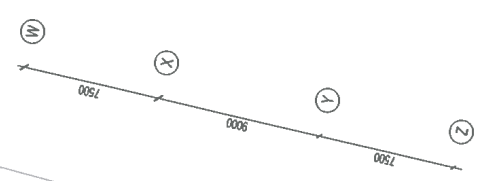
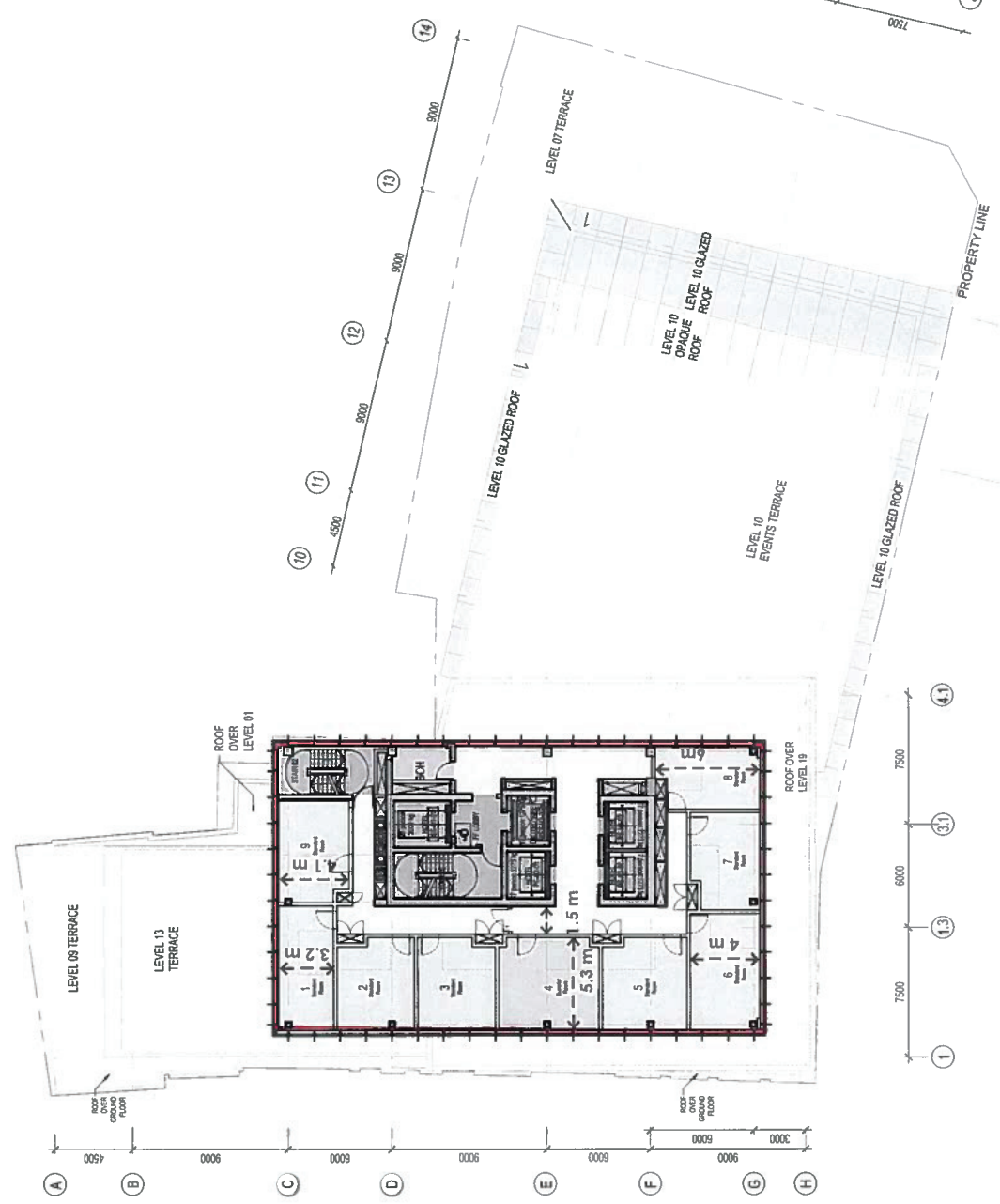
ROOMS: 228 m²
(2,458 sqft)

CIRCULATION: 88 m²
(946 sqft)

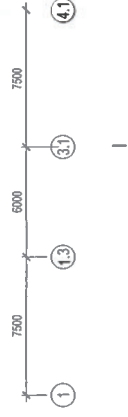
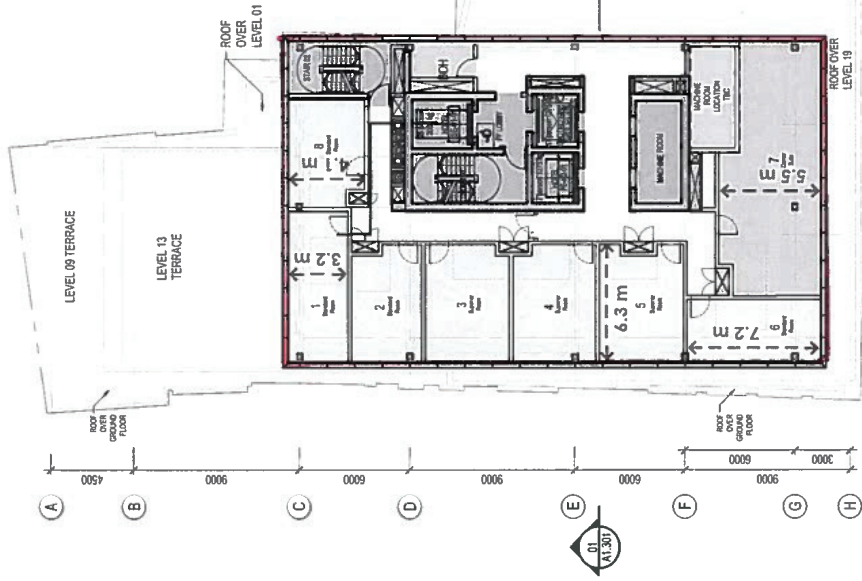
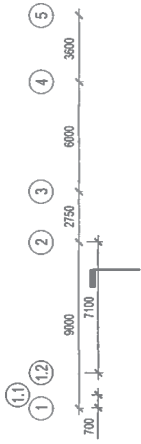
HOUSEKEEPING: 7 m²
(75 sqft)

TOTAL: 323m² (3,479 sqft)

— LIC6MS6D AM5A



Level 26 - Hotel Rooms



HOTEL ROOMS

• 8 KEYS

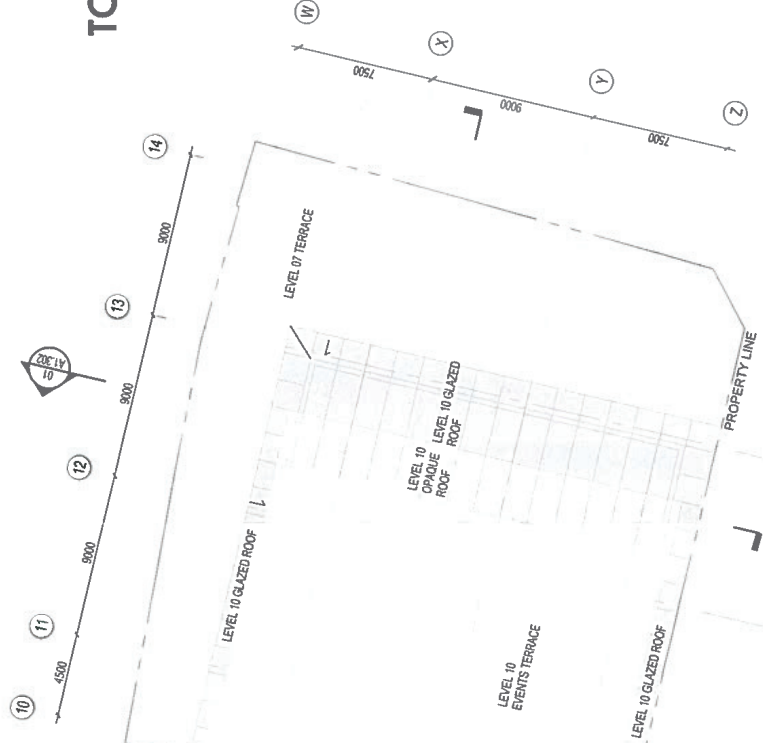
ROOMS: 254 m²
(2,738 sqft)

CIRCULATION: 85 m²
(913 sqft)

HOUSEKEEPING: 7 m²
(74 sqft)

TOTAL: 346m² (3,725 sqft)

LIC6M160 A-R-6A



Planning Authority Representation:
Application under the Licensing Act 2003

APPENDIX B1

Details of Authority	2 Hillman Street, Hackney, London, E8 1FB
Officer contact name	Merryn McGregor
Officer telephone number	020 8356 8076
Officer's email address	merryn.mcgregor@hackney.gov.uk

APPLICATION PREMISES

Name and address of premises	201-207 Shoreditch High Street & 1 Fairchild Street London E1 6LG
Applicant name	25hours Hotel Company GmbH

COMMENTS

I make the following relevant representation in relation to the above application at the above address.

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

Please supply any relevant evidence/information to support the above representation.

The application proposes a license for a hotel. The following licensable activities are proposed:

Films: 10:00 – 02:00 Monday – Sunday;
Live Music: 10:00 – 02:00, Monday – Sunday;
Recorded Music: 10:00 – 02:00, Monday – Sunday;
Performances of Dance: 10:00 – 02:00, Monday – Sunday;
Late night refreshment: 10:00 – 02:00, Monday – Sunday;
Supply of alcohol: 10:00 – 02:00, Monday – Sunday; and
Hours of operation: 00:00 – 24:00, Monday to Sunday.

Planning reference 2015/2403 granted the demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.

Planning reference 2017/0892 granted the non-material amendment to application 2015/2403 dated 12/04/16 comprising amendment to the wording of condition 29 to be more precise as to which windows shall be obscure glazed.

Planning reference 2017/2206 for the demolition of existing buildings and structures at 201-207 Shoreditch High Street and 1 Fairchild Street is being considered by Council.

Planning reference 2017/2700 granted the non-material amendment to planning application 2015/2403 dated 12/04/2016 to amend the wording of conditions 5 (detailed drawings), 6 (sample panel), 10 (wheelchair accessibility) and 13 (District/Energy Heating) to amend the trigger points of the conditions.

Condition 3 of planning permission 2015/2403 states that *'Notwithstanding the details shown on the plans and documents hereby approved no more than 681m² of the lower ground and first floor of the building shall be used for ancillary retail activities at any given time and no more than 1289m² of the lower ground, ground and first floor of the building shall be used for hospitality uses (i.e. restaurant/bar space) at any given time unless otherwise agreed in writing by the local planning authority.'*

It is not considered that the licensing application would interfere with the operation of this condition. Licensing permission does not grant planning permission and therefore would not override or interfere with the operation of this condition. The condition will remain in effect in spite of a license being granted for the premises.

It is noted that an events space is included on Level 10 and a 'Sky lounge' at Levels 28 and 29. These areas were approved as part of the planning permission and it was expected that these areas would be licensed.

Condition 24 of planning permission 2015/2403 states that *'The hours of use by members of the public of any ancillary hotel use including all retail, café, restaurant, bar and leisure type uses shall not take place outside the hours of 7am – 11:30pm on any day.'*

It is noted that the hours of the licensing application exceed those permitted under the above condition. However, the condition only serves to restrict the use of the premises by members of the public. The patrons of the hotel are not restricted in the hours they can use the facilities ancillary to the hotel under the planning permission. Therefore, no objection is raised to the proposed hours under the licensing application. The restriction in hours to the use of the ancillary facilities by members of the public will remain in operation in spite of licensing permission being given. Licensing permission does not grant planning permission. A breach of this condition would be unlawful and may be the subject of enforcement action.

In any instance, Condition 25 requires the submission of a Hotel Management Plan which will set out how the hotel and ancillary hotel uses will be available to the public. This is required to be approved by the Local Planning Authority prior to the operation of the hotel.

Should there be any discrepancies between the approved plans and the licensing plans, the applicant would be advised to lodge an application to ensure these differences are regularised. As previously pointed out, licensing permission does not grant planning permission, and any discrepancies would be unlawful and may be the subject of enforcement action.

Please provide the following information (if applicable)

Area (that permission applies to)	Building
Permitted use	C1 (Hotel)
Permitted hours	N/A
Specific/restrictive conditions	N/A
Recent applications	N/A

Document Number: 19101695

Document Name: 201-207 Shoreditch High Street (Hotel)


Decisions	N/A
Pending decisions	N/A
Reasons for refusal	N/A
Relevant Conditions/discharges	N/A

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

No representations with informative.

Should there be any potential discrepancies between the approved plans and the licensing plans, the applicant would be advised to lodge an application to ensure these differences are regularised. As previously pointed out, licensing permission does not grant planning permission, and any discrepancies may be the subject of enforcement action.

The applicant is advised that these comments do not represent a formal decision of the Local Planning Authority as to the acceptability or otherwise of the proposed use and that the decision of the Licensing Authority is not prejudicial to the determination of any subsequent planning application.

Signed	
Name	Graham Callam
Date	18/01/2018

**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	25 Hours – Shoreditch 201-207 Shoreditch High Street London E1 6LG
NAME OF PREMISES USER	25hours Hotel Company GmbH

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 objections in relation to the application for a Premises Licence at 201-207 SHOREDITCH HIGH STREET, LONDON, E1 6LG for the following reason(s):

This venue is situated on the main street running through Shoreditch. This is a new development which should be finished and ready to operate by 2021. Police have met with the applicant prior to the application being submitted where discussions around licensable activities took place. There are a couple of areas where we seek a little clarity:

- Why is there a need for off sales of alcohol? And is this really necessary until 0200hrs. Police have concerns about people buying alcohol and leaving the hotel with it and consuming it on the streets.
- Will there be any food available on floors 27/28.
- Will there always be a member of staff on duty that has a personal licence?
- Will all events be organised by hotel staff?

Police would like to see a written queue management and dispersal plan as concerns lie around the hotel hosting events that will attract crowd to the venue and the area. Consideration should be given to a last entry time, so that there are not queues of people waiting and/or expecting to get into the roof terrace/bar late at night.

Police also propose to remove non standard hours from the application. As the amount of hotels in Shoreditch rises and more high profile and promoted events are hosted on New Years Eve and other holidays, a greater strain is put on the police and emergency services. Police request that any additional hours be sought through the TEN process where a full risk assessment can be carried out by police and the area resourced accordingly.

Police will forward further/amended conditions to be discussed with the applicant.

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)

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

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

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	25hours Hotel 201-207 Shoreditch High Street London E1 6LG
NAME OF APPLICANT	25hours Hotel Company GmbH

COMMENTS

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

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

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

- The premises will be located on the site currently occupied by 'Majestic Wine' and the former 'Chariots' sauna.
- This area of Shoreditch is a popular, well established night time economy area in London, with a large number of licensed premises attracting high volumes of people.
- As a result, the Council receives general complaints of noise and other associated forms of anti-social behaviour. It is noted that there are some residential properties nearby.
- I am aware that the premises has been the subject of a major planning process, hence some licensing matters would have already been considered.
- It is noted that 'substantial food' will be available on the ground floor along with at least 80 seats and it appears that this area is proposed to operate as a restaurant/bar. Detail on the estimated capacity will likely assist decision making if available at this stage.
- It is noted that the building will have an outdoor terrace attached to the 10th level event space containing at least 50 seats. This may be a source of noise nuisance due to its characteristics. More detail on the proposed use of this area would be helpful.
- The 27th and 28th level 'Sky Lounge is likely to a popular destination, offering views across London. It is noted that this will have at least 50 seats. However, more detail on the proposed use of this area and estimated capacity will likely assist decision making.

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.

I met with the developer, the applicant and Solicitor at the Hackney Service Centre on 20 November 2017 where the proposal was discussed. I welcome the proposed redevelopment of what has become quite a dilapidated site in recent years. However, I do feel that, in order to ensure the promotion of the licensing objectives, some further clarification is required in relation to how the premises would operate, particularly the public areas.

Name:

David Tuitt

(Business Regulation Team Leader - Licensing and Technical Support)

Date: 19/01/18

From: [REDACTED]
Sent: 14 January 2018 21:58
To: Mike Smith
Cc: [REDACTED]
Subject: Re: Applications under the Licensing Act in December: Hotel 201-207 Shoreditch High St

Dear Mike,

The Jago Action Group (JAG) does not normally get involved in licence applications to the west of Shoreditch High Street - as this is very much the area of our friends in the Shoreditch Community Association. However, we do exceptionally object on this occasion given the potential impact on the proposals for a hotel at 201-207 Shoreditch High Street on the wider neighbourhood. This is on the grounds that the applicants have failed to follow the borough's policy as regards planning and licensing, as well as the cumulative impact on the licensing objectives regarding crime, public nuisance and children.

No doubt you will check with planning colleagues, but the application does not appear to be compatible with the planning permission given (see attached planning decision notice, downloaded from the LBH website for ease of reference) at least as regards:

- amount of space to be used for restaurant etc purposes (condition 3)
- location of such space (ditto; the planning permission does not extend above the first floor let alone to the 10th or above)
- the hours when it might be open to the public (condition 24; the application envisages an additional 2 1/2 hours per day at the peak time for 'night time economy' problems)

There also appears to be no planning permission for A4 (i.e. bar) use.

In accordance with the borough's existing and future (if the present consultation proposals go ahead) policy on sequencing planning and licensing decisions, the applicants should be told to withdraw this application and submit one that is compliant with the planning permission they have been granted.

It is also highly offensive to the local community that this hotel group, in its first venture in London, simply ignores the outcome of the planning process, which as I am sure you know was far from uncontroversial.

Were the applicants to submit a compliant application, the issue would be the likely addition to the cumulative impact suffered by the neighbourhood, either under the existing policy regarding cumulative impact outside, but very close to, the SPA (and to the Tower Hamlets CIZ) or under the proposed policy which would extend the SPA to this site. You are well aware of the evidence base reported as part of the present consultation, which shows how serious the problems are. JAG has also pointed out the problems, additionally, associated with alcohol off-sales from bars and restaurants, drug dealing, noise (of premises and of inebriated groups in the street) and abusive and threatening behaviour. The large number of people using the proposed large hotel, and the even larger number who would be expected to use it if it was open to the public as well as to hotel guests, would inevitably add to these problems.

Of course, most hotels expect to have facilities for their guests although some now concentrate on providing sleeping and working accommodation and expect their guests to go out for all meals and recreation. In the past JAG has accepted hotel operations with an alcohol licence where it is clear this provision is for guests and the impact will be contained within the building. If these applicants were to put forward such a proposal we would consider it. At the very least we would expect (the following list is not exhaustive):

- no 'off' sales;
- no (or possibly very limited) access to non-guests;

- no outdoor areas, or, if there are any, closed by 8pm (bearing in mind the applicants seem to envisage using high level external space from which noise would be disseminated widely);
- no noise of any sort audible at any residential premises at any time;
- an effective dispersal policy so the management are responsible for ensuring guests and any others leave quietly, if they leave (or return) in the evening or night;
- an enforceable commitment for the hotel to contribute positively to the locality (despite getting off to such a bad start).

kind regards,

[REDACTED]
(for JAG)

[REDACTED]
[REDACTED]
[REDACTED]

On 14 Jan 2018, at 19:17, Robin Fellgett <robin.fellgett@gmail.com> wrote:

Hi Mike,

Many thanks.

JAG has no objection to the applications by:

- Drunken Monkey. This seems to be just to add obligations to check workers' migration status. It is not clear why what is now a statutory requirement need be added as a licence condition. But there is no reason for the residents' group to object.
- Smoking Goat. The proposed change in the layout might imply a switch to these premises operating a bit more as a bar and a bit less as a restaurant, but as they have not proved a problem since opening we will give them the benefit of the doubt.

I will get back to you about the other two.

kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

On 10 Jan 2018, at 10:41, Mike Smith <Mike.Smith@Hackney.gov.uk> wrote:

Hackney Council
Planning and Regulatory Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference: 2015/2403

CMA Planning
113 The Timberyard Drysdale Street
London
N1 6ND

12 April 2016

Town and Country Planning (Development Management Procedure) Order 2015

Application Number: 2015/2403

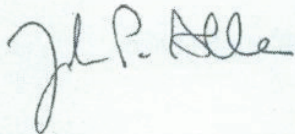
Site Address: 201-207 Shoreditch High Street and 1 Fairchild Street,
Hackney, London, E1 6LG

Thank you for your recent planning application for the above address on which a decision has now been made.

Important Information about this Decision

- The decision on your Planning Application is attached.
- Please carefully read all of the information contained in these documents.
- If you were granted permission, it may be subject to conditions. Some of the conditions may require action before you start the development and it is important that you seek to have these conditions discharged by the Council before any work commences.
- The Council's Planning Enforcement team may monitor planning permissions to ensure that development is being undertaken in accordance with the permission granted. Any breaches of planning control will be robustly pursued.
- Failing to comply with all of the conditions of this permission may result in a breach of planning control and may lead to enforcement action by the Council.
- If you decide to implement it, then it is your duty to ensure that all conditions are complied with. Failure to do so may cause difficulties if the property is sold or transferred. Failure to comply with conditions may also result in the development not being lawful.
- Where material samples have been provided as a part of the application you must return to collect these within 28 days of the date of your decision notice. If they are not collected they will be disposed of. Please arrange collection with your case officer.
- Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 2 Hillman Street, London, E8 1FB, by email to planning@hackney.gov.uk, or by phone to 020 8356 8062.
- This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not relate to any other permission that may be required by any other legislation, enactment or byelaw.
- **Community Infrastructure Levy (CIL) Liability Notice – This application is liable for the London Mayor's CIL, a CIL Liability Notice is attached and forms part of this Decision Notice.**

Yours faithfully



John Allen
Assistant Director (Planning and Regulatory Services)
Legal, Human Resources and Regulatory Services

PLANNING DECISION NOTICE

Town and Country Planning Act 1990 as amended Town and Country Planning (Development Management Procedure) (England) Order 2015

Agent: CMA Planning	Applicant: HG (Europe) Shoreditch Limited and Folgate Estates Limited c/o agent United Kingdom
113 The Timberyard Drysdale Street London N1 6ND	

Part 1- Particulars of the Application	Application No: 2015/2403
	Date of Application: 03 July 2015
	Date Validated: 09/07/2015
	Application Type: Full Planning Permission - CIL liable

Proposal: Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping. [This application is accompanied by an Environmental Statement]

Location: 201-207 Shoreditch High Street and 1 Fairchild Street, Hackney, London, E1 6LG

Plan Numbers:

8197-SH-100, 101; A0-401, 402; A1-010, 208, 209, 209_M, 210, 211, 212, 214, 217, 218, 219, 220, 221, 222, 223, 224, 229, 236, 237, 238, 239, 240, 290, 301, 302, 303, 401, 402, 403, 404; A2-401, 402, 403, 404, 405, 406, 407, 408; XA0-190, 401; XA1-290; Design and Access Statement by Gensler with Rockwell Group and Space Hub dated July 2015; Ecology Survey by Tyler Grange dated July 2015; Economic Impact Assessment by Carney Green dated July 2015; Energy Assessment by Meinhardt + Etude dated July 2015; Environmental Statement Non-Technical Statement by LUC dated July 2015; Environmental Statement Vol.1 (Main ES and Figures) by LUC dated July 2015; Environmental Statement Vol.2 (Townscape and Visual Assessment) by LUC, Peter Stewart Consultancy & Cityscape dated July 2015; Environmental Statement Vol.3 (Appendices) by LUC dated July 2015; Planning

Statement by CMA dated July 2015; Statement of Consultation by Connect Communications dated July 2015; Sustainability Statement by Meinhardt + Etude dated July 2015; Transport Assessment by Peter Brett Associates dated July 2015; Travel Plan by Peter Brett Associates dated July 2015.

Part 2 – Particulars of Decision: **GRANTED SUBJECT TO CONDITIONS**

Notice is hereby given that the London Borough of Hackney as local planning authority in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made thereunder permits the development referred to in Part1, in accordance with the plan(s) submitted and subject to the following condition(s):

Conditions:

- 1 The development to which this permission relates must be commenced no later than the expiration of THREE YEARS from the date of this permission.**

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.**

Reason: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

- 3 Notwithstanding the details shown on the plans and documents hereby approved no more than 681m² of the lower ground, ground and first floor of the building shall be used for ancillary retail activities at any given time and no more than 1,289m² of the lower ground, ground and first floor of the building shall be used for hospitality uses (ie. restaurant / bar space) at any given time, unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure that retail and hospitality uses do not have a detrimental impact on established town centres or local amenity, and remain ancillary to the hotel use.

- 4 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site**

evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure that any archaeological remains on the site are protected.

- 5 Notwithstanding the details that are shown on the drawings hereby approved details of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before the construction of the new building is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.**

- (a) Typical door and window details at 1:20**
- (b) Balconies and balustrade details at 1:20**
- (c) Ground floor elevations and signage of the building at 1:20**
- (d) Details of the roof-top cleaning cradle, including sections, at 1:50**

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 6 A full scale sample panel of the facade showing key features, recesses and relationship of material finishes shall be constructed on or near the site and approved by the Local Planning Authority in writing prior to the construction of the new building, and the development shall be carried out in accordance with the approved sample panel.**

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area

- 7 No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the external elevations of the building other than as shown on the drawings hereby approved.**

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 8 No roof plant equipment (including all external enclosures, machinery and other installations) other than that shown on the approved plans shall be placed upon or attached to the roof or other external surfaces of the building.

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area given the visual prominence of the roof of the building.

- 9 Details of a lighting strategy for the building including details of all external light fittings, plans showing levels of illuminance and light-spillage, hours of use, and investigation of the feasibility of replacing any nearby street-lights with light fittings attached to the building, shall be submitted to and approved by the Local Planning Authority before any external light fittings are installed.

Reason: To ensure that external lighting does not result in a loss of amenity to nearby occupiers and the area generally, and to investigate the possibility of removing existing light fittings thereby reducing street clutter.

- 10 Details of the layout and location of wheelchair accessible hotel rooms, including an investigation into the feasibility of increasing the number of such rooms from 5% to 10% of the total number of hotel rooms, shall be submitted to and approved by the Local Planning Authority before the construction of the hotel commences, and the approved layouts shall be implemented in full before the first use of the hotel commences.

Reason: To ensure that the hotel is of a satisfactory standard of accessibility.

- 11 The right to carry out development permitted by Part 16 (Communications) of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 shall not apply to the building hereby approved, and no external telecommunications equipment shall be installed on the building unless a separate planning permission is granted for such development.

Reason: To ensure the external appearance of the building is satisfactory, given its visual prominence.

- 12 A hotel management and accessibility plan shall be submitted to and approved by the Local Planning Authority before the first use of the hotel, and the hotel shall be operated in accordance with the approved plan.

Reason: To ensure that the hotel operates in a way to promote the principles of good accessibility.

- 13 Details of how the building could connect to future district energy/heating networks shall be submitted to and approved by the Local Planning Authority before the construction of the new building commences, and the development shall be carried out in accordance with the approved details.

Reason: To ensure the sustainability of the building is acceptable.

- 14 Details of the PV panels to be installed, including details of their performance and contribution towards the reduction of carbon emissions shall be submitted to and approved by the Local Planning Authority, and the approved PV panels shall be installed and connected before the first use of the building commences.

Reason: To ensure the sustainability of the building is acceptable and the reduction of carbon emissions is maximised.

- 15 The cycle parking and related facilities shown on the drawings hereby approved shall be provided before the first use of the approved building commences.

Reason: To ensure that adequate cycling facilities are provided and that the development makes a suitable contribution towards the promotion of sustainable forms of transport.

- 16 The development shall be carried out in accordance with the Construction Logistics Plan by Peter Brett Associated dated June 2015.

Reason: To ensure that the development is carried out in a sustainable manner that minimises likely harm to the local environment.

- 17 The approved uses shall operate in accordance with the Delivery and Servicing Plan by Peter Brett Associates dated June 2015.

Reason: To ensure that the operation of the approved uses minimises the potential for risk to public safety and to the local environment.

- 18 Details of the landscaping for the roof terraces hereby approved shall be submitted to and approved by the Local Planning Authority and the approved landscaping details implemented before the first occupation of the approved building.

Reason: To ensure the landscaping is of an acceptable standard and provided before the building is put to use.

- 19 The building hereby approved shall achieve a minimum BREEAM rating of excellent, and certification to demonstrate that rating shall be submitted to the Local Planning Authority within 6 months of the completion of the building. Any failure to reach that standard shall be addressed by mitigation measures that shall be submitted to and approved by the Local Planning

Authority and implemented in full within 18 months of the completion of the building.

Reason: To ensure that the sustainability of the building is acceptable.

- 20 An external advertisement strategy shall be submitted to and approved by the Local Planning Authority before first occupation of the approved building, and the future provision of external advertisements shall be in compliance with the approved strategy, whether or not an application for express consent is required.

Reason: To ensure all proposed external advertisements are visually acceptable because the building is in a visually prominent and sensitive location.

- 21 Details of measures to address the issues raised in the wind microclimate assessment submitted with the application shall be submitted to and approved by the Local Planning Authority before the relevant part of the development is commenced.

Reason: To ensure suitable wind condition for the future occupiers and other users of the building.

- 22 The development hereby approved shall be carried out in accordance with the Travel Plan.

Reason: To ensure the development does not have a detrimental impact on local transport and traffic conditions.

- 23 The details of the ventilation equipment associated with any ancillary cafe or restaurant type uses in the approved building shall be submitted to and approved by the Local Planning Authority, and the approved details implemented, prior to the commencement of any such use.

Reason: To ensure that the operation of such uses does not result in any harm to local amenity.

- 24 The hours of use by members of the public of any ancillary hotel use, including all retail, cafe, restaurant, bar, and leisure type uses shall not take place outside the hours of 7am to 11.30pm on any day.

Reason: To ensure that the use of the ancillary hotel facilities by members of the public does not lead to noise and general disturbance to local residents and the area generally.

- 25 A Hotel Management Plan that sets out how the hotel, including the ancillary uses that will be available to members of the public, is to be managed shall be submitted to and approved by the Local Planning authority prior to the commencement of the use of the hotel, and the use shall operate in compliance with the approved plan.

Reason: To minimise the risk of the hotel use having a detrimental impact on local amenity.

- 26** Reports to demonstrate compliance with 'Best Practice' measures to assess contaminated land (including unexploded ordnance) following the procedures in CLR11 Model procedures for the management of land contamination 2005 (Environment Agency) shall be submitted to and approved by the Local Planning Authority before the approved development is commenced. The reports shall comprise:

- (a) A site specific desk study;
- (b) An intrusive investigation;
- (c) A conceptual site model and risk assessment;
- (d) A remedial strategy.

The development shall be carried out in strict accordance with the approved reports.

Reason: To mitigate any unacceptable risks to health and the environment in general that may be posed by the development. This report shall be considered by the Council in conjunction with Rail for London.

- 27** A contaminated land verification report shall be submitted to and approved by the Local Planning Authority prior to first occupation of the approved building that shall set out how the remedial strategy has been implemented and demonstrate that any contamination has been dealt with in a satisfactory manner.

Reason: To ensure that any contamination does not have a harmful impact on the future users of the building.

- 28** Details of the biodiversity features set out in the Ecology Survey dated July 2015 by Tyler Grange shall be submitted to and approved by the Local Planning Authority and provided prior to the first occupation of the building, and permanently maintained thereafter.

Reason: To ensure that the biodiversity value of the site is enhanced.

- 29** The windows at levels 04-07 in the west elevation shall be fitted with obscured glazing and sealed shut.

Reason: To protect the visual privacy of adjoining occupiers.

- 30** A revised Air Quality Assessment Report shall be submitted to and approved by the Local Planning Authority before the approved works commence on site, and the development shall be carried out in accordance with the approved Report.

Reason: To ensure that the development does not have a harmful impact on

health and the environment in general.

- 31 Details of a sustainable drainage system shall be submitted to and approved by the Local Planning Authority prior to the construction of the new building, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that surface water run-off is attenuated in a satisfactory manner to minimise the risk of the proposed development contributing to local flooding, and to ensure that general water efficiency measures are included in the completed development.

- 32 The approved uses shall operate in accordance with the Operational Waste Management Strategy by Peter Brett Associates dated June 2015 submitted with the application, and all refuse and recycling collections shall take place from Holywell Lane.

Reason: In the interests of public hygiene and highway safety.

- 33 A Piling Risk Assessment and Method Statement shall be submitted to and approved by the Local Planning Authority prior to the commencement of piling works and the development shall be carried out in accordance with the approved details. The Statement shall include information on existing groundwater levels, flow direction, water quality and the hydraulic conductivity of the shallow aquifer, and also include measures to ensure that piling does not create a preferential pathway from the shallow aquifer to the Chalk.

Reason: To ensure that works of construction do not result in harm to existing water resources.

- 34 Details of sound installation measures for the development hereby approved shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The approved sound installation measures shall be implemented in full before use of each part of the development commences and shall be permanently maintained thereafter. The measures shall demonstrate that the internal sound levels in the hotel bedrooms shall not exceed NR20 and NR29 for all other office and commercial elements of the approved development. The measures shall also confirm that all hotel windows are to be sealed shut and demonstrate that the ventilation of all rooms will not compromise the proposed sound insulation measures. The measures must demonstrate compliance with the internal noise criteria set out in BS8233:2014.

Reason: To ensure an adequate standard of amenity for future occupiers.

- 35 The approved development shall operate in compliance with the Framework Travel Plan by Peter Brett Associates dated June 2015.

Reason: To ensure that the operation of the uses hereby approved does not

result in any additional traffic or transport congestion and the development makes a suitable contribution to the promotion of sustainable forms of transport.

- 36 The development shall be carried out and operated in accordance with the Sustainability Statement dated July 2015 by Meinhardt.

Reason: To ensure that the development is carried out and operated in a sustainable manner.

- 37 An assessment of the effect of the construction of the deep basement proposed on existing groundwater flow shall be submitted to and approved by the Local Planning Authority prior to the commencement of the construction of the basement.

Reason: To ensure the development does not have a harmful impact on existing water resources.

- 38 An assessment in accordance with BS4142:2014 shall be undertaken of building services plant noise associated with the approved development the results of which shall be submitted to and approved by the Local Planning Authority before the first occupation of the approved development.

Reason: To ensure that noise from plant does not result in a nuisance for any nearby sensitive receptor.

- 39 The approved hotel shall not accept bookings from coach parties.

Reason: To ensure that coaches do not lead to traffic congestion in the locality.

- 40 Prior to the commencement of the development details of a variation of the building line to Shoreditch High Street so that it matches that of the building to the South at 2-4 Fairchild Street, or a report to demonstrate that the change to the building line is not feasible, shall be submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To improve the width of the adjoining pavement in the interests of enhancing pedestrian safety and promoting sustainable forms of transport.

Informative/s:

1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the

satisfaction of The Building Control Service, Hackney Service Centre, 1 Hillman Street, LONDON, E8 1DY. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

2 Sanitary, Ventilation and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to Building Control Service, Hackney Service Centre 1 Hillman Street, LONDON, E8 1DY, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

3 Hours Of Building Works

(Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays)

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils The Pollution

Control Service, 28-33 Independent Place, Shackwell Lane, E8 2HE,
Telephone No: 0208 356 4455 and you are advised to consult that Division at
an early stage.

- 4 The Building Regulations Approved Document B1/2, Fire Safety, require new schemes to be provided with smoke alarms that are mains-operated. If you require further clarification regarding whether your scheme requires mains wired smoke alarms please contact Building Control, Hackney Service Centre, 1 Hillman Street, London E8 1DY Tel. 0208 356 8124
- 5 Hackney Planning Service adopts a positive and proactive approach when engaging with applicants / agents in line with the National Planning Policy Framework. As part of our planning process, we send out update letters to applicants / agents post submission, highlighting any planning issues that may have arisen and providing an opportunity to submit amendments before a final decision is made. We also encourage the pre-application service to avoid delays as a result of amendments and unforeseen issues during the planning process.
- 6 It is suggested that Fairchild Street become a no-through route and is used for vehicular access only.
- 7 Naming And Numbering

Your attention is drawn to Section 5, and the Regulations made under Section 12 of the London Building Acts (Amendments) Act 1939. Section 5 requires that any proposed name for a street, way, place, row of houses or block of buildings should be submitted to the Council for approval, allowing sufficient time for the statutory consultation process. Section 12 relates to the marking of numbers and names of buildings and to the necessity for you to display such number(s) or name(s). Information may be obtained from, and application under Section 5 should be made to, The Naming and Numbering Officer, The Building Control Service, Directorate of Safer Neighbourhoods, 2 Hillman Street, E8 1FB, Telephone No: 020 8356 5000.

8 Disabled Persons' Provision

Your attention is drawn to Section 4(1) of the Chronically Sick and Disabled Persons' Act 1981, which states that any person undertaking the provision of any building or premises to the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary conveniences to be available (if any) make provision, insofar as it is in the circumstances both practicable and reasonable, for the need of members of the public visiting the building or premises who are disabled.

9 The Regulatory Reform (Fire Safety) Order 2005

Your attention is drawn to the need to comply with the provisions of the Regulatory Reform (Fire Safety) Order 2005 where applicable. The provision

of satisfactory means of escape in the event of a fire is the concern of the London Fire and Emergency Planning Authority as fire authority, and information relating thereto may be obtained from the Fire Safety Department, 210 High Street, East Ham, E6 3RS

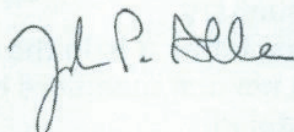
10 Consultations With The Twu

The Client Manager North London Thames Water Utilities, Sewerage and Sewage Treatment Operations. Becton Sewage Treatment Works, Jenkins Lane, Barking, Essex, IG11 OAD, should be consulted as directed in respect of proposals affecting their main sewers.

- 11 Your attention is drawn to the fact that there is a Section 106 (Legal Agreement) associated with this consent. This consent shall be in full accordance with the requirements of the S106 Agreement.
- 12 This application is liable for the London Mayor's and LBH's Community Infrastructure Levy (CIL), a CIL Liability Notice is attached and forms part of this Decision Notice.
- 13 Rail for London shall be notified (LOIP@tfl.gov.uk) of the commencement of works on site 6 weeks prior to commencement. Before RfL are sent this notification they shall be sent a copy of and be given a chance to comment on: a demolition and construction environmental management plan; a construction logistics plan including full specification for all cranes on site; a health and safety plan; a construction traffic management plan; a foundation design and construction methodology statement; ground and structure movement impact assessment and monitoring plan; emergency preparedness plan; risk assessment and method statement for structural works, excavation and service installation; details of significant temporary works and all equipment planned to be used in construction; scaffolding plan. In all these documents care should be taken to minimise the risk of damage to the railway infrastructure from debris and equipment falling onto the railway and suitable safety measures shall be incorporated. The purpose of requiring all these documents is to ensure the safe and efficient operation of the railway is protected.

Date of Decision: 12 April 2016

Signed



John Allen
Assistant Director (Planning and Regulatory Services)
Legal, Human Resources and Regulatory Services

Statement of Applicant's Rights arising from the Grant of Planning Permission

Appeals to the Secretary of State

1. If you are aggrieved by the decision of the Hackney Council to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
3. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
4. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
5. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the development without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

1. If either the local planning authority or the Secretary of State refuses planning permission or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

NOTE:

Please quote the application number in any correspondence, which should be sent to: Planning Service, 2 Hillman Street, London, E8 1DY. Email: planning@hackney.gov.uk. Telephone 020 8356 8062.

Community Infrastructure Levy (CIL)

Liability Notice

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

Hackney Council
Planning and Regulatory Services
2 Hillman Street
London E8 1FB

www.hackney.gov.uk

Hackney Reference: 2015/2403

HG (Europe) Shoreditch Limited and Folgate
Estates Limited
c/o agent
United Kingdom

12 April 2016

Proposal: Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping. [This application is accompanied by an Environmental Statement]

Location: 201-207 Shoreditch High Street and 1 Fairchild Street, Hackney, London, E1 6LG

For other recipients, see end of notice

CIL liability

This notifies you that you will be liable to pay **LBH CIL of £1,948,770 and GLA CIL of £1,037,400** of Community Infrastructure Levy to London Borough of Hackney as CIL collecting authority on commencement of development on planning permission 2015/2403. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

How we calculated this figure

We calculated this figure from the following information:

LBH CIL of £1,948,770

13,361m² of B1 space (including half of the ancillary plant space) x CIL rate of £50 =
£668,050, plus

16,009m² C1 hotel (including half of the ancillary plant space) x CIL rate of £80 = £1,280,720

GLA CIL of £1,037,400

29,640m² total floor area x CIL rate of £35 = £1,037,400

Are you eligible for relief from CIL?

If you are a charity or intend to use the development for social housing you may be eligible for a reduction (partial or entire) in this CIL liability, this has already been applied in the calculation above.

When will this CIL amount be due for payment?

The payment procedure is to notify the CIL collecting authority before development commences of:

- a. Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- b. The date on which you intend to commence development, by submitting a valid commencement notice.

Commencement Notices (form 6) are available from the Planning Portal website, please go to www.planningportal.gov.uk and search Community Infrastructure Levy.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

At this point in time the Mayor does not offer the option of paying by instalments as such the payment of the CIL amount will be due within 60 days of the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

Consequences of non payment

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to following the CIL Payment procedure" for more information.

The amount of CIL liability in this notice is a local land charge

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

New liability notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

Do you think we have made a mistake in our calculations?

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see enclosed note on "Appeals Procedure".

Mike Smith

From: [REDACTED]
Sent: 21 January 2018 12:12
To: [REDACTED]
Subject: Re: Applications under the Licensing Act in December: Hotel 201-207 Shoreditch High St

Dear Mr Smith

On behalf of the Shoreditch Community Association, we also object to this license application. We repeat each and every one of the reasons below.

The SCA is a community organization promoting the long term growth of Shoreditch in a responsible and sustainable manner, working to maintain Shoreditch's unique culture. 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, and the current tilt towards the night-time economy negatively impacts residents' quality of life, and is detrimental to long-term growth.

We really don't have much to add to the below. This application is premature, and clearly designed to slip in before a new policy is approved. It is deeply cynical.

We would like to be notified of any hearing, and urge the Council to schedule the hearing in the evening.

Kind regards

[REDACTED] r
On behalf of the Shoreditch Community Association

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

Subject: Re: Applications under the Licensing Act in December: Hotel 201-207 Shoreditch High St

NOW WITH ATTACHMENT (my apologies)

[REDACTED]

On 14 Jan 2018, at 21:58, [REDACTED] wrote:

Dear Mike,

The Jago Action Group (JAG) does not normally get involved in licence applications to the west of Shoreditch High Street - as this is very much the area of our friends in the Shoreditch Community Association. However, we do exceptionally object on this occasion given the potential impact on the proposals for a hotel at 201-207 Shoreditch High Street on the wider neighbourhood. This is on the grounds that the applicants have failed to follow the borough's policy as regards planning

and licensing, as well as the cumulative impact on the licensing objectives regarding crime, public nuisance and children.

No doubt you will check with planning colleagues, but the application does not appear to be compatible with the planning permission given (see attached planning decision notice, downloaded from the LBH website for ease of reference) at least as regards:

- amount of space to be used for restaurant etc purposes (condition 3)
- location of such space (ditto; the planning permission does not extend above the first floor let alone to the 10th or above)
- the hours when it might be open to the public (condition 24; the application envisages an additional 2 1/2 hours per day at the peak time for 'night time economy' problems)

There also appears to be no planning permission for A4 (i.e. bar) use.

In accordance with the borough's existing and future (if the present consultation proposals go ahead) policy on sequencing planning and licensing decisions, the applicants should be told to withdraw this application and submit one that is compliant with the planning permission they have been granted.

It is also highly offensive to the local community that this hotel group, in its first venture in London, simply ignores the outcome of the planning process, which as I am sure you know was far from uncontroversial.

Were the applicants to submit a compliant application, the issue would be the likely addition to the cumulative impact suffered by the neighbourhood, either under the existing policy regarding cumulative impact outside, but very close to, the SPA (and to the Tower Hamlets CIZ) or under the proposed policy which would extend the SPA to this site. You are well aware of the evidence base reported as part of the present consultation, which shows how serious the problems are. JAG has also pointed out the problems, additionally, associated with alcohol off-sales from bars and restaurants, drug dealing, noise (of premises and of inebriated groups in the street) and abusive and threatening behaviour. The large number of people using the proposed large hotel, and the even larger number who would be expected to use it if it was open to the public as well as to hotel guests, would inevitably add to these problems.

Of course, most hotels expect to have facilities for their guests although some now concentrate on providing sleeping and working accommodation and expect their guests to go out for all meals and recreation. In the past JAG has accepted hotel operations with an alcohol licence where it is clear this provision is for guests and the impact will be contained within the building. If these applicants were to put forward such a proposal we would consider it. At the very least we would expect (the following list is not exhaustive):

- no 'off' sales;
- no (or possibly very limited) access to non-guests;
- no outdoor areas, or, if there are any, closed by 8pm (bearing in mind the applicants seem to envisage using high level external space from which noise would be disseminated widely);
- no noise of any sort audible at any residential premises at any time;
- an effective dispersal policy so the management are responsible for ensuring guests and any others leave quietly, if they leave (or return) in the evening or night;
- an enforceable commitment for the hotel to contribute positively to the locality (despite getting off to such a bad start).

kind regards,


(for JAG)

Mike Smith

Subject: FW: Application for a Premises Licence - 201/207 Shoreditch High Street

From: [REDACTED]
Sent: 20 January 2018 11:42
To: Licensing <Licensing@Hackney.gov.uk>
Cc: Subangini Sriramana <Subangini.Sriramana@Hackney.gov.uk>
Subject: Re: Application for a Premises Licence - 201/207 Shoreditch High Street

Hello,

I have studied this application and I wish to object to the proposed late night alcohol licence, and to the late night music and films.

My wife and I have lived in Shoreditch for more than 20 years and we live [REDACTED] the future hotel development, about [REDACTED] away. Over this period we have seen the growth of the night time economy in the area and the associated problems of noise, public nuisance and crime.

Hackney has made some attempt to control the problems, including the introduction of the Special Policy Area which restricts the granting of new licences in the area. However, applicants have found ways around the process and the overall situation is still far from ideal for residents.

This application is being made years in advance of the need for any licence. No work has started on the site, the site has not even been cleared and the existing business is still operating. It will take several years to build a 30-storey structure. I believe that the early application is being made because the site lies outside the SPA, but within the proposed extension to the SPA. The applicant wants to get a licence granted before the extension to the SPA comes into force.

It is reasonable for the new hotel to apply for a normal alcohol licence. However, there is no need for it to have a late licence for non-residents. There are plenty of other venues on the area that provide late drinking and entertainment.

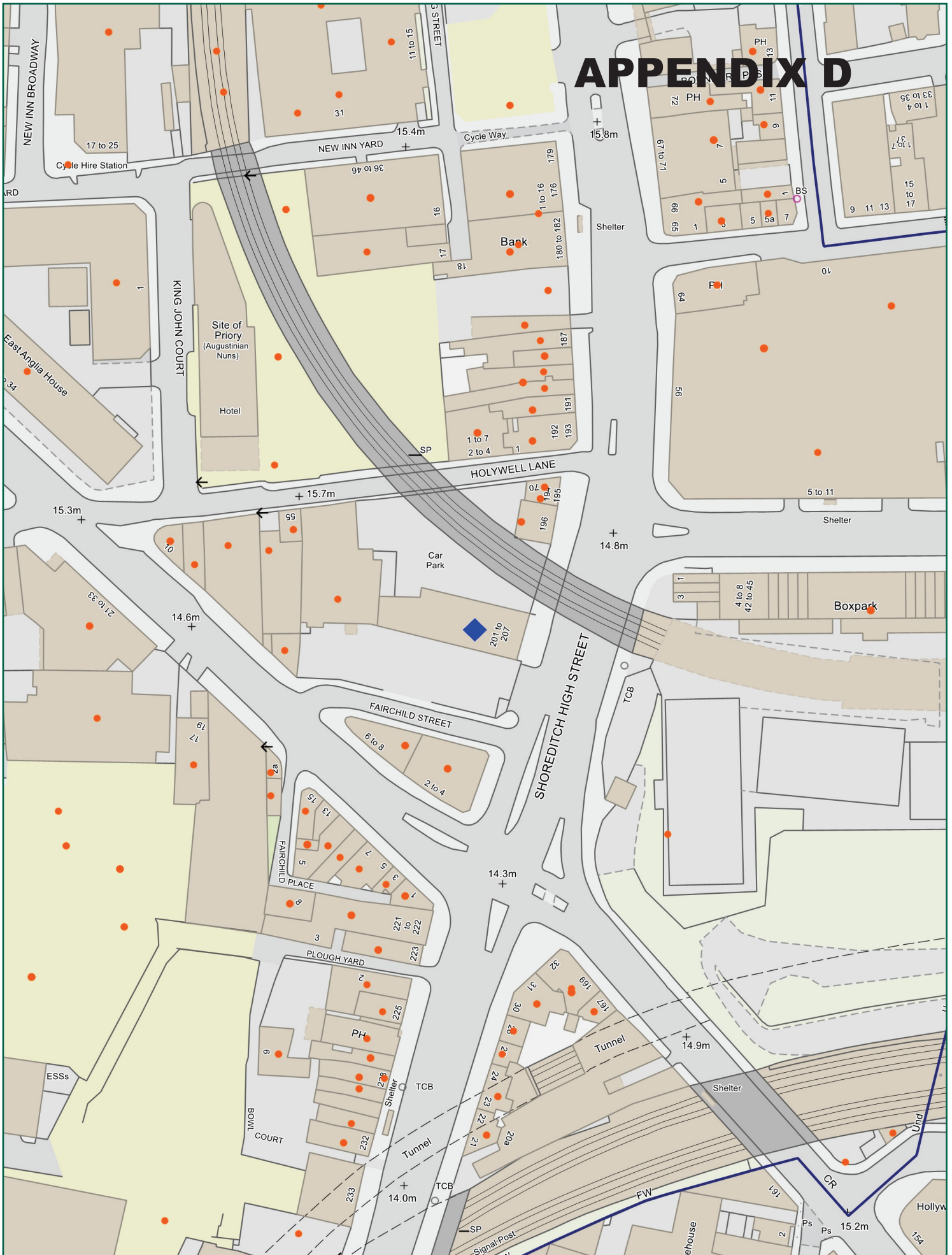
I note that the music and film offerings may be outdoors. The last thing we need is an elevated outdoor bar broadcasting music over the neighbourhood late at night. We have had persistent problems with noise nuisance from Village Underground on the adjacent site, and that venue is indoors.



I have suspicions about the application process. The application was lodged just before the Christmas/New Year holiday, which is a strategy that I have seen before to avoid attracting representations. Even though the deadline for objections is 22 January, I first noticed the sign posted at the end of Fairchild Street a couple of days ago. I walk along this street and park on this street most days and was very surprised to see the application, particularly as I have not seen the application appear in the weekly lists on the Hackney website.

I would be happy to come and state my views to the licensing committee if there is a hearing.

Regards, [REDACTED]
[REDACTED] Fairchild Place, [REDACTED]

APPENDIX D



 <p>NORTH</p>			
<p>Scale: 1:1250 at A4</p>			
	<p>Ref: 22 January 2018</p>	<p>Produced by: unspecified email:</p>	<p>please specify copyright statement</p>