



REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING

LICENSING SUB-COMMITTEE: 10/09/2019	Classification DECISION	Enclosure
Application for a Premises Licence Brunswick And Columbia Wharf, 53-55 Laburnum Street,E2 8BD	Ward(s) affected Haggerston	

1. SUMMARY

Applicant(s) Shiva Limited	In SPA: Not Applicable
Date of Application 04/06/2019	Period of Application Time-limited (05/07/2019- 05/07/2021)
Proposed licensable activity Films Supply of Alcohol (On and Off Premises)	
Proposed hours of licensable activities	
Films Both	Standard Hours: Mon 18:00-23:00 Tue 18:00-23:00 Wed 18:00-23:00 Thu 18:00-23:00 Fri 18:00-23:00 Sat 13:00-23:00 Sun 13:00-22:30
Supply of Alcohol On-sales (off-sales withdrawn from application) Sale of alcohol on the roof will cease at 22.00 every day	Standard Hours: Mon 18:00-22:30 Tue 18:00-22:30 Wed 18:00-22:30 Thu 18:00-22:30 Fri 18:00-23:30 Sat 13:00-23:30 Sun 13:00-22:00
The opening hours of the premises	
	Standard Hours: Mon 13:00-23:00 Tue 13:00-23:00 Wed 13:00-23:00 Thu 13:00-23:00 Fri 13:00-00:00 Sat 13:00-00:00 Sun 13:00-22:30

Capacity: Not known	
Policies Applicable	LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours), LP4 ('Off' Sales of Alcohol), LP5 (Planning Status) and LP6 (External Areas and Outdoor Events)
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"> • Environmental Protection • Environmental Enforcement • Licensing Authority • Other Persons

2. APPLICATION

- 2.1 Shiva Limited has made an application for a time-limited premises licence under the Licensing Act 2003:
- To authorise the supply alcohol for consumption on and off the premises
 - Regulated entertainment
- 2.2 The application is attached as Appendix A1. Additional information submitted for consideration by the Licensing Sub-Committee held on 23rd July (see para. 2.4 below) is attached at Appendix A2 .
- 2.3 Following agreement with the police, and in order to help allay concerns from responsible authorities, local residents and the Bridge Academy, the proposed hours of operation have been reduced to those described in para.1 above. See para 8.1 below for agreed and proposed conditions, should the application be approved.
- 2.4 This application was considered by Licensing Sub-Committee on 23rd July 2019, where it was RESOLVED that the application for a premises licence be ADJOURNED for the Applicant to facilitate a meeting with the Other Persons/Residents that have made representations against the application, in order to try and resolve the issues by providing better clarity as the proposed application and what is intended to take place at the premises, with a view to overcoming their objections, if possible.
- 2.5 The meeting with residents was held on 20th August (see Appendix A3). The Licensing Service has not received any information regarding the outcome of the meeting.

3. CURRENT STATUS / HISTORY

- 3.1 The premises are not currently licensed for any activity.
- 3.2 Temporary Event Notices have given in last twelve months at this premises as follows:

<u>Date of the event(s)</u>	<u>Hours</u>
10/08/2018-11/08/2018	18:00-02:00
06/11/2018	14:00-22:00
02/08/2019	18:00-23:30

4. REPRESENTATIONS: RESPONSIBLE AUTHORITIES

From	Details
Environmental Health Authority (Environmental Protection) (Appendix B1)	Representation received on the grounds of the prevention of public nuisance
Environmental Health Authority (Environmental Enforcement) (Appendix B2)	Representation received on the grounds of the prevention of public nuisance
Environmental Health Authority (Health & Safety)	Have confirmed no representation on this application
Weights and Measures (Trading Standards)	No representation received
Planning Authority (Appendix B3)	Informative
Area Child Protection Officer	No representation received
Fire Authority	No representation received
Police	Representation has been withdrawn with the agreed conditions as set out in para 8.1 and amended hours above.
Licensing Authority (Appendix B4)	Representation received on the grounds of Prevention of Public Nuisance, Core Hours and External Areas and Outdoor Events
Health Authority	No representation received

5. REPRESENTATIONS: OTHER PERSONS

From	Details
20 Representations opposing the application received from and on behalf of local residents. 2 letters received in support. (Appendix C1-C22)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, The Protection of Children from Harm, Core Hours and External Areas and Outdoor Events.

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 LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours), LP4 ('Off' Sales of Alcohol), LP5 (Planning Status) and LP6 (External Areas and Outdoor Events).

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 if age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-
 - A. a holographic mark or
 - B. an ultraviolet feature.
6. The responsible person shall ensure that:
 - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - beer or cider: 1/2 pint;
 - gin, rum, vodka or whisky: 25ml or 35ml; and
 - still wine in a glass: 125ml; and
 - a. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - b. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

7. 7.1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 7.2 For the purposes of the condition set out in paragraph 7.1 above -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$
Where -
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

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

7.3 Where the permitted price given by Paragraph 8.2(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Exhibition of Films

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

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

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

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

Door Supervision

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

Conditions derived from Responsible Authority representations

10. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas and each entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer.

11. There shall be a staff member from the premises who is conversant with the operation of the CCTV system on the premises at all times when the premises are open to the public. This staff member must be able to show a Police or authorised council officer recent data or footage when requested.

12. Alcohol shall only be served as an Ancillary to cultural, artistic, creative and community events. This premises shall not be operated as a club or bar
13. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence or passport.
14. An incident log shall be kept at the premises, and made available on request to an authorised officer of the council or the police, which will record the following.
 - a. All crimes reported:
 - b. All ejections of patrons
 - c. Any complaints received.
 - d. Any incidents of disorder.
 - e. Seizure of drugs or offensive weapons.
 - f. Any faults in the CCTV system.
 - g. Any refusal of the sale of alcohol.
 - h. Any visit by a relevant authority or emergency service.
 - i. Any refusal of sales
15. Premises to operate zero tolerance policy to drugs and comply with Hackney Police Drugs and Weapons policy where appropriate.
16. All instances of crime and disorder to be reported by the Designated Premises Supervisor or responsible member of staff to an agreed police contact point, as agreed with the police.
17. All staff shall receive training on the legislation relating to the sales of alcohol to underage persons and drunken persons and shall have refresher training every 12 months. There shall be written records of such training which will be kept on the premises and produced to a police officer or other authorised officer upon request.
18. The premises licence holder or designated premises supervisor to ensure that all management and staff who are not personal licence holders be fully trained and briefed on the four licensing objectives and challenge 25.
19. No accumulation of combustible rubbish, dirt, surplus material or stored goods shall be permitted to remain in any part of the premises except in an appropriate place and of such quantities so as not to cause a nuisance, obstruction or other safety hazard.
20. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
21. On an open stage and elsewhere in the premises any permanently installed scenery shall be made from the following:
 - Non-combustible material; or
 - Inherently flame-retarded fabric; or
 - Durably treated flame retarded fabric; or

- Timber, hardboard or plywood treated by a process of impregnation which meets Class 1 (BS476-7) or Class-s3.d2 (BS EN 13501-1) surface spread flame; or
 - Timber framing of minimum 22mm nominal thickness; or
 - Medium-density fibreboard (MDF), plywood, chipboard not less than 18mm in thickness; or
 - Plastics material subject to special consideration by appropriate Responsible Authority, being the Fire Authority
22. Other materials acceptable to the appropriate Responsible Authority, being the Fire Authority.
23. All fabrics, curtains, drapes and similar features should be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, other than foyers, entertainment areas or function rooms, should be non-combustible.
24. 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.
25. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.
- NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
26. Non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
27. 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.
28. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
29. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
30. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
31. There shall be no direct access from the street to any bar.
32. 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.

33. No super-strength beer, lagers or ciders of 5.5% ABV (alcohol by volume) or above shall be sold at the premises.
34. The sale of alcohol at the premises shall at all times be ancillary to the provision of Regulated Entertainment and shall only be to members of the public holding a ticket or pass (whether this be a physical ticket, hand-stamp, wristband, or admitted on a 'sign in' basis) for a performance or exhibition.
35. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
36. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
37. Patrons permitted to temporarily leave and then re- enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
38. The designated smoking area shall be limited to a specific external area indicated by signage and ground markings.
39. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
40. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
41. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
42. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
43. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime)
- (44. Children shall not be allowed on the premises where theatre production that deals with adult themes is being shown.)
45. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving license, passport or proof of age card with the PASS Hologram.

46. Any activity on the rooftop shall not continue past 2300hours.
47. Only members of the public who hold a ticket or pass (whether this be a physical ticket, hand-stamp, wristband, or admitted on a 'sign in' basis) for a performance or exhibition shall be admitted into the building.
48. Any showings taking place on the rooftop cinema after 2200hours should make use of Bluetooth headphones or similar equivalent to minimise noise pollution for local residents.
49. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
50. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
51. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
52. The Licensee shall instruct member of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises, when female only staff working, checks must be made during daylight hours, and one check first thing in the morning at 0800.
53. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

9. REASONS FOR OFFICER OBSERVATIONS

- 9.1 Conditions 10 to 48 have been agreed with the police. Conditions 49 to 53 have been proposed by Environmental Enforcement.

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 individual’s 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):	Shan Uthayasangar Licensing Service 1 Hillman Street E8 1DY Telephone: 020 8356 2431

LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

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

Description of document	Location
Office File: Brunswick And Columbia Wharf, 53-55 Laburnum Street, E2 8BD	Licensing Service 1 Hillman Street London E8 1DY

Printed matter

Licensing Act 2003

LBH Statement of Licensing Policy

APPENDIX A1

Hackney
LA01

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Shiva Limited
(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
BRUNSWICK AND COLUMBIA WHARF 53 55 LABURNUM STREET HACKNEY LONDON			
Post town	LONDON	Postcode	E2 8BD

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£156,000

Part 2 - Applicant details

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

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

	ii.	as a partnership (other than limited liability)	<input type="checkbox"/>	please complete section (B)
	iii.	as an unincorporated association or	<input type="checkbox"/>	please complete section (B)
	iv.	other (for example a statutory corporation)	<input type="checkbox"/>	please complete section (B)
c)		a recognised club	<input type="checkbox"/>	please complete section (B)
d)		a charity	<input type="checkbox"/>	please complete section (B)
e)		the proprietor of an educational establishment	<input type="checkbox"/>	please complete section (B)
f)		a health service body	<input type="checkbox"/>	please complete section (B)
g)		a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales	<input type="checkbox"/>	please complete section (B)
ga)		a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England	<input type="checkbox"/>	please complete section (B)
h)		the chief officer of police of a police force in England and Wales	<input type="checkbox"/>	please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- 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)

Title Mr			
Surname		First names	
I am 18 years old or over ..			
Date of birth			
Nationality			
Current residential address if different from premises address		UK-England	
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)			

SECOND INDIVIDUAL APPLICANT (if applicable)

Title Mr			
Surname		First names	
I am 18 years old or over .. Please tick yes			

Date of birth			
Nationality			
Current postal address if different from premises address		UK-England	
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)			

(B) OTHER APPLICANTS

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

Name Shiva Limited
Address 77 WESTMINSTER BRIDGE ROAD LONDON SE1 7HA UK-England
Registered number (where applicable) 02407326
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)

0 [REDACTED]

E-mail address (optional)
[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY

05-07-2019

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

DD MM YYYY

05-07-2021

Please give a general description of the premises (please read guidance note 1)
The application premises is located within a larger series of brick warehouse spaces built between 1895-1950. The site is located in Haggerston, adjacent to the Regent's Canal.

The ambit of the premises that form the premises license application consists of the ground floor and roof of the North West Building which is an open plan brick warehouse built in the 1950's. The adjacent buildings are used for artists studios.

The ground floor space is 6m high with no intermediate floor or mezzanine to the roof. The rooftop space overlooks the canal. Alcohol and refreshments will be served in the internal ground floor space with a reduced service on the rooftop before events. Both the roof and internal space have a capacity of 200 people.

It is intended that the spaces will house films and theatre, both with a capacity under 500 people, with the sale of alcohol limited to these events.

The sale of alcohol will at all times be ancillary to cultural / artistic / creative / community activity. It is not intended to open the premises as a club or bar, but for the premises to host interesting events that can serve alcoholic drinks.

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

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

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

	Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a)	plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b)	films (if ticking yes, fill in box B)	<input checked="" type="checkbox"/>
c)	indoor sporting events (optional, fill in box C)	-

d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	..
e)	live music (optional, fill in box E)	..
f)	recorded music (if ticking yes, fill in box F)	..
g)	performances of dance (optional, fill in box G)	..
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	..
<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)		..
<u>Supply of alcohol</u> (if ticking yes, fill in box J)		<input checked="" type="checkbox"/>

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 (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 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 (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	13:00	23:00	Please give further details here (please read guidance note 4) Films will be mainly educational/ documentary (not commercial). Sound will be amplified		
Tue	13:00	23:00			
Wed	13:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 5) N/A		
Thur	13:00	23:00			
Fri	13:00	23:00	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) N/A		
Sat	13:00	23:00			
Sun	13:00	23:00			

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			State any seasonal variations for indoor sporting events (please read guidance note 5)
	-----	-----	
Tue			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)
	-----	-----	
Wed			
	-----	-----	
Thur			
	-----	-----	
Fri			
	-----	-----	
Sat			
	-----	-----	
Sun			
	-----	-----	

D

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

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 (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 the playing of recorded music (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

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 (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Please give further details here (please read guidance note 4)	Both
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

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 (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			Please give further details here (please read guidance note 4)		
Wed					
Thur					
Fri			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Sat					
Sun					
			Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)		

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 (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Please give further details here (please read guidance note 4)	
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur					
Fri			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)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) N/A		
Mon	15:00	23:00			
Tue	15:00	23:00			
Wed	15:00	23:00			
Thur	15:00	23:00			
Fri	13:00	01:00			
Sat	13:00	01:00			
Sun	13:00	23:00			
			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) N/A		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Mr Peter Weidmann	
Date of birth ██████████	
Address ████████████████████████████████████████ ████████████████████████████████████████ ██████████ ██████████	
UK-England	
Postcode	██████████
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).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) N/A
Day	Start	Finish	
Mon	13:00	23:00	Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) N/A
Tue	13:00	23:00	
Wed	13:00	23:00	
Thur	13:00	23:00	
Fri	13:00	01:00	
Sat	13:00	01:00	
Sun	13:00	23:00	

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

- 1 - For the purpose of this license, the main use of the premises shall at all times remain as a Theatre / Gallery / Cinema / Performance Space
- 2 - Only members of the public who hold a ticket or pass (whether this be a physical ticket, hand-stamp, wristband, or admitted on a 'sign in' basis) for a performance or exhibition shall be admitted into the building.
- 3 - The sale of alcohol at the premises shall at all times be ancillary to the provision of Regulated Entertainment and shall only be to members of the public holding a ticket or pass (whether this be a physical ticket, hand-stamp, wristband, or admitted on a 'sign in' basis) for a performance or exhibition.
- 4 - There shall be no direct access from the street to any bar.

b) The prevention of crime and disorder

- 1 - Non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
- 2 - No super-strength beer, lagers or ciders of 5.5% ABV (alcohol by volume) or above shall be sold at the premises.

c) Public safety

- 1 - The operators of the business and/or the licensees shall ensure that any capacity limits set for the premises is properly monitored at all times. Information regarding the capacity shall be given to an authorised officer or Police Officer on request.
- 2 - 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.
- 3 - 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.
- 4 - All exit doors shall be available at all material times without the use of a key, code, card or similar means.
- 5 - All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
- 6 - The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

7 - Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.

8 - On an open stage and elsewhere in the premises any permanently installed scenery shall be made from the following:

- Non-combustible material; or
- Inherently flame-retarded fabric; or
- Durably treated flame retarded fabric; or
- Timber, hardboard or plywood treated by a process of impregnation which meets Class 1 (BS 476-7) or Class-s3.d2 (BS EN 13501-1) surface spread flame; or
- Timber framing of minimum 22mm nominal thickness; or
- Medium-density fibreboard (MDF), plywood, chipboard not less than 18mm in thickness; or
- Plastics material subject to special consideration by appropriate Responsible Authority, being the Fire Authority

9 - Other materials acceptable to the appropriate Responsible Authority, being the Fire Authority.

10 - All fabrics, curtains, drapes and similar features should be either noncombustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, other than foyers, entertainment areas or function rooms, should be non-combustible.

11 - 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.

12 - No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

13 - NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.

d) The prevention of public nuisance

1 - No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

2 - Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

3 - Patrons permitted to temporarily leave and then re- enter the premises e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

4 - The designated smoking area shall be limited to a specific external area indicated by signage and ground markings.

5 - Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

6 - All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

7 - No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.

8 - A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

9 - Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime)

e) The protection of children from harm

1 - Children shall not be allowed on the premises where theatre production that deals with adult themes is being shown.

2 - A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving license, passport or proof of age card with the PASS Hologram.

3 - A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises are open.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.

- I understand that if I do not comply with the above requirements my application will be rejected.

- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **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, or have conducted an online right to work check using the Home Office right to work checking service which confirmed their right to work (please see note 15)
Signature	Harley Gray
Date	31/5/2019

Capacity	Applicant
----------	-----------

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.







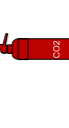







Signature	
Date	31/5/2019
Capacity	

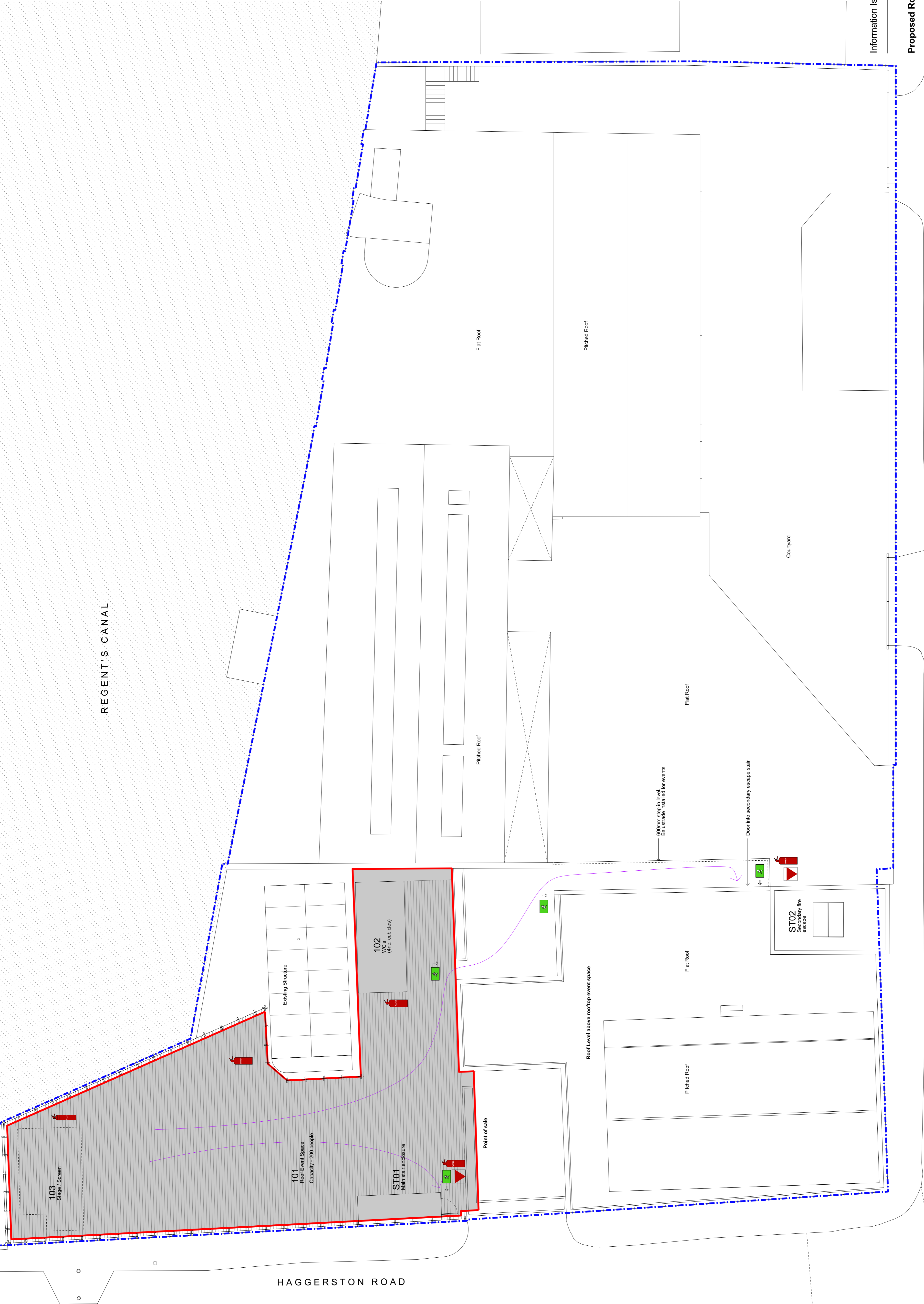
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Premises Address UK-England			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (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.

KEY

-  The red line shows the ambit of the premises and the fire alarm zones may take place anywhere within the red line.
-  The location of fire and safety equipment is shown for illustrative purposes and such equipment may be provided or changed in consultation with the fire officer.
-  Site Boundary
-  Main / public entrance
-  Exit
-  WATER Extinguisher
-  FOAM Extinguisher
-  CO2 Extinguisher
-  FB Fire Blanket
-  Manual Fire Break Call Point
-  Green Break Glass for doors
-  Escape routes
-  Running man sign
-  Smoke alarm sensor



Information Issue

Proposed Roof Plan

Columbia Wharf

Licensing Application

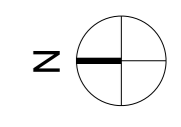
Match Swift Architects
8 Compton Terrace
London N1 2UN

Scale 1:100 @ A1
Date 07.05.19
Drwg 121_A68_02 A
t +44 (0)20 7688 4110
e info@matchswift.com

LABURNUM STREET

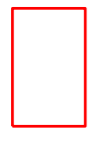


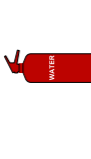



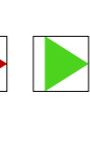




HAGGERSTON ROAD

REGENT'S CANAL



Rev: A (07.05.19) Information Issue
Rev: * (26.04.19) Information Issue

KEY

-  Site Boundary
-  Main / public entrance
-  Exit
-  WATER Extinguisher
-  FOAM Extinguisher
-  CO2 Extinguisher
-  Fire Blanket
-  Manual Fire Break Call Point
-  Green Break Glass for doors
-  Escape routes
-  Running man sign
-  Smoke alarm sensor

The red line shows the ambit of the premises and the red lines show the fire and safety equipment to be placed within the red line. The location of fire and safety equipment is shown for illustrative purposes and such equipment may be altered or changed in consultation with the fire officer.

Site Boundary

Main / public entrance

Exit

WATER Extinguisher

FOAM Extinguisher

CO2 Extinguisher

Fire Blanket

Manual Fire Break Call Point

Green Break Glass for doors

Escape routes

Running man sign

Smoke alarm sensor

REGENT'S CANAL

HAGGERSTON ROAD

LABURNUM STREET

Information Issue

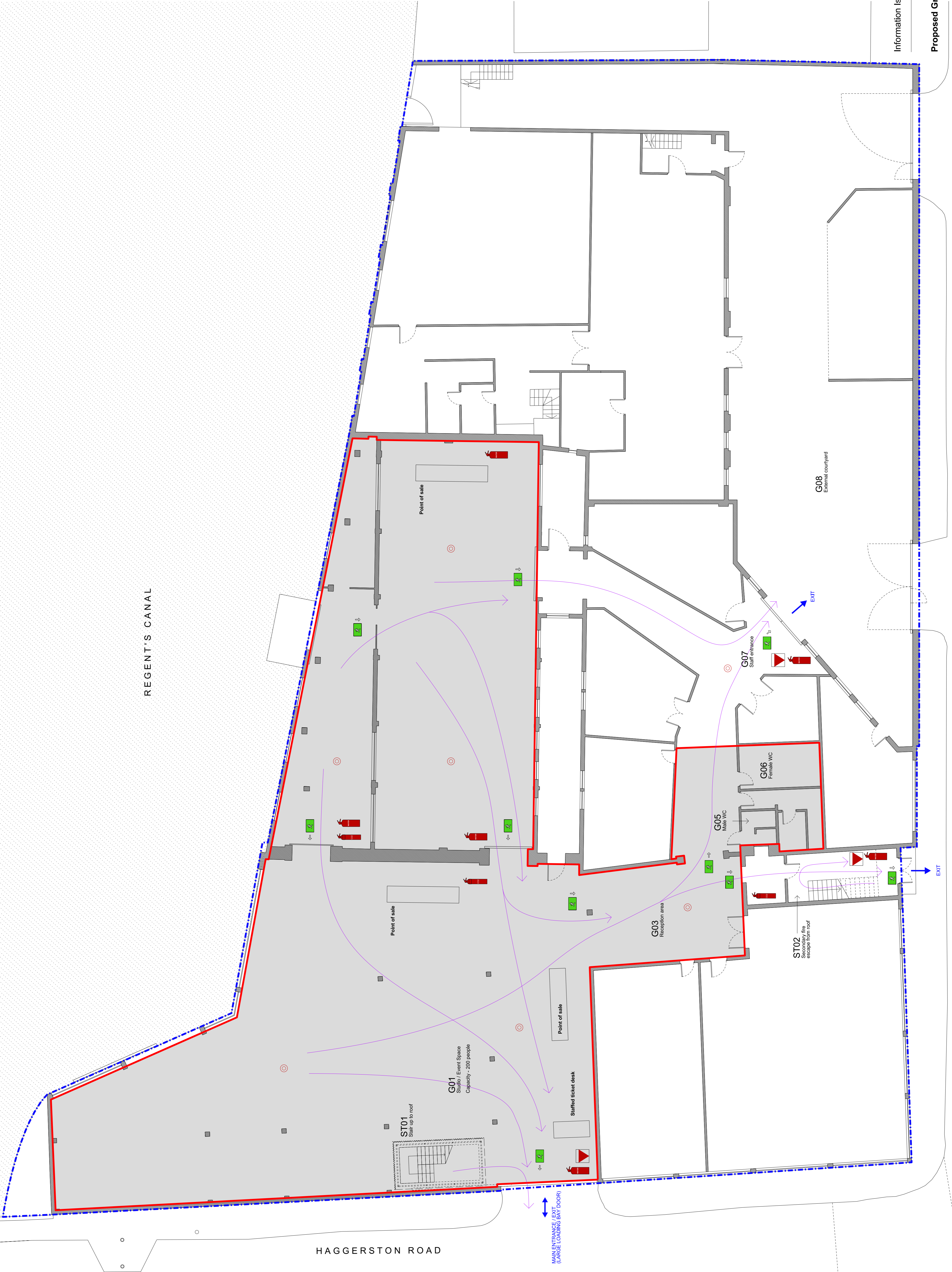
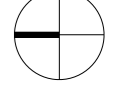
Proposed Ground Floor Plan

Columbia Wharf

Licensing Application

Maich Swift Architects
8 Compton Terrace
London N1 2UN

Scale 1:100 @ A1 Date 13.05.19 Drwg 121_A68_01 B t +44 (0)20 7688 4110 e info@maichswift.com



Rev. B (13.05.19) Information Issue
Rev. A (07.05.19) Information Issue
Rev. * (20.04.19) Information Issue

APPENDIX A2

Brunswick and Columbia Wharf

1 message

23 July 2019 at 12:19

[REDACTED]
to: mike.smith@hackney.gov.uk
[REDACTED]

Dear Mike,

Following our telephone conversation yesterday, I am writing with some notes from our meeting with George Wokorach and David Tuit yesterday.

Taking their advice on board, we have commissioned Shaun Murkett, Acoustic Consultant, to provide a report and recommendations to mitigate sound issues

The actions we discussed include:

- Shrubbery/ bushes around the perimeter of the roof to dampen noise
- Using smaller speakers rather than 2 larger to negate the need for volume
- Activity outside past 10pm requiring Bluetooth headphones/ silent disco headphones to reduce amplified noise pollution.

On top of this we have suggested the following conditions:

- Sale of alcohol will be end at 10pm on the roof point of sale
- Sale of alcohol in the downstairs warehouse to be pulled back to standard licensing hours of 11pm
- Alcohol sales to be limited to 'on sales' only
- In agreement with the representation from the Bridge Academy, any activity to take place outside school hours, specifically after 6pm on weekdays

David and George also raised questions around the planning consent for the building. Our understanding from advice taken is that the architectural folly/sculpture is to be considered a 'temporary structure' in planning terms. The activity itself should be covered by the A3 consent which was agreed in 2005 - decision attached.

Please give me a call if you would like any further information before this evening.

Best wishes

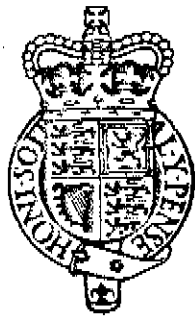
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

2 attachments

 **Appeal Decision 2005.pdf**
481K

 **Drawings.pdf**
922K

Freddie



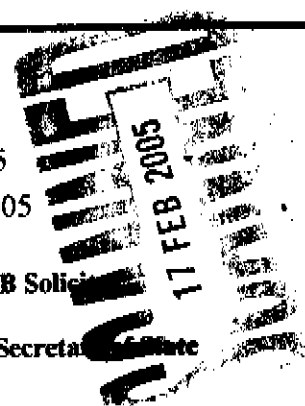
Appeal Decision

Hearing held on 19 January 2005

Site visit made on 19 January 2005

by Susan A F Simpson LL.B Solicitor

an Inspector appointed by the First Secretary of State



The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

03 FEB 2005

Appeal Ref: APP/U5360/A/04/1150239

Columbia Wharf, 53 Laburnum Street, London E2 8BD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Christopher Pauling against the decision of the Council of the London Borough of Hackney.
- The undated application (Ref 2001/1958), received by the Council on 14 November 2001 was refused by a notice dated 13 February 2004.
- The development proposed is described in the application as a change of use to fine art exhibition space, restaurant and bar, event space, moorings for barges (business and residential). Most existing walls to be retained. Some new internal and rooftop structures to be integrated to existing structures.

Summary of Decision: The appeal is allowed, and planning permission granted subject to conditions set out below in the Formal Decision.

Procedural Matters

1. At the Hearing an application for costs was made by the Appellant against the Council. This application is the subject of a separate Decision.
2. Although the description of the development includes the provision of decking, pontoons and moorings for four barges, it was agreed that the site identified on the application drawing only identified the area (hereinafter referred to as "the appeal premises") relating to the proposed fine art exhibition and event spaces, the restaurant and the bar and the roof top terrace. Following the determination of the application, the error was noticed by the Appellant's agent and an amended plan was forwarded to the Council. However, it appears that no formal publicity or recognition of this larger area was made by the Council.
3. In the light of this, and as it was confirmed that the development proposed at the appeal premises could be severed from the remainder of the scheme subject to a minor alteration to the design of the northern elevation of the building, I intend to deal with the proposal on the basis that it relates to "the change of use to fine art exhibition space, restaurant and bar, and event space. Most existing walls to be retained. Some new internal and rooftop structures to be integrated to existing structures".
4. The Appellant argued at the hearing that planning permission was only required for the A3 element of the proposal. However, as consent has been applied for the whole of development relating to the appeal premises, I intend to proceed to determine the appeal on this basis. In so doing, it will not prejudice the Appellant's rights to seek a formal determination under the provisions of the 1990 Act as to whether planning permission is required for the other uses specified in this proposal.

5. The Council confirmed that, prior to the hearing, it had formally withdrawn reasons for refusal 2 and 5 in the decision notice.

Main Issues

6. Consequently, I consider the main issues in the appeal are, firstly, the effect of the development upon the character, appearance and natural environment of the canal; secondly, whether the proposal would result in an unacceptable loss of employment generating floor space and, thirdly, the effect of the A3 use upon neighbouring residents' living conditions with particular reference to noise and disturbance.

Planning Policy

7. The Development Plan includes the London Borough of Hackney Unitary Development Plan (UDP) adopted in 1995. The parties have referred me to various policies which I have taken into account. The canal is defined as an Area of Special Landscape Character and the general thrust of relevant policies expects proposals to:- respect and enhance the unique character of these areas by ensuring that development has an appropriate design and landscaping and retains and enhances special features (EQ30); take account of wildlife habitats (EQ24) protect and enhance areas of importance to nature conservation (ST13); seek to protect and enhance the nature conservation interest and special value of canals (EQ26 and ST12).
8. Policy E3 encourages the provision of, and Policy E6 normally resists any reduction of floor space for, employment generating land uses (Classes B1-B8) outside defined employment areas except where the premises are vacant and in the opinion of the Council they are not suitable for such uses. Policy ST 24 encourages employment generating developments in suitable locations.
9. My attention was also drawn to policies that support the development of new arts, culture and entertainment facilities (ACE1) and to mixed use developments which incorporate arts, culture and entertainment facilities subject to other policies in the plan (ACE2). In determining applications for A3 uses, Policy R10 details various matters which will be taken into account including the likely impact of the development on the amenities of adjoining residential accommodation.
10. The Council has also produced supplementary planning guidance entitled "9 Regent's Canal", (SPG9) "10 Food and Drink Premises", (SPG10) and "Restaurants, Public Houses, Hot Food Take-Aways (Class A3 users)". I was informed that these documents have been the subject of public consultation and formally adopted by the Council. I therefore intend to take them into account as material considerations in the determination of the appeal.

Reasons

11. Columbia Wharf and its attached neighbour, Brunswick Wharf, (the building) lie to the northern side of Laburnum Street and back onto the southern side of the Regent's Canal. The appeal premises is located in the north western corner of Columbia Wharf and is currently used for the storage of various building materials.
12. As to the first issue, I saw on my site visit that, other than for Columbia Wharf and Brunswick Wharf, the remaining sites fronting this southern stretch of the canal have been re-developed for residential purposes. Given that these are now all multi-storey blocks of

flats of varying designs and materials, I consider that, unlike the section of the canal to the west of Kingsland Road, there is very little left of the built development which once reflected the canal's use as an urban industrial and transport corridor.

13. In the light of this, I do not consider that the intended height and innovative design for the northern elevation of the appeal premises would detract from either the variety of neighbouring development in the locality or the "canal scape" of this stretch of Regent's Canal. For, it appears to me that the scheme would respect the canal vernacular of a building "rising out of the water" and its design would be both interesting and create opportunities for the local community to appreciate the special environment of the canal setting (paragraphs 3, 5 and 11 of the Council's SPG9 refer).
14. I have also taken into account the views expressed by the Greater London Authority and the British Waterways upon the likely ecological implications of the proposal on the canal. As I was informed that, only the British Waterways had attended the site to carry out an assessment, I have decided that, in the absence of any firm evidence to doubt the accuracy of this report, greater weight should be attached to their views than the more general ones expressed by the Greater London Authority. As the site specific report states that the nature conservation value of this part of the canal is limited, I have reached the view that the introduction of human activity on the roof top terrace of the appeal premises would have a minimal impact upon the natural environment of the canal.
15. It follows from my conclusions on the first issue in this appeal that I do not find the proposal to be in conflict with Policies EQ24, EQ26, EQ30, ST12 and ST13 of the UDP or the advice contained in SPG9.
16. As to the second issue, the Appellant is the project's manager of Tannery Arts which is stated to be non-profit making operation committed to providing and managing studios for artists with limited financial means and to promote contemporary fine art to a wider audience. My understanding is that the use of the appeal premises would represent an extension of the operation carried out in other parts of the building where artists' studios and an exhibition centre have already been established. It is also the intention that the A3 use would be operated as an independent, profit making concern that would cater for visitors and those already working in the building.
17. The Council argued at the hearing that no evidence had been produced to demonstrate that the appeal premises was no longer required to meet an employment need associated with a B1-B8 use. Similarly, the Council did not produce any information to satisfy me that there was a shortfall in floor space within the Borough that warranted the retention of the appeal premises for these purposes. On the other hand there is firm evidence that the development would generate employment opportunities and promote art and culture within the local community and further a field. Thus, on the basis of the information before me, I consider that, in this particular case, the proposal would comply with Policies ST24, ACE1 and ACE2 of the UDP and the benefits derived from meeting the objectives of these policies outweigh any harm that may be cause to the objectives of Policies E3 and E6 of the UDP.
18. Turning to the third issue, I saw on my visit that the residential properties closest to the appeal premises are located some distance away. Whilst I agree with the Council that, the use of the roof top terrace may carry noise across to the flats on the northern side of the canal, I consider that the imposition of a condition to prevent its use beyond 1900 hours would ensure that residents of these flats are not unduly disturbed. Subject to a further

condition requiring details of a sound insulation scheme, I see no reason why the A3 use should not operate until 2300 hours. Such a conclusion has taken into account that any possible congregation of patrons outside the premises is unlikely to have an adverse impact on neighbours' living conditions due to the non-residential character of the road and would also be consistent with the advice contained in the Council's SPG10 (paragraph 13A refers).

19. I conclude that, subject to the imposition of conditions, the proposed A3 use would not detract from neighbouring residents' living conditions and, so, accord with Policy R10 of the UDP.

Conditions

20. Given that I have determined this appeal on the basis of the site shown on the original plan submitted with the application, some of the conditions suggested by the Council at the hearing do not now apply. The others have been considered in the context of the advice contained in Circular 11/95. I have formed the view that conditions regarding samples of materials, a drawing showing the minor amendment that is now required to the northern elevation of the appeal premises, a landscaping scheme (to include details of the areas for, and the type of, dust bins to be provided), details of the fume extraction and ventilation systems for the A3 use and the other conditions I have already referred to in my decision are reasonable and necessary for the development to proceed. The suggested condition relating to a noise assessment survey is unnecessary given the views I have expressed in paragraph 18.

Conclusions

21. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

22. I allow the appeal, and grant planning permission for the change of use to fine art exhibition space, restaurant and bar and event space. Most existing walls to be retained. Some new internal and rooftop structures to be integrated to existing structures at Columbia Wharf, 53 Laburnum Street, London E2 8BD in accordance with the terms of the undated application, (Ref 2001/1958), received by the Council on 14 November 2001, and the plans submitted therewith (so far as relevant to the development permitted), subject to the following conditions:

- 1) The development hereby permitted shall begin before the expiration of five years from the date of this decision.
- 2) Work shall not begin until a noise insulation scheme for the appeal premises has been submitted to and approved in writing by the local planning authority; all works which form part of the approved scheme shall be completed before any part of the development hereby approved is occupied.
- 3) No development shall take place until full details of landscape works (such details to include the landscaping along the canal; the design, location and external appearance of the dustbin enclosures; programmes for the implementation and maintenance of the landscape works) have been submitted to and approved in writing by the local

APPEARANCES

FOR THE APPELLANT:

Mr D Smith	Of David Smith Planning, 295 Upper Street, London N1 2TU
Mr C Pauling	C/O Tannery Arts Ltd Columbia Wharf, 53 Laburnum St London E2 8BD
Mr R Gray	Of Shiva Ltd of Lincoln Tower, 77 Westminster Bridge Rd, London SE1 7HA

FOR THE LOCAL PLANNING AUTHORITY:

Mr P Mills	Planning Officer with the Council
Mr C Gilbert	Planning Officer with the Council

DOCUMENTS

- | | |
|-------------|---------------------------------------------------------------|
| Document 1 | List of persons present at the hearing |
| Document 2 | Letter of notification and list of persons notified |
| Document 3 | Letter from British Waterways dated 14/1/05 |
| Document 4 | Letter from British Waterways dated 8/11/04 |
| Document 5 | Letter from the Council dated 4/1/05 |
| Document 6 | Letter from London's Canals |
| Document 7 | Copy of SPG issued in 1999 |
| Document 8 | Copies of Policies ACE1 and ACE2 of the UDP |
| Document 9 | Copy of the Council's suggested conditions |
| Document 10 | Various brochures relating to the exhibitions at Tannery Arts |

PLANS

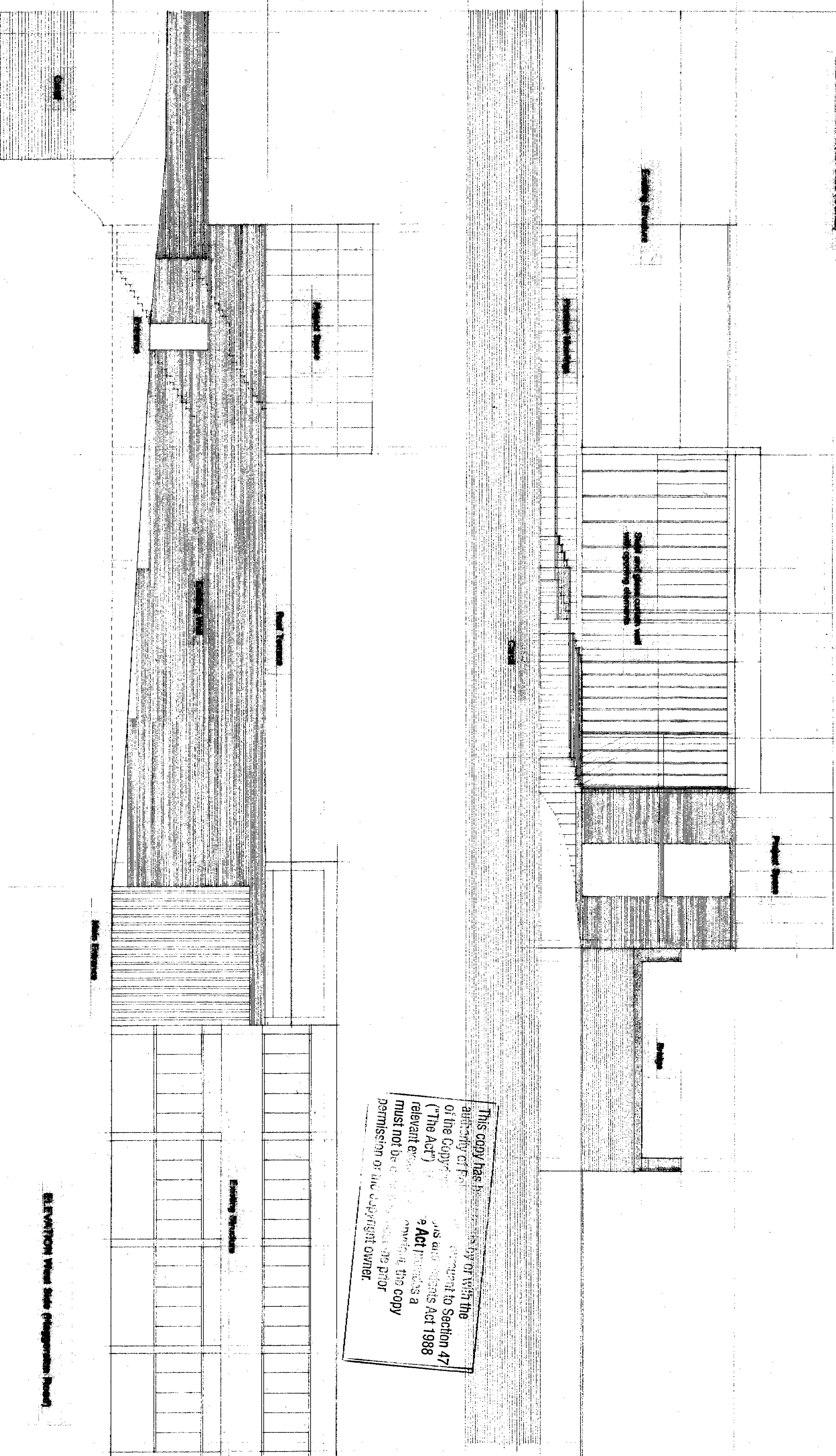
- | | |
|---------|------------------------------------------------------------------------------------------------------------------------|
| Plans A | Application drawings (including the plan identifying the appeal premises as submitted at the time of the application). |
|---------|------------------------------------------------------------------------------------------------------------------------|

- planning authority. Once approved, the landscape works shall be carried out and maintained in accordance with the approved details.
- 4) No development shall take place until a) a plan showing the amendments to be made to the northern elevation of the appeal premises and b) samples of the materials to be used on the external surfaces of the appeal premises have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the details approved under a) and b) above before any use hereby approved commences.
 - 5) The A3 use hereby permitted shall not be open to customers outside the following times: 0800 hours - 23.00 hours.
 - 6) The roof top terrace shall not be used outside the following times: 0800 hours - 1900 hours.
 - 7) No development shall commence until details of the fume extraction and ventilation equipment for the A3 use have been submitted to and approved by the local planning authority. Once approved the equipment shall be installed in accordance with the approved details and thereafter be operated and maintained in accordance with the manufacturers' instructions.



INSPECTOR

ELEVATION West Side (East)



Company: **TANNERY ARTS LIMITED**
 Project: **Columbia Wharf Project**
 Address: **Columbia Wharf, 53 Laburnum Street, London E2 8BD**
 Drawing: **North Elevation (Canal), East Elevation (Waggerston Road)**
 Scale: **1:100**
 Date: **26.10.01**

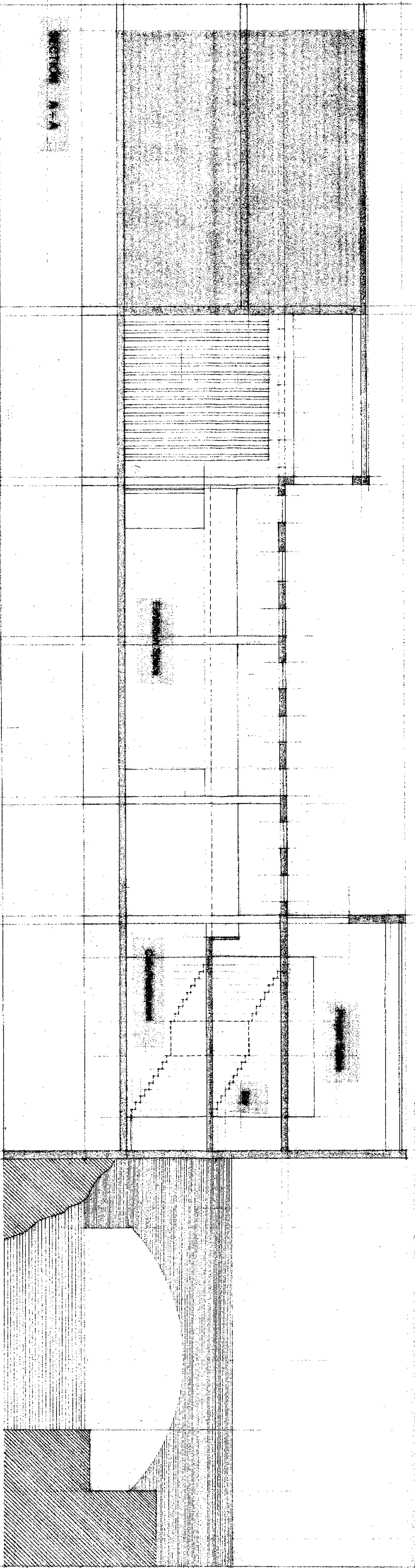
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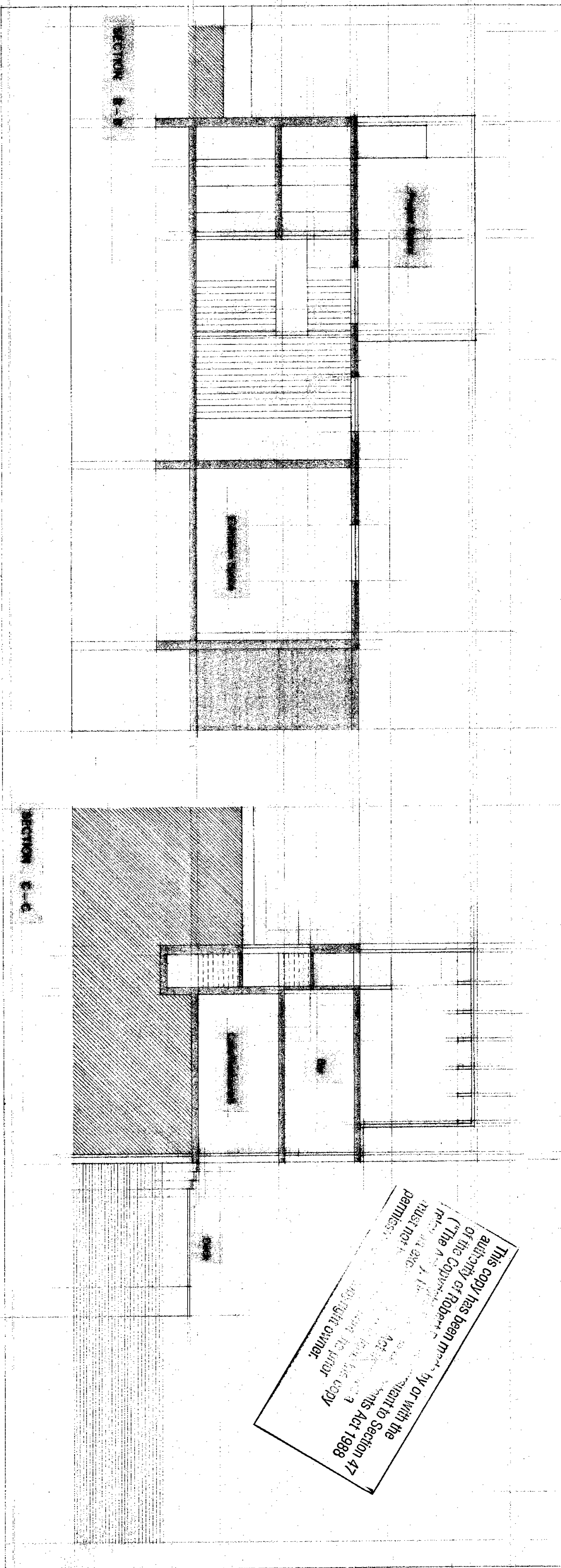
ELEVATION West Side (Waggerston Road)

Company: TANNERY ARTS LIMITED
 Project: Columbia Wharf Project
 Address: Columbia Wharf, 53 Laburnum Street, London E2 8JH
 Drawing: Sections A - A, B - B, C - C
 Scale: 1:100
 Date: 26.10.01

24517 003



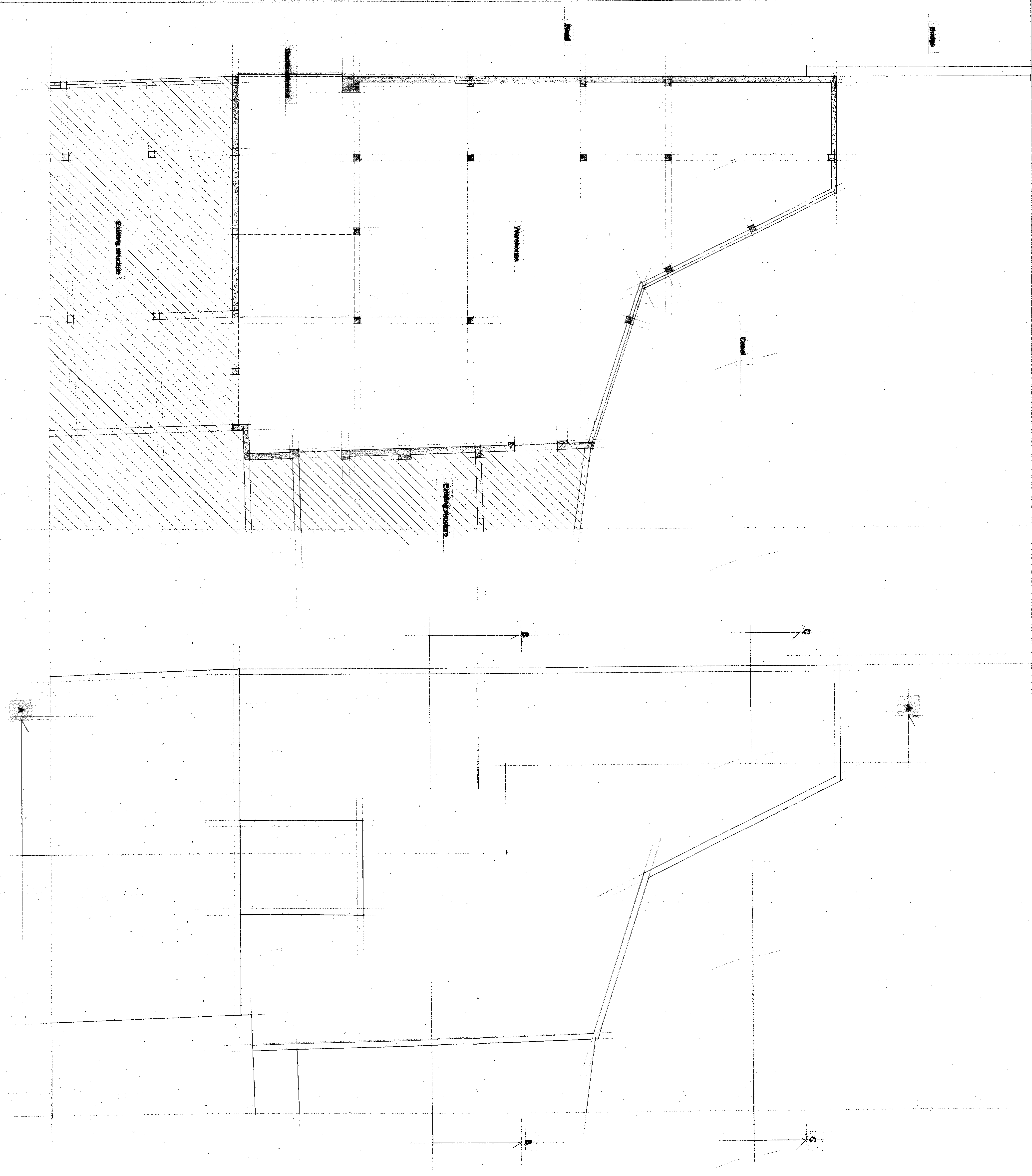
SECTION A-A



SECTION B-B

SECTION C-C

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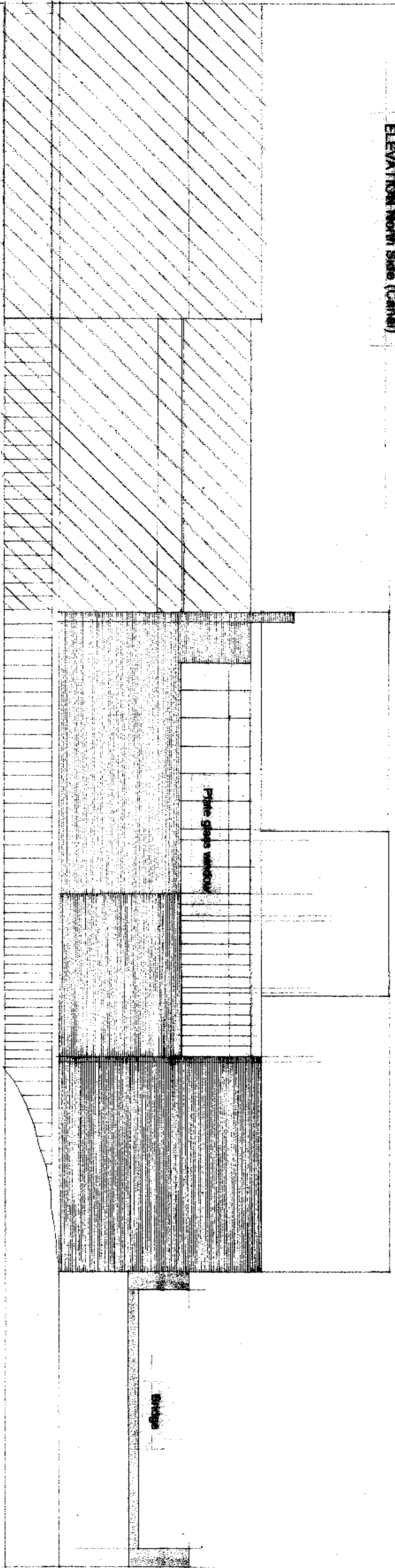
Company: **TANNERY ARTS LIMITED**
 Project: **Columbia Wharf Project**
 Address: **Columbia Wharf, 53 Laburnum Street, London E2 8BD**
 Drawing: **Plan, Existing Structure**
 Scale: **1:100**
 Date: **27.12.01**

NP 004

RECEIVED
 PLANNING AND
 BUILDING
 CONTROL
 - 7 JAN 2002

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ELEVATION North Side (Canal)



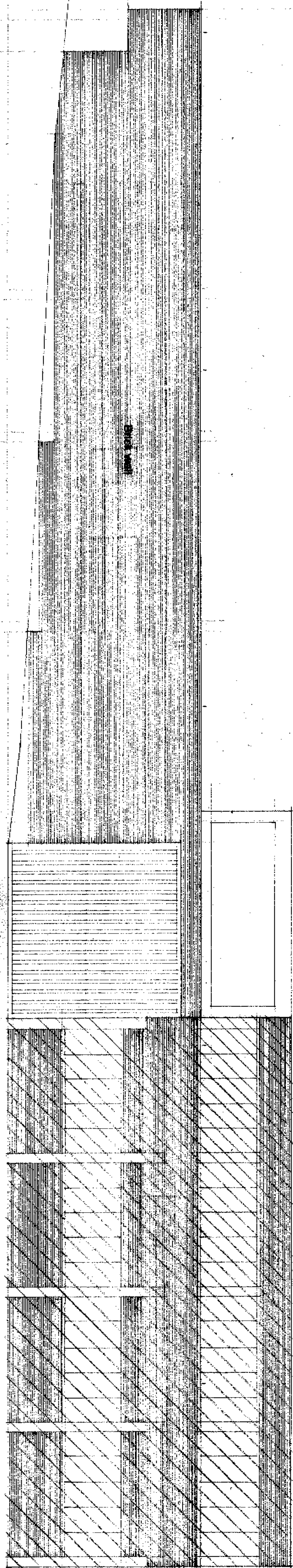
Company: **TANNERY ARTS LIMITED**
 Project: **Columbia Wharf Project**
 Address: **Columbia Wharf, 53 Laburnum Street, London E2 8BD**
 Drawing: **Elevations, Existing Structure**
 Scale: **1:100**
 Date: **27.12.01**

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bridge

Canal

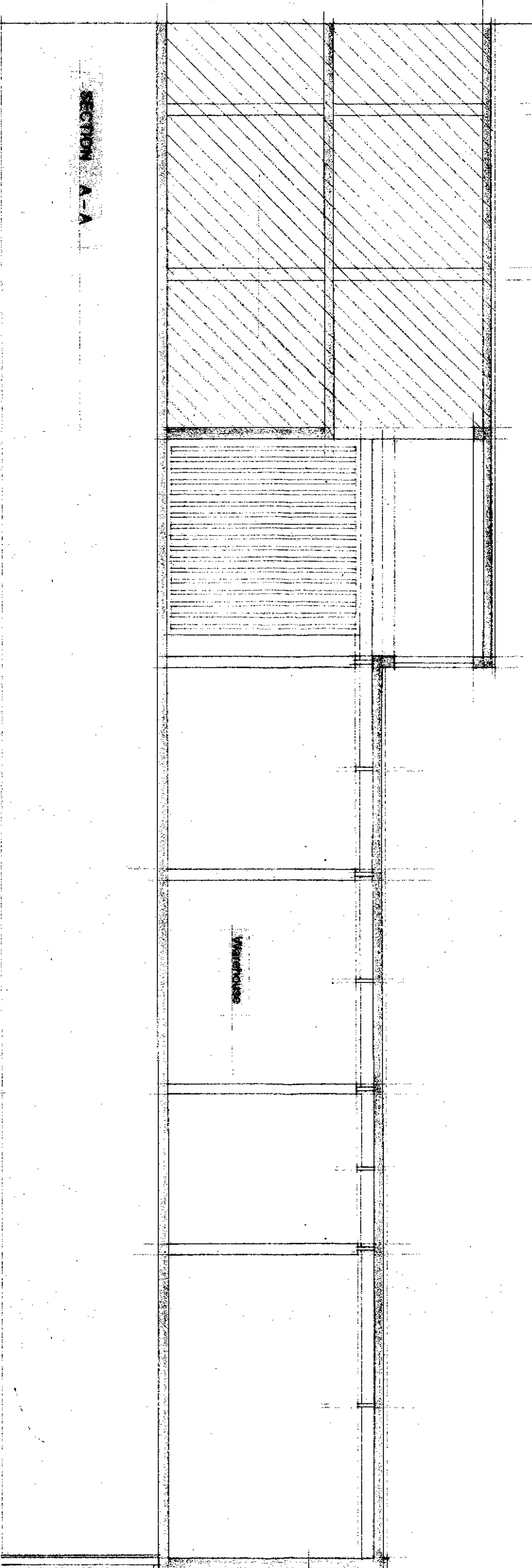


ELEVATION West Side (Dispositional Road)

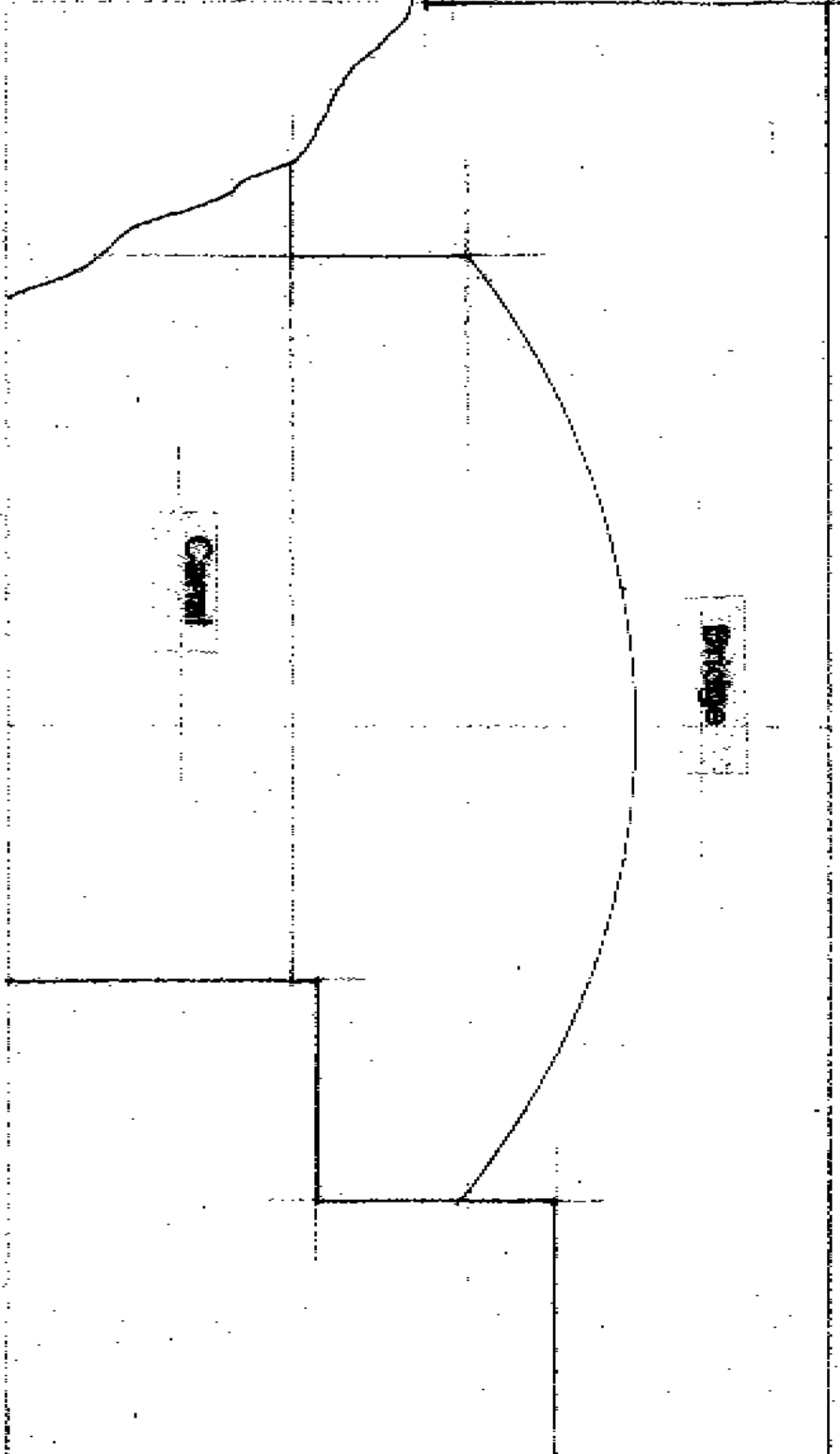
Company: TANNERY ARTS LIMITED
Project: Columbia Wharf Project
Address: Columbia Wharf, 53 Laburnum Street, London E2 8BB
Drawing: Sections A - A, B - B, C - C, Existing Structure
Scale: 1:100
Date: 27.12.01

SP 006

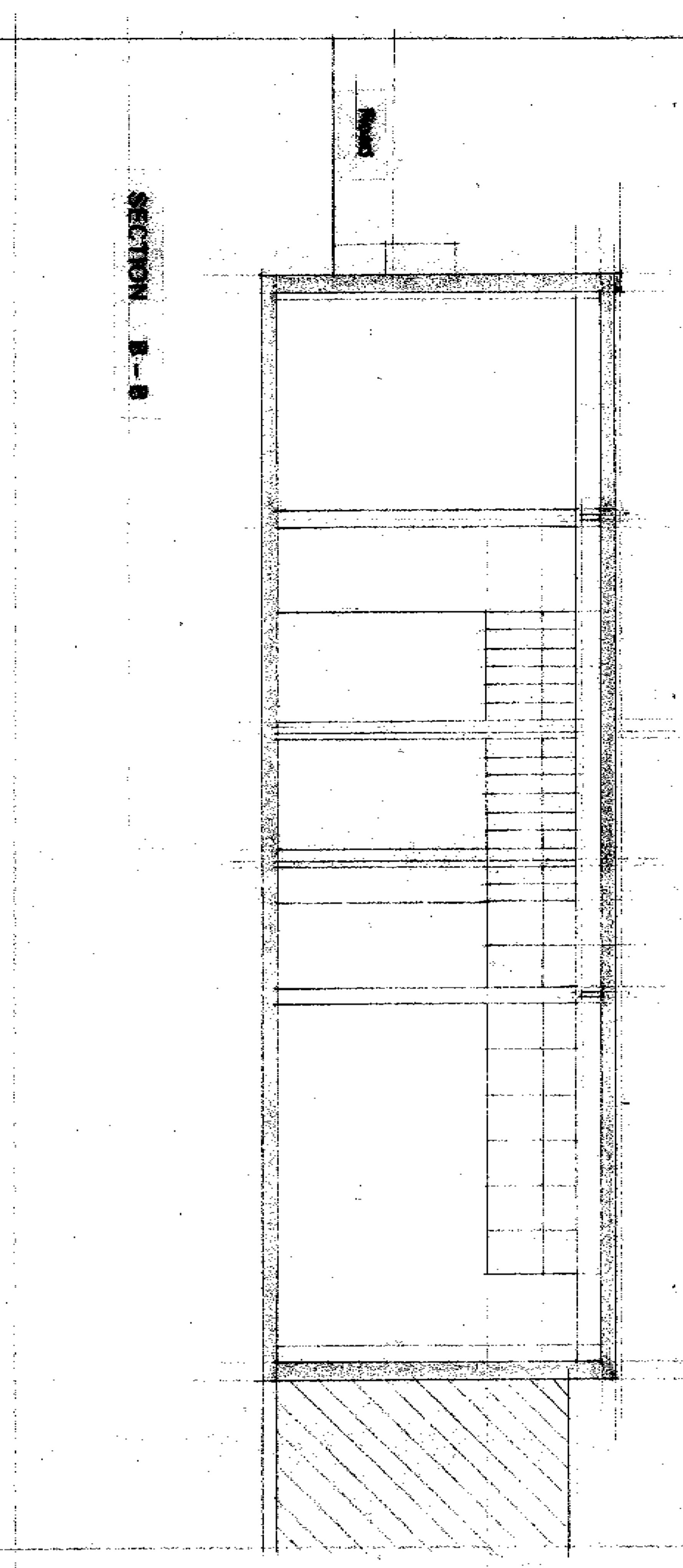
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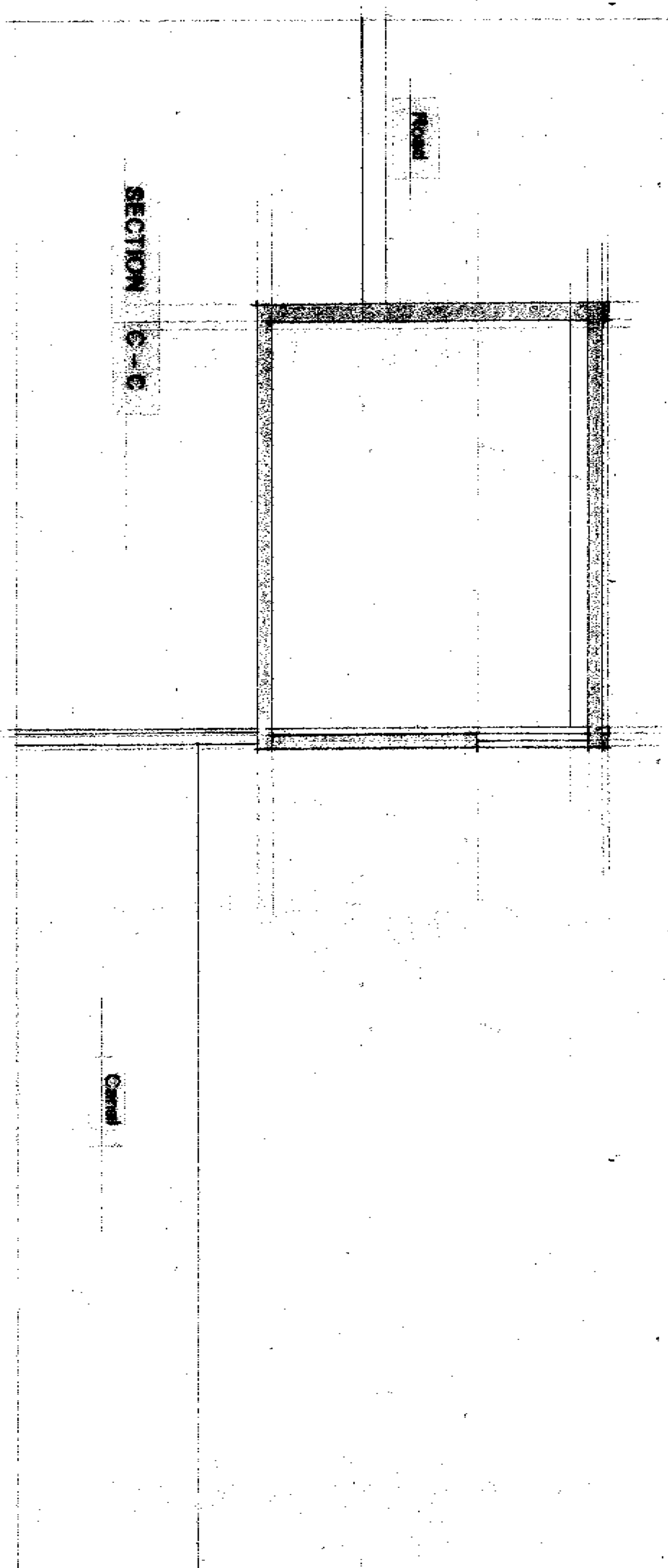
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

Potemkin Theatre
Columbia & Brunswick Wharf
55 Laburnum Street, London, E2 8BD
potemkintheatre@gmail.com

2 July 2019

Dear Neighbour,

You may have seen the notices or received a letter from Hackney Council about our application for a premises licence.

I wanted to write to you to let you know directly what we are planning. Hopefully, this will put your mind at rest regarding any concerns you have.

Earlier this year, Maich Swift Architects won the Antepavilion architecture prize for the 'Potemkin Theatre'. This is the rather impressive installation that is currently being built on the roof of Columbia and Brunswick Wharf. I have included some images of what we hope the Potemkin Theatre will look like when it's finished.

As part of the project, we have applied to Arts Council England to help fund a series of cultural events over the late-Summer and early-Autumn.

Our aim is that more people have the chance to explore and enjoy the 'Potemkin Theatre' - as well as getting involved in the work of Antepavilion and the Architecture Foundation.

Most importantly, we want to bring something different to the local area.

This will include:

- a new theatre piece 'Carnevale' set in the Venice carnival (staged over 3 nights in August)
- Shadwell Opera performing 'Eight Songs for a Mad King'
- showing a selection of short films from this year's Architecture Film prize
- talks and presentations aimed at students and young architects

These will take place in the warehouse and in the Potemkin Theatre itself on the roof top, which we think will seat around 150-180 people.



The Premises Licence is necessary for us to show these films, stage live theatre and sell drinks to our audiences. That said:

- these events are 'one-offs', taking place over the Summer weekends
- any films shown will be part of the programme of events
- alcoholic drinks can only be sold to people who have a ticket for an event - no-one will be able to just walk off the street and buy a drink
- we aim to have discounted tickets for local residents for all events



If you have any questions, have further concerns or would like to receive updates on what we have planned, please drop an email to potemkintheatre@gmail.com

Also, if this year goes well, we hope to do something similar next Summer,. We'd love to hear your ideas of what events you would like to see happen. Please drop us a line.

Best wishes

Roland

(on behalf of)

Potemkin Theatre team

Dear Neighbours

Regarding the premises licence application for 55 Laburnum Street E2 8BD.

We have been steered by the licensing committee to hold a community consultation meeting. We will open our doors for a private preview of the premises and hold a discussion on how we can make the space work for everyone while also communicating what will actually be happening with the Beacon festival and why exactly it necessitates a premises licence.

As local objectors you are cordially invited to the consultation meeting on 20th August at 7pm. We will be using the Haggerston road entrance to the venue.

Please see this as a constructive meeting and not a pitch fork demonstration where you may have your voice heard. Please come with thoughts on how your specific concerns can be mitigated and also any ideas you may have for events or suitable uses for our building.

The building has the potential to be an incredible community asset and I personally believe that the premises licence will expedite the maturation of the venue. This brings with its strict conditions and a social responsibility that is non-existent with TEN licensing. We want to make the building work for the local community and offer facilities that Haggerston is in need of.

Please find attached the draft program for the Beacon festival and please feel free to bring proposals for additional events or performances that you think will work well in the building or those you may have a specific interest in.

I would also like to open the space for community meetings that can deal with issues of importance in the immediate surroundings. Ideas on how these problems can be tackled can be discussed in the meeting.

I hope you like the program and I look forward to meeting you all on Tuesday week.

Kind Regards

Harley Gray

Timeline Overview
Potemkin Theatre
August - September 2019

To Confirm:	- Canal side buskers - Sunday afternoons?
	- Black Females in Architecture / AfterParti
	-

	Date	Event	Lead
Friday	2 August 2019	Potemkin Theatre - OPENING	
Wednesday	14 August 2019	Dot / Music without drums	Ted / Roland
Friday	16 August 2019	Film Test Showing #1	Roland / Dan
Saturday	17 August 2019	Film Test Showing #2	Roland / Dan
Friday	30 August 2019	San Rocco Magazine Event	Architecture Foundation / Ellis
Friday	6 September 2019	Eight Songs for a Mad King I	Shadwell Opera
Saturday	7 September 2019	Eight Songs for a Mad King II	Shadwell Opera
weekend	16/17 September 2019	Architecture Short Film competition	
	16/17 September 2019	Film showing #3	
Saturday	21 September 2019	<i>(provisional)</i> Hikapee Family Circus	Roland / Hikapee
w/c	23 September 2019	Part 4 - Architecture Panel	
Thursday	26 September 2019	David Jubb and Steve Tompkins - Talk and debate	Architecture Foundation / Ellis
Saturday	28 September 2019	You, Me and the Space - Symposium Day 1	Becky / Roland
Saturday	28 September 2019	Colour Blind / Oren Safdie performances / reading	Roland / Oren Safdie
Sunday	29 September 2019	- You, Me and the Space - Symposium Day 2	Becky / Roland
w/c	30 September 2019	Es Devlin - Talk and Panel	Architecture Foundation / Ellis

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	London Borough of Hackney
ADDRESS OF AUTHORITY	Environmental Protection Team Environmental Health Business Regulation Public Realm London Borough of Hackney Hackney Service Centre 1 Hillman Street, London E8 1DY
CONTACT NAME	George Wokorach
TELEPHONE NUMBER	(020)8356 - 3403
EP REFERENCE	
E-MAIL ADDRESS	george.wokorach@hackney.gov.uk

APPLICATION PREMISES

Name and Address of Premises	Brunswick & Columbia Wharf 53-55 Laburnum Street, London E2 8BD
Name of Licence Holder or Designated Premises Supervisor	Shiva Limited

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
- 1) public safety
- 2) the prevention of public nuisance **x**
- 3) the protection of children from harm

X Representations (which include **comments** and/or objections):

The Environmental Protection (EP) Team have reviewed the licensing application and wish to make a representation. The applicant has not demonstrated in full that the Licensing Policy LP5 Public Nuisance would be met.

The EP Team has received several complaints about noise from loud music emanating from the premises in the last 8 months and has concerns that events at the premises may create a noise nuisance to the residents living in the adjoining premises.

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

Licence application.

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

The applicant must contact the officer to arrange a meeting on the premises. Secondly, the applicant needs to carry out a noise impact assessment to support the application.

Signed

Name: George Wokorach

Date: 3rd July 2019

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

NAME OF AUTHORITY	London Borough of Hackney
ADDRESS OF AUTHORITY	Environmental Enforcement First Floor Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	Darren Coultas-Pitman
TELEPHONE NUMBER	0208 356 5090
E-MAIL ADDRESS	Darren.coultas-pitman@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Brunswick And Columbia Wharf 53-55 Laburnum Street Hackney E2 8BD
NAME OF APPLICANT	Shiva Limited

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 **x**
- 4) the protection of children from harm

Representation in relation to:

ENVIRONMENTAL LICENCE CONDITIONS IN RESPECT OF

Shiva Limited for
Brunswick And Columbia Wharf
53-55 Laburnum Street
Hackney
E2 8BD

1. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
2. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
3. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
4. The Licensee shall instruct member of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises, when female only staff working, checks must be made during daylight hours, and one check first thing in the morning at 0800.
5. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

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

We have received complaints in the past regarding littering and build-up of waste in the area. There is no record of any Trade Waste Agreement for this business, so the council has no way of knowing how the business is disposing of their waste.

Experience has also shown that there is the probability that there will be cigarette litter outside these premises due to the smoking ban and it is possible that glasses and bottles may be left outside by patrons.

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

Please contact Darren Coultas-Pitman to discuss

Name: Darren Coultas-Pitman

Date: 06/06/2019

**Planning Authority Representation:
Application under the Licensing Act 2003**

B3

Details of Authority	2 Hillman Street, Hackney, London, E8 1FB
Officer contact name	Claudette Abraham
Officer telephone number	020 8356 4870
Officer's email address	claudette.abraham@hackney.gov.uk

APPLICATION PREMISES

Name and address of premises	Brunswick and Columbia Wharf 53 55 Laburnum Street London E2 8BD
Applicant name	Shiva Limited

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 premises application proposed for a new premises licence as a place to show films and use as a theatre under the licensing Act 2003.

Planning application ref 2001/1958 Change of use of waterhouse to fine art exhibition space, restaurant/bar, event space, moorings for barges, one residential unit and roof terrace together with part 2 and part 3 storey extension and alterations.

Films Mon - Sun 13:00-23:00

Supply of Alcohol Mon -Thur 15:00-23:00, Fri-Sat 13:00-01:00, Sun 13:00-23:00

Hours of Opening Mon-Thu 1300-23:00, Fri -Sat 13:00-01:00, Sun 13:00-23:00

A house film studio with theatre use is within Sui Generis therefore the use of the premises is considered to be established. It is unclear if the usage of the premises is lawful given the length of time since the planning permission was granted. If the applicant would like formal confirmation that the use of premises is lawful it is recommended they apply for Lawful Development Certificate.

No representation with informative.

Please provide the following information (if applicable)

Area (that permission applies to)	Ground floor
Permitted use	Sui Generis


Permitted hours	N/A
Specific/restrictive conditions	N/A
Recent applications	N/A
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 representation with informative

A house film studio with theatre use is within Sui Generis therefore the use of the premises is considered to be established. It is unclear if the usage of the premises is lawful given the length of time since the planning permission was granted. If the applicant would like formal confirmation that the use of premises is lawful it is recommended they apply for Lawful Development Certificate

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	02/07/19

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

B4

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Hackney Service Centre 1 Hillman Street 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	Brunswick And Columbia Wharf 53-55 Laburnum Street London E2 8BD
NAME OF APPLICANT	Shiva Limited

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 **x**
- 4) the protection of children from harm

Representation in relation to:

There are numerous residential premises in close proximity to the application site. The applicant's attention is drawn to LP3 (Core Hours) which sets out Monday to Thursday 08:00 to 23:00, Friday and Saturday 08:00 to 00:00 and Sunday 10:00 to 22:30 as the hours where licensable activity is generally authorised. The Policy goes on to state:

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

Later hours may be considered where the applicant has identified any risk that may undermine the promotion of the licensing objectives and has put in place robust measures to mitigate those risks.

I am concerned that the proposed use of the 200 capacity roof terrace up to 23:00 weekdays and 01:00 on Fridays and Saturdays would have a detrimental impact on the promotion of the licensing objectives, in particular, the prevention of public nuisance by exposing residents to a source of noise nuisance which is not currently the norm in the area. The applicants attention is drawn to Policy LP6 (External Events and Outdoor Areas) which states:

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

The proposed activity could also lead to increased vehicular and pedestrian traffic during times when the area is likely to be quiet. Clarification on the planning status for use as a Theatre/Gallery/Cinema/Performance Space would be useful in this regard as well as detail on any use of the "External Courtyard" shown on the drawing.

The Licensing Service previously investigated complaints from residents when the premises operated as "Hoxton Docks". The concerns is that complaints could become more frequent

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

The Licensing Act 2003, Statement of Licensing Policy 2018-2023, S182 Guidance issued by the Home Office, records held by the Licensing Service.

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

Discussion with the applicant to ascertain further information in relation to the proposed operation of the premises bearing in mind the nature of the area and how the licensing objectives would be promoted and concerns will be addressed.

Name: David Tuitt – Business Regulation Team Leader, Licensing and Technical Support

Date: 01/07/2019



Re: Brunswick And Columbia Wharf 53/55 Laburnum Street London E2 8BD

1 message

1 July 2019 at 18:30

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

Dear Madam/Sir

Re: Brunswick And Columbia Wharf [53/55 Laburnum Street London E2 8BD](#)

I wish to object to the granting of a licence on the following grounds.

- 1) there are three schools and a nursery in proximity. These are plagued with public ruination. If the new premises caters to an extensive number of people from outside the area, they will not have a buy in to respect the tranquillity of the neighbourhood. This will increase public urination, noise nuisance and anti-social behaviour in a mostly residential area.
- 2) A venue to cater for the club going Shoreditch revellers in a mainly residential area will impact upon the larger numbers of families and residents who reside in the housing nearby and hinder their peaceful enjoyment of their homes.
- 3) The increased loitering and noise nuisance is not compatible with the residential nature of the area.

The granting of a licence to a venue that will not be low key is not commensurate with the character and tranquility of a residential area. I would plea to you to consider not granting a licence for this venue.

Yours sincerely

[REDACTED]
[REDACTED] Adelaide Wharf, London E3 [REDACTED]

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**objection to Brunswick And Columbia Wharf 53/55 Laburnum Street London E2
8BD application**

1 message

23 June 2019 at 21:47


To: licensing@hackney.gov.uk

Dear Sir/Madam,

I would like to object to:

Shiva Limited Application for a premises licence for films from 13:00 to 23:00 Mon to Sun and to authorise the supply of alcohol for consumption on and off the premises from 15:00 to 23:00 Mon to Thurs, 13:00 to 01:00am Fri and Sat and from 13:00 to 23:00 Sun.

The grounds for my objection are:

- 1) The prevention of public nuisance-The premises is situated in a quiet residential area where families live. The prospect of having increased traffic ferrying people in and out of area alongside potential 'alebriated' individuals making increased sound from 9pm onwards is not conducive to family life.
- 2) The protection of children from harm-Showing films and having intoxicated individuals after 9pm in a residential area will surely rest in increased disturbance for children who want to sleep.
- 3) The prevention of crime and disorder-If memory serves me correct we have had ASB issues with this premises in the past. Where excessive noise at late hours disturbed residents and Hackney Council had to intervene.
- 4) Public safety-Having large numbers of intoxicated individuals engaging in potential antisocial behaviour (urinating, raised voices and all other symptoms of alcohol) at night may rest in residents having fears about going out at night.

Yours faithfully





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

53/55 laburnum street

1 message

1 July 2019 at 14:05

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

Neither me nor my neighbours, directly next to this site **have received any notification of the change of use, or application for late night alcohol licence.**

I strongly object to an application by these criminals to operate an alcohol licence. This gang have flouted every law possible, including no consent to planning with adding additional stories(!) on the roof of the building in 'Art sake'(!!) which are then Air BNB'd. Please check this with Richard in planning.

On previous events held they were not policed correctly (understaffed) and we had minicab engines running all night, fights, broken bottles, drunks defecating on our properties, cars damaged and dirtied.

The houses opposite (where I live) are social 'shared ownership' family houses containing scores of babies, toddlers and infants, its a danger to their health to encounter the chaos the day after this, this will be unacceptable if caused on a daily basis.

We all know the Cinema element is just a cover to run a bar coining £5k a night. I lived in Shoreditch in SPA for 10 years and it was a public health nightmare, we had to move because of it.

I don't mind sending my address but want it kept private/confidential as they are menacing who think they own the street.

Even a 10 licence is too much responsibility for them to handle. There is already a drug dealing problem on the two pedestrian lanes opposite (swimmers and the other) this can only make it worse.

I object, object, object.

[REDACTED]



APPENDIX C4

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

Alcohol Licence Application Brunswick And Columbia Wharf, 53/55 Laburnum Street, E2 8BD - Shiva Development

1 message

1 July 2019 at 14:35

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

Dear Sir/Madam,

On behalf of the Bridge Academy I am writing to object to the application for an alcohol licence by Shiva Developments at 53/55 Laburnum Street.

The Bridge Academy is adjacent to the premises concerned, across Haggerston Road. Our students enter and exit the school from Haggerston Road and walk directly past the premises. The application is for on and off sales after 1300 on Friday – Sunday and after 1500 on Monday – Thursday. Students are present at the school until after 1700 on every weekday and generally leave the building between 1500 and 1700. Our concern is that during the proposed hours the safety of children would be compromised by having a licenced premises adjacent to the school.

Patrons of the premises are likely to be leaving under the influence of alcohol and directly into contact with students leaving from school. Individuals under the influence are more likely to commit public order offences and to interact in inappropriate ways with our students. Off sales are likely to be purchased and consumed in the street where students gather. There is an increased temptation for students under the age of 18 to attempt to purchase alcohol from the premises, or from those over the age of 18 to purchase for younger students. We are also concerned that on site purchases may be brought out into the street, with drinkers standing in the street adjacent to the school posing a danger to our students.

We teach students about the dangers of substance misuse, including alcohol, and to have a licenced premises operating right outside the school during school hours would give a very contradictory message.

We would not object to a licence which was only in operation from 1800 on weekdays and at weekends, as this would not affect our students to any significant degree.

Please take these comments into consideration when assessing the application.

Yours faithfully,



The Bridge Academy, Hackney

Laburnum Street

London, E2 8BA



APPENDIX C5

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

Objection to application for licence for Brunswick & Columbia Wharf, 53-55 Laburnum Street

1 message

1 July 2019 at 14:52

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

Dear Licensing

I am writing to object to the application for 53-55 Laburnum Street. I live [REDACTED] Laburnum Street, E2 [REDACTED]) and object most strongly for the following reasons:

This is a residential area and I do not want to be disturbed or exposed to the noise and activity that is entailed with a roof top cinema, music and drinking. We are already regularly disturbed by Hoxton Docks with their thumping music and outpourings of punters who smoke, drink and generally hang around the vicinity. We are unable to open our windows when events are on as we are hugely disturbed by the music, noise of people taking, shouting and loitering, taxis idling and horns beeping. I am also fed up with the noise associated with this and the new proposal (which has only just come to note from an eagle eyed neighbour) will only exacerbate the noise and anti social behaviour element of having an entertainment space right slap opposite a residential development. I really do not fancy yet more people in this area adding to noise, anti -social behaviour, congestion and complete disregard for the fact that families live here- and want to live in peace, not next to an entertainment space.

Any entertainment space will add to the amount of traffic, pollution and congestion from taxis coming and going. Neighbours have previously complained about noise, loitering and observation of people using drugs outside the premises. I have also seen drug paraphernalia lying in the street outside the venue. This will only worsen if this license is granted.

This location is directly next to a school - inappropriate for the above reasons. I believe this presents a possible safeguarding risk to the school children who also loiter around after school hours.

Crime and anti social behaviour is likely to increase. We frequently have people 'hanging out' in our front garden and using our garden as a toilet and rubbish tip during Hoxton Dicks events. This type of behaviour would no doubt increase.

I think I'll have to move house if you grant this- please spare me all that hassle by chucking this proposal out!

Yours faithfully

[REDACTED]


Sent from my iPhone



Brunswick And Columbia Wharf E2 8BD

1 message

1 July 2019 at 14:59


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

Good afternoon

I would like to make representation regarding the above licensing application.

As a local resident who has received no communication from the venue about their plans I'll have to keep my comments broad.

The prevention of crime and disorder.

Previous events at this the venue have led to issues with remnants of alcohol and drug use. This is not a good situation in a heavily residential area and especially not good when it's located next to a school.

This area is also close to some areas with anti social behaviour issues and could well attract further issue.

The prevention of public nuisance

This is a heavily residential area and the addition of a 1am alcohol license does not seem in keeping with this. As someone who lives at ground level within eyesight of the venue I have concerns about the noise of patrons leaving the venue between 1&2am, intoxicated. The noise and nuisance impact is likely to be substantial.

In addition the likely increase in traffic/taxis on Laburnum Street during the late evening will have both pollution and noise impacts. The road is already single lane for most of the day due to the volume of parked cars and the use of this area as a pickup location for Uber et al will lead to considerable blockage and noise.

The protection of children from harm

Again as the venue has not reached out and has not shared their plans we have to make the obvious statement that this is right next to a school. The application does not seem to have a time limit so whilst their programme may open after the school closes for the holiday's we have no indication of whether it will end.

Previous planning applications at the venue were believed to be time limited but are still in place years later so the granting of this license could be seen as opening the door to a permanent license in view of secondary school within school operating hours.

Kind Regards





APPENDIX C7

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

Objection to alcohol licence - Brunswick and columbia wharf, 53/55 Laburnum Street

1 message

1 July 2019 at 15:04

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>
Cc: Hackney Contact Centre <Corporate.ContactCentre@hackney.gov.uk>

To Hackney Licensing

Dear Sir/Madam,

Objection to alcohol licence application - Brunswick and columbia wharf, 53/55 Laburnum Street

I've received a flyer informing us that the warehouse/venue opposite our house has applied to sell alcohol, show films in the open air, and stay open until 1am on Fridays and Saturdays.

I would like to strongly oppose the application on the grounds that it's a quiet, residential area with lots of families living in very close proximity to the venue.

We've had lots of problems with noise and litter from that venue when they've had ad hoc events in the past. We're concerned that granting this license will really exacerbate the problem.

After events, the street has been littered with bottles, cans, broken glass, and laughing gas canisters - which is not just an eyesore but dangerous to the young children living on the street. The noise of drunk people hanging about in the street - and the engines and horns of taxis picking people up - has kept us all awake late into the night, including my four and six year olds, whose bedroom is just opposite the venue.

My husband has complained about this to the venue - who did listen and were receptive - but there's not much they can do to control the noise of people leaving, taxis peeping their horns and leaving their engines running through the night.

We live in a mixed development, which has provided homes and a sense of community for young families. I totally understand the organisers want to create a fun new place to go out but it's just not an appropriate location for that kind of venue - there are plenty of more suitable places in Dalston and Shoreditch that they could use instead.

Many thanks,

██████████
██████████ Laburnum Street
E2 ██████████

NOTICE OF ATTENDANCE FORM

RE: Brunswick And Columbia Wharf, 53-55 Laburnum Street, Hackney, E2 8BD. I

.....
wish to attend the licence hearing on 23/07/2019 at 7.00pm.

I'm unable to attend

I will have a representative at the hearing

Yes

I request permission to call another person to give evidence to support my case at the hearing

Yes

Please provide information about any person intended to be witness and/or you representative in the table below.

Name Brief description of the point(s) which this person will assist and speak about in relation to the application, representation or notice of the party making the request.

- I would like my neighbour [REDACTED] to represent me at the hearing and read out a statement in opposition to the proposal. This will reiterate the points I made in my initial objection:
- I oppose the application on the grounds that it's a quiet, residential area with lots of families living in very close proximity to the venue.
- We've had lots of problems with noise and litter from that venue when they've had ad hoc events in the past.
- After events, the street has been littered with bottles, cans, broken glass, and laughing gas canisters - which is not just an eyesore but dangerous to the young children living on the street.
- The noise of drunk people hanging about in the street - and the engines and horns of taxis picking people up - has kept us all awake late into the night, including my four and six year olds, whose bedroom is just opposite the venue.

- My husband has complained about this to the venue but there's not much they can do to control the noise of people leaving, taxis blaring their horns and leaving their engines running through the night.
- I raised the problem of taxi noise with the applicant Harley Grey, when he came over to our houses to speak to us after becoming aware of our complaint. He confirmed that he couldn't do much about the noise made by taxis picking up guests from his venue.
- We live in a mixed development, which has provided homes and a sense of community for young families. Hackney's Sustainable community strategy says that the councils' ambition is that "Hackney remains a pleasant place with attractive neighbourhoods where people want to live, and that the projected growth in population and rise in housing density, brings us a more vibrant local economy, but without losing the sense of social cohesion." I can't think of anything more threatening to social cohesion than to open a boozy, late-night outdoor venue directly opposite a development specifically designed for and inhabited by young families.
- The plans to prevent public disorder outlined in the application seem weak - putting signs up telling people to be quiet when leaving the building I expect will have next to no effect.
- The steps outlined to protect children from harm also seem inadequate. These don't mention any effect from having a venue selling alcohol from 3pm (1pm on a Friday) directly opposite the entrance to a school, which no doubt has some vulnerable, impressionable pupils. Protecting children from harm surely must take into account the effects of the disrupted sleep suffered by our young children - and our neighbours children - whose bedrooms are so close to the venue. Their windows have to remain closed when an event is on, which is stifling in the summer months.
- I feel that if the applicant genuinely cared about enhancing the local community, as he says he does, he would have engaged us at an earlier stage - as the developers of Haggerston Baths have done.



License application objection

1 message

1 July 2019 at 16:10

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

Hello,

I would like to make a representation against the application for an alcohol license/ premises license for films and the application to build a canalside theatre and rooftop cinema on top of the Columbia and Brunswick wharf site at 53/ 55 Laburnum Street, E2 8BD.

I live very close to the venue at [Laburnum Street](#) and my house [REDACTED]. Noise from events at the site is already a problem and I have previously emailed the residents to complain.

Current events at the site are not too frequent, but the proposed events (cinema screenings, music concerts, theatre productions and comedy shows) and a license for films and alcohol until 11pm daily would increase the noise pollution on a daily basis.

My four year old son's bedroom faces the venue and it would become impossible for me to open his windows in the evenings because of the noise.

There is already a problem after events with empty cans/ bottles from alcoholic drinks and this would no doubt increase, posing a safety risk for residents.

There is also an existing issue with drug paraphernalia left in the street following events and I fear this would also increase, again posing a threat to the safety of our children and the safety of the children at the neighbouring school.

The street already suffers from drunken passers-by causing a public nuisance by urinating in public and vomiting on public footpaths/ our front gardens and a daily alcohol license for events running until 11pm would almost certainly increase this.

Taxis and Ubers after events at the site already have a considerable noise impact on the street (using car horns late at night, constantly running engines while stationary) and this would greatly increase with nightly events and loud, intoxicated patrons.

The venue have previously built temporary structures on the roof that have remained in place for years and continue to remain and I fear this could be another example. They have made no effort to contact residents and have instead attempted to sneak this through by posting a single flyer on a lamppost, hoping that no one would notice it.

Please help us keep Laburnum Street a pleasant place for our children to live,

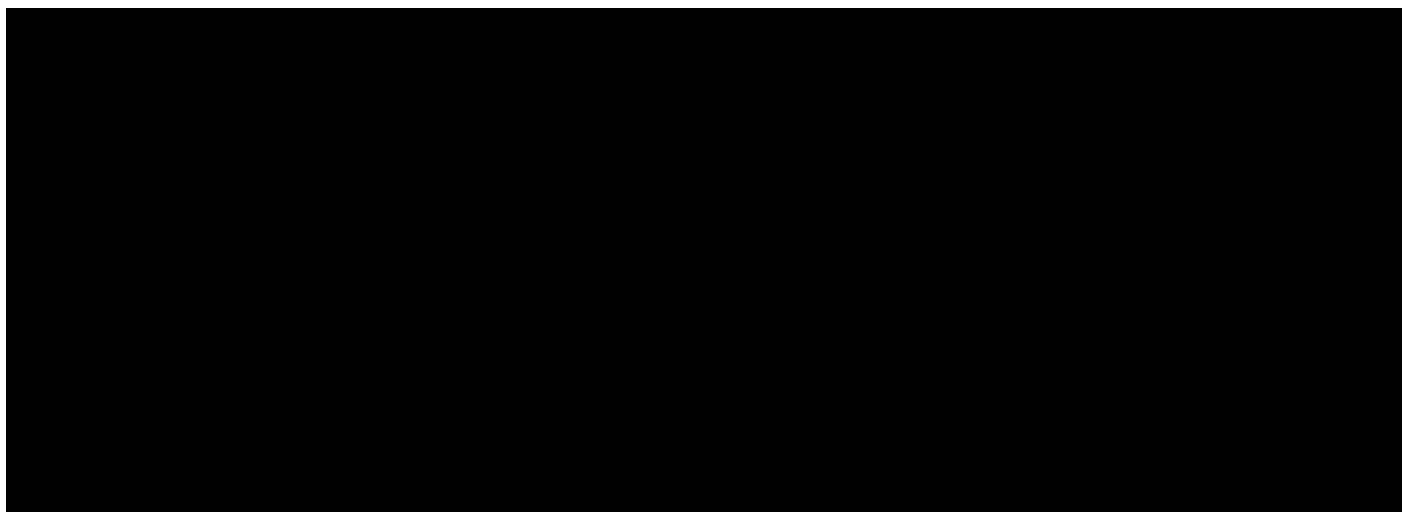
Thank you,

██████████

██████████ Laburnum Street

London

E2 ██████████





APPENDIX C9

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

Brunswick & Columbia Wharf application, E2 8BD

1 message

1 July 2019 at 20:58

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

Cc: [REDACTED]

Dear sirs,

I am writing to you as a homeowner at [REDACTED] Laburnum Street, E2 [REDACTED] (within the Basin Mills Apartment development) to voice my sincere objection to any license that is being sought for Columbia and Brunswick Wharf. For many years I have had to call Hackney noise pollution patrols to combat events that breached parameters of any TENs provided to this venue, and worked with my previous councillor (Jonathan McShane) to prevent further raves/parties/events from occurring. Especially since the owners continue to flout planning issues raised by local residents, and have done for years.

The noise from the property has consistently been a nuisance, and on countless occasions kept me and my young family up until the early hours (typically 4am) with loud music and boisterous behaviour evident from such events - such as vomiting, public urination, littering - and I believe that a permanent license for this property will only exacerbate these problems. I strong urge you to not grant a license to this place. It will impact all residents within the Basin Mills negatively for now and the future.

Yours sincerely,

[REDACTED]
Sent from my iPhone

**Fwd: Oppose licensing application for Hoxton Docks alcohol licence till 1 am!!! Cut off 2 July**

1 message

1 July 2019 at 22:49

To: licensing@hackney.gov.uk

Hello,

I oppose to the below licensing application.

This is a residential area and I think a drinking venue will have an impact on the residents due to: the noise it will create, intoxicated patrons, drinking outside the premises and potential litter that will create.

Applications received under the Licensing Act 2003**Week ending: 07 June 2019**

Premises:	Ward	Applicant(s):	Brief summary of application:	Closing date for representations:
Brunswick And Columbia Wharf 53/55 Laburnum Street London E2 8BD	Haggerston	Shiva Limited	Application for a premises licence for films from 13:00 to 23:00 Mon to Sun and to authorise the supply of alcohol for consumption on and off the premises from 15:00 to 23:00 Mon to Thurs, 13:00 to 01:00am Fri and Sat and from 13:00 to 23:00 Sun.	02/07/2019

Kind regards,



Objection to application at Laburnum St

1 message

1 July 2019 at 23:54

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Sir / Madam

I wish to object to the application you have received for the following address;

Brunswick and Columbia Wharf
[53/55 Laburnum St](#)
London
E2 8BD

This building is on a small residential street and directly opposite a school. The venue currently hosts occasional events where we have to endure noise, traffic and antisocial behaviour late in the night. Where such events are held, we have drunken behaviour and shouting late into the night, we find litter and bottles in our street, and find canisters, poly bags containing remnants of white powder in the street and in front of our garden. The street has taxis and other transport crowding the street late at night with engines running, worsening our already polluted street.

I would also point out that the owners of this premises show no consideration for their residential neighbours. We are not warned or consulted when events are held, it isn't possible to escape the noise and music even with windows closed. We have even had people from that place flying a drone above our communal playground. Furthermore, I would strongly object to the suitability of the applicants for such a license given what I understand to be their ignoring of planning regulations and constructing structures without planning consent.

Laburnum St is a narrow residential street with a school and houses directly opposite the building in question. Traffic is already a problem. The owners regularly bring large goods vehicles to the streets causing considerable disruption. Turning that large premises into a licensed venue is matter of grave concern to us. The houses opposite were build 6 years ago and specifically to house families with children - one of the conditions of us moving into the houses was that we were a family. The development has playgrounds built into our communal areas right along Laburnum St. Us and all our neighbours, bar one, who live opposite have primary school aged children.

To go from what we already experience with noise, nuisance, drunken behaviour during one-off events, to a full license, would be very detrimental to the quality of life of local residents, and a threat to the safety and well-being of our families.

I recognise the value of the night time economy in many parts of our borough, but worsening an already challenging environment in a residential area specifically designed to house families, is something we object to in the strongest terms.

Yours faithfully

[REDACTED]

[REDACTED] [Laburnum St](#)
London
E2 [REDACTED]

In support of objection to the granting of a license to serve alcohol and an outdoor cinema at Brunswick and Columbia Wharf.

C11add

ORIGINAL OBJECTION SUBMITTED

This building is on a small residential street and directly opposite a school. The venue currently hosts occasional events where we have to endure noise, traffic and antisocial behaviour late in the night. Where such events are held, we have drunken behaviour and shouting late into the night, we find litter and bottles in our street, and find canisters, poly bags containing remnants of white powder in the street and in front of our garden. The street has taxis and other transport crowding the street late at night with engines running, worsening our already polluted street.

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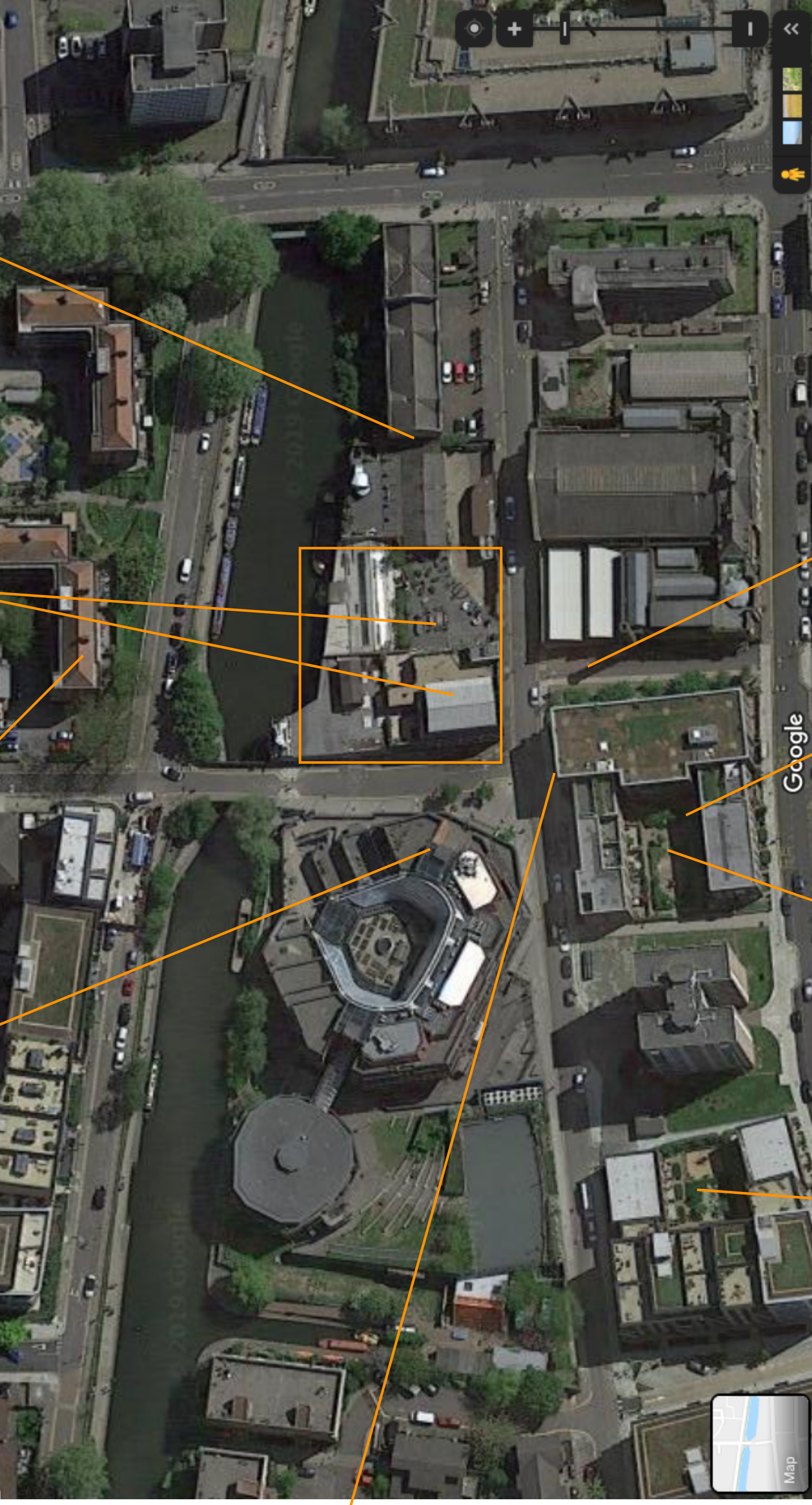
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I recognise the value of the night time economy in many parts of our borough, but worsening an already **challenging environment in a residential area specifically designed to house families**, is something we object to in the strongest terms.

**The following pages show images in support of the
specific points raised in my original objection**

Suitability of the
location for a full time
license and outdoor
entertainment venue



The venue and roof with unlawful structures still not removed

Housing / Flats

Housing

A school, that has registered
It's objection

Windows of children's
bedrooms facing the
venue

Family specific development
and playground

Children playground
(at least 17 children of
primary and
pre-primary age directly
opposite
the venue

Family specific shared
ownership development

Swimmers lane, where patrons of the venue leave bottles
and receive themselves on the path and in gardens



Google

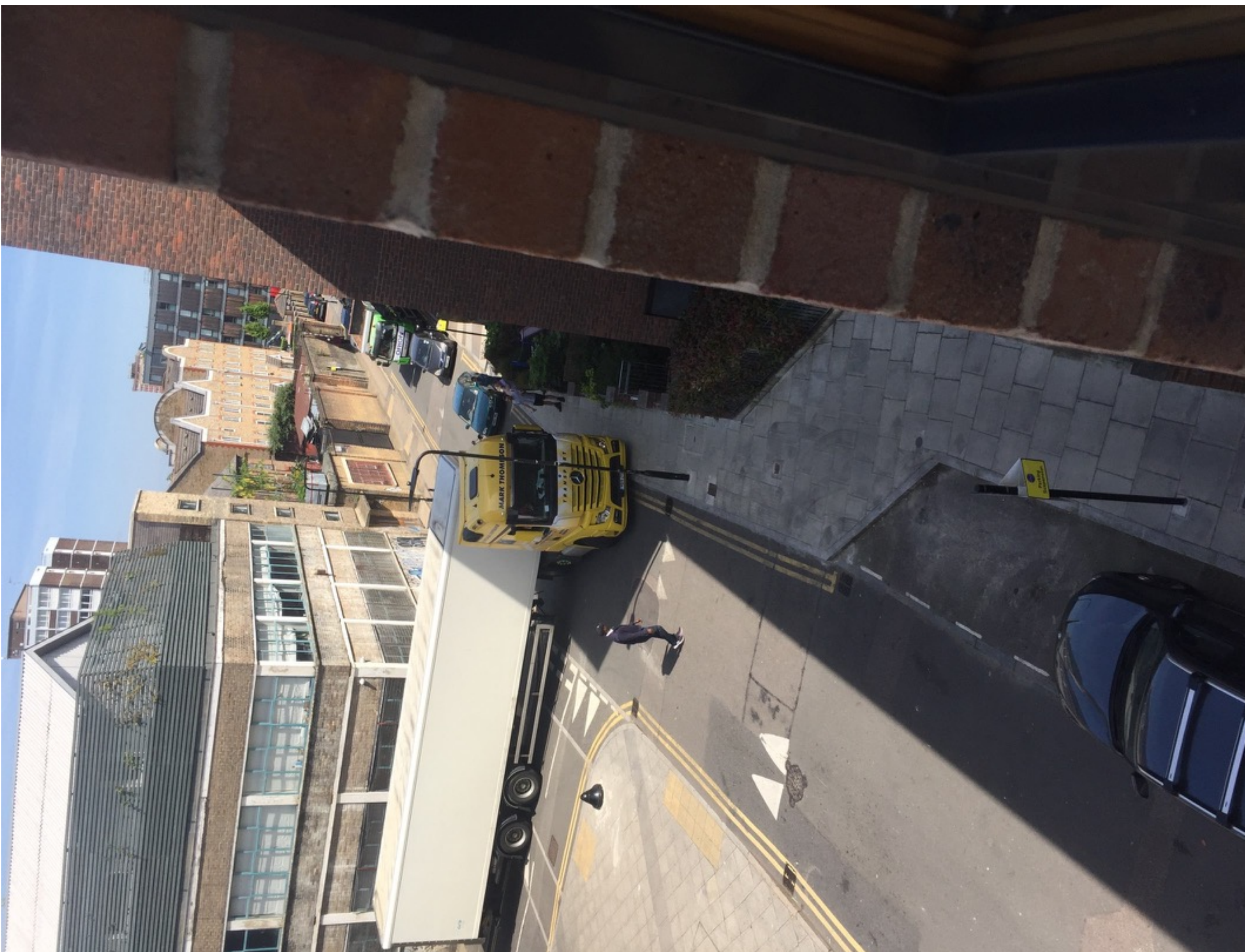
previous disruption not confined to night time

Large HGV initially parked on footpath for one hour, then further hours blocking the road, traffic building up then attempting to turn around. No authorisation to block rd. Large goods vehicles are a common occurrence.





HGV mounts footpath
directed by people from the
applicants building.
Obstructs entrance to Basin
mill





Further heavy goods vehicles

Lack of consideration for community demonstrates the the proposed license is not a community / arts based benefit. Simply a commercial development

This business has not managed its property in a way that supports the local community, but actively detracts from it and encourages further anti-social behaviour.



street sign removed to allow
HGV to turn - no authorisation
and it has not been replaced

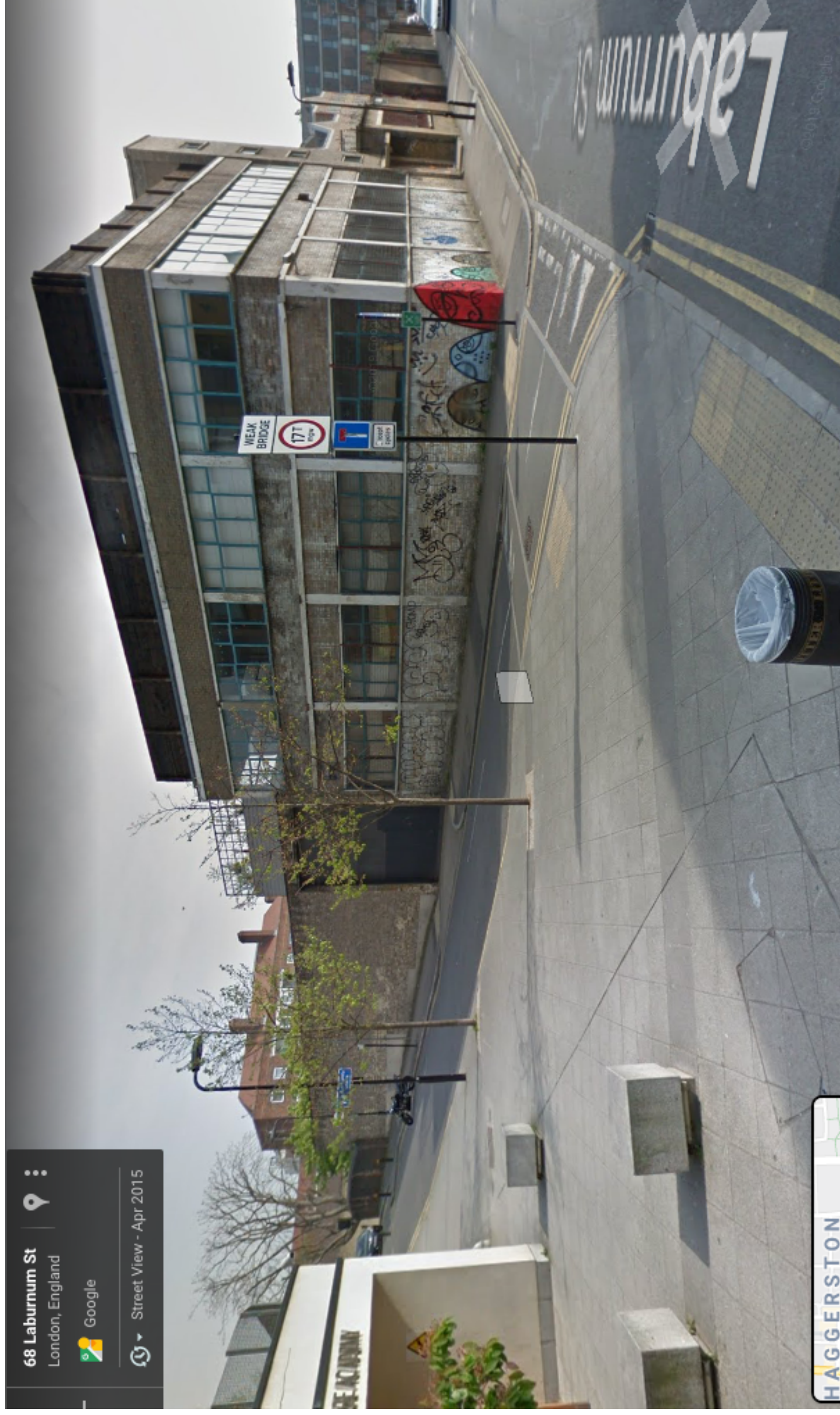


2012, the building
is not covered in
graffiti, unlawful
structures



2014, the building
is beginning to be
covered in graffiti,
and unlawful
structures

2015, further
development of
graffiti, and
unlawful
structures





2017, further
development of
graffiti all the way
up the bridge,
and unlawful
structures reach
way over a storey



2018,
continuation of
previous

Further examples of unsuitability due to proximity to homes and school, previous lack of consideration for the community, and antisocial and unlawful actions

Visitor Posts

X



Ashly Warm ▸ Hoxton Docks

2 November 2018 · 🌐

STOP BURNING TOXIC WASTE ON YOUR PREMISES. 1ST NOV 2018.

⋮



Message

18 at 12:03 🌐

WASTE ON YOUR
8.

18 at 11:53 🌐

WASTE ON YOUR

son
12:33 🌐

s with @bas_ibellini

· Polski ·

Commercially oriented alcohol sponsorship nights

Visitor Posts

 **Broken Witt Rebels**
5 September 2017 · 🌐

Like Page

Tomorrow and Thursday we hit [Hoxton Docks](#) - London for shows with [Jack Daniel's Tennessee Whiskey](#).

We are playing throughout September on a mini tour strictly with JD on there Tennessee nights themed 'mini tour'. To get tickets head over to the [Jack Daniel's Tennessee Whiskey Facebook page](#) and simply put your name and city on the post they shared.

Whiskey, Rock & Soul BWR



  50

8 Comments 2 shares

Visitor Posts

 **The Greasy Slicks**
8 September 2017 · 🌐

Like Page

It was an absolute pleasure to share the bill with [Broken Witt Rebels](#) these last two nights at [Jack Daniel's at Hoxton Docks](#)!


[#WhosGotADrinkToken](#)



  20

Español · Português (Brasil)

Large venue with big capacity will cause huge community disruption



Hoxton Docks
@HoxtonDocks

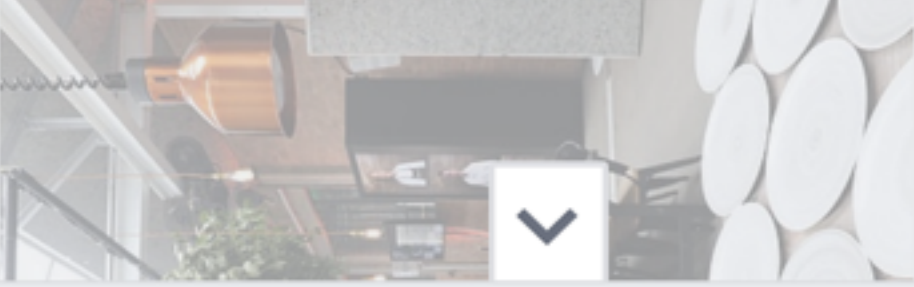
- Home
- About
- Photos
- Reviews
- Videos
- Events
- Posts**
- Community

[Create a Page](#)

Photo/Video Tag friends Check in ...

Hoxton Docks
24 April · 🌐

New website look! 🤖👀



Multi-purpose Venue | Hoxton Docks | Greater London

8

Like Comment Share

Visitor Posts

Ashly Warm
2 November 2018 at 12:03 🌐

📄 STOP BURNING TOXIC WASTE ON YOUR PREMISES. 1ST NOV 2018.

Like · Comment

Ashly Warm
2 November 2018 at 11:53 🌐

📄 STOP BURNING TOXIC WASTE ON YOUR PREMISES.

Like · Comment

Normski Anderson
19 April 2017 at 12:33 🌐

📄 Chillin between parties with @bas_ibellini #hoxtondocks #Djs

23 Likes 3 Comments Like

English (UK) · English (US) · Polski · Español · Português (Brasil)



Broken Witt Rebels

5 September 2017 · 🌐

👍 Like Page

Tomorrow and Thursday we hit Hoxton Docks - London for shows with [Jack Daniel's Tennessee Whiskey](#).

We are playing throughout September on a mini tour strictly with JD on there Tennessee nights themed 'mini tour!' To get tickets head over to the [Jack Daniel's Tennessee Whiskey](#) Facebook page and simply put your name and city on the post they shared.

Whiskey, Rock & Soul BWR



👍❤️ 50

8 Comments 2 shares

Large outdoor capacity
will create noise and
disturbance through the
day and until past 11



Hoxton Docks
@HoxtonDocks

- Home
- About
- Photos
- Reviews
- Videos
- Events
- Posts**

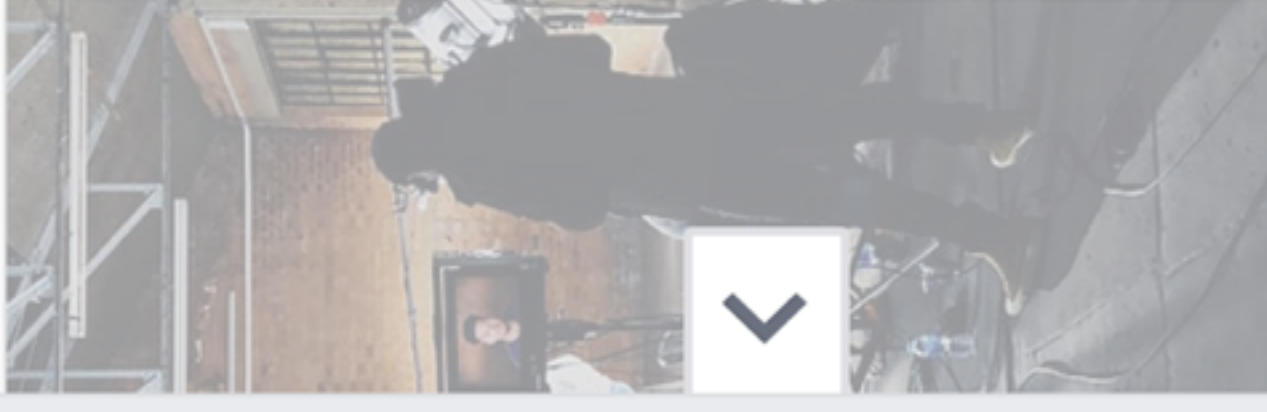
Community

Create a Page



Hoxton Docks
24 April · 🌐

New website look! 🥳



Docks |

Multi-purpose Venue | Hoxton Docks |
Greater London

8



Like



Comment



Share



Write a comment...



Venue's own drone
footage shows
unlawful development
and proximity to
shared ownership
family-specific
development, childrens
bedroom windows and
school.

Proposed outdoor bar and cinema screen

Children's bedrooms all across this side



Applicant's drone
footage taken over
family homes, in
contravention of law
stating minimum
distance of 50m
from private
property. Ignored
complaint from
residence



View of proposed
cinema screen location
and family homes /
bedrooms. Screen
assembly points
straight at homes.



APPENDIX C12



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

Re: Licence objection 53/55 Laburnum street E2 8BD

1 message

3 July 2019 at 15:51

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

Hello

I see a refused appeal for a planning application but I believe it seems to me when I look on the roof, that the dwelling has been already built in 2016? Was planning breached here?

- 2016/2537

There is also construction on the roof again and I cannot find planning permission for 2018/19?

If this is true above, it further worries me regarding the ability of the owners at [53/55 Laburnum road](#) to follow rules and regulations set by Hackney council. Which gives me little faith about any promises to reduce community impact of alcohol/crowd events.

Thanks

Sent from my iPad

On 2 Jul 2019, at 09:38, [REDACTED] wrote:

To whom it may concern

Licensing Objection: [53/55 Laburnum street E2 8BD](#)

I am a local resident for 12 years and object to

Large group events

And an alcohol license in a predominantly residential area with families and a senior school overlooking the venue.

The current application for license concerns are :

1. Increase of risk of anti social behaviour, public disorder and nuisance before, during and after events/drinking outside the venue and spill out to surrounding residential streets such as laburnum and queensbridge road related to crowds and alcohol.

2. Therefore Increased numbers of people walking past Adelaide wharf late at night, loudly talking, shouting and waking residents and their families up. In summer it is impossible to sleep with windows closed due to the heat.

3. Increased noise and pollution from delivery trucks and bottle recycling noise
Increased traffic with taxi dropping off/pick up and idling cars, hooting, customers talking or shouting while waiting for a car.

historical concerns:

Hoxton Docks at this same address appears to have had some problems with running some events in the past with no TENS in place as well as some events with a TENS being party to complaints from local residents of public disorder and noise. Please see all previous issues logged with the council. there is a sorry about trust due to previous breaches.

local residents have verbally reported to me/I have witnessed:

1, that there is street litter left from queues at furniture sales on weekends at this venue and they feel the owner 'does not care or provide bins or arrange clean up'

2. That customers from events at this venue are creating public disorder nuisance in laburnum and

queensbridge road such as noise, public urination and litter.

3. That there are concerns about what planning permission has been granted for all the building on top of the venue roof, that if this has breached planning, that gain this is another sign that the local community can't trust that rules will be followed. It is not known if planning permission has been breached, it's just a query from local residents.

general comment


Of note hackney already has higher than national average number of drinking venues.

The source for the below figures are the Office for National Statistics:

- In Hackney there are around 6.6 pubs per 10,000 people. This is higher than the UK average of 5.8 pubs. There are now also around 30 more pubs in Hackney than in 2001.

- 155 pubs in 2001 vs 185 (2018)

Thank you


adelaide Wharf
Queensbridge road

Sent from my iPad

DELEGATED REPORT

Address: 53 Laburnum Street London E2 8BD		
		Reference No: 2016/2537
Case Officer: Toyin Omodara		Ward: Haggerston
<i>Locally/Listed Building:</i> No		Conservation Area: Regent's Canal
Consultation Check:	Officer Initial	Date
Yes	TO	15/09/2016
UDP/Core Strategy Allocation: Archaeological Priority Area		
Proposal: Erection of single storey structure at roof level for a temporary period of two years in order to provide 1x2 bedroom unit of self-contained residential accommodation and erection of a 3.1m high timber fence and a 1.1m guard rail at roof level		
Photos of Site & Surroundings: See below:		
Site Description: The site comprises a two-storey industrial/commercial building situated on the north side of Laburnum Street at the junction with Haggerston Road. The rear (north) elevation faces onto Regent's Canal. The surrounding area comprises a mix of uses. The Bridge Academy is located immediately to the west and the Grade II listed Haggerston Baths are located to the south. The site is not located within a conservation but is immediately south of the boundary of the Regent's Canal Conservation Area.		
Development Constraints North: Regent's Canal		Development Constraints East: Residential/ Commercial
Development Constraints South: Haggerston Baths/ Residential		Development Constraints West: The Bridge Academy
Relevant History: Planning History Application Number: 2016/1640 Decision Date: 11/07/2016 Decision Status: Refused Decision Level: Delegated		

Development Description: Erection of single storey structure at roof level for a temporary period of two years in order to provide 1x2 bedroom unit of self-contained residential accommodation and erection of a 4.1m high timber fence at roof level

Application Number: 2016/1551

Decision Date: 14/07/2016

Decision Status: Granted

Decision Level: Delegated

Development Description: Increase in height of parapet wall at roof level by 3.2m and erection of a single storey structure (enclosed pavilion) at roof level

Application Number: 2015/3405

Decision Date: 30/11/2015

Decision Status: Refused

Decision Level: Delegated

Development Description: Erection of single storey structure at roof level for a temporary period of two years in order to provide 1x2 bedroom unit of self-contained residential accommodation.

Application Number: 2014/0944

Decision Date: 13/05/2014

Decision Status: Refused

Decision Level: Delegated

Development Description: Prior notification for change of use of part of ground floor from B1 (office) to C3 (residential) comprising 1x2 bed unit.

Reasons for Refusal: The proposal would result in the subdivision of an existing planning unit which is not permitted under schedule 2, Part 3, Class J of the Town and Country Planning general permitted Development Order 1995 (As Amended).

Application Number: 2014/0042

Decision Date: 11/08/2014

Decision Status: Granted

Decision Level: Delegated

Development Description: Construction of partition wall to subdivide part of ground floor.

Application Number: 2014/1965

Decision Date: 03/03/2014

Decision Status: Granted

Decision Level: Delegated

Development Description: Installation of 3 x new painted steel doors, 2 x steel painted windows and one full height sliding steel door on the north eastern wall facing the canal and soft landscaping to canal side amenity space.

Application Number: 2014/0709

Decision Date:29/04/2014
Decision Status: Granted
Decision Level: Delegated
Development Description: Extension of two storey stairwell to three storey stairwell for access to roof top level and erection of safety railings

Application Number:2006/1957
Decision Date:29/08/2006
Decision Status: Granted
Decision Level: Delegated
Development Description: Installation of an "art work" advertisement on the wall to the rear of 53 Laburnum Street

Application Number: 2001/1958
Decision Date: 13/02/2004
Decision: Refused (Approved on Appeal)
Description: Changed of use of waterhouse to fine art exhibition space, restaurant/bar, event space, moorings for barges, one residential unit and roof terrace together with part 2 and part 3 storey extension and alterations.

Application Number: SOUTH/856/97/FP
Decision Date: 02/06/1998
Decision: Granted
Description: Conversion of first floor into three live/work units.

Enforcement History:

Application Number: 2012/0890/ENF
Alleged Breach: Use as Nightclub.
Decision Date: 11/04/2013
Decision: Complete(Enforcement)

Application Number: 2013/0301/ENF
Alleged Breach: Use as Nightclub.
Decision Date: 24/07/2013
Decision: Complete(Enforcement) – Breach Remedied

Application Number: 2013/0760/ENF
Alleged Breach: Use as Nightclub.
Decision Date: 31/03/2014
Decision: Complete(Enforcement) – Breach Remedied

Application Number: 2014/0351/ENF
Alleged Breach: Unauthorised use as an entertainment/music venue

Decision Date: 29/09/2014
 Decision: Complete(Enforcement) – Breach Remedied

Application Number: 2014/0661/ENF
 Alleged Breach: Unauthorised use of premises for events (including music and the gathering of crowds).
 Decision Date: n/a
 Decision: Temporary Stop Notice Issued

Application Number: 2015/0444/ENF
 Alleged Breach: unauthorised roof extension/works to roof
 Decision Date: 28/04/2016
 Decision: Enforcement notice served – Appeal Lodged

**Neighbour Consultations/Responses:
 Summary:**

56 letters of consultation were sent to the occupants of neighbouring properties and a site notice was displayed. One letter of objection and one comment (objecting to the existing unlawful structure) as been received. The objection can be summarised as follows:

- Detracts from the appearance of the listed building
- Proposal is out of scale with the existing building.
- Proposed increase in height will adversely affect light into neighbouring properties by way of increased overlooking and access to natural light

Consultations (Internal):

Design and Conservation:

Incongruous within streetscene. Does not relate to host building. Would detrimentally impact setting of adjacent Conservation Area.

Pollution Group:

No response received

Consultations (External):

Kingsland Conservation Area Advisory Committee

No response received

Policies

<p>Development Plan</p>	<p>London Plan:</p>	<p>Policy 3.3 – Housing Supply Policy 3.4 – Optimising Housing Potential Policy 3.5 – Quality and Design of Housing Developments</p>
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		<p>Policy 3.6 – Children’s and Young Peoples Play and Recreational Facilities Policy 3.8 – Housing Choice Policy 4.1 – Developing London’s Economy Policy 5.1 – Climate Change Mitigation Policy 5.2 – Minimising Carbon Dioxide Emissions Policy 5.3 – Sustainable Design and Construction Policy 6.1 – Strategic Approach Policy 6.3 – Assessing Effects of Development on Transport Capacity Policy 6.9 – Cycling Policy 6.13 – Parking Policy 7.1 – Building London’s Neighbourhoods and Communities Policy 7.2 – An Inclusive Environment Policy 7.4 – Local Character Policy 7.6 – Architecture Policy 7.8 – Heritage Assets and Archaeology Policy 8.2 – Planning Obligations Policy 8.3 – Community Infrastructure Levy</p> <p>London Plan Housing SPG</p>
	<p>Core Strategy</p>	<p>Policy 6 – Transport and Land Use Policy 16 – Employment Opportunities Policy 17 – Economic Development Policy 18 – Promoting Employment Land Policy 19 – Housing Growth Policy 22 – Housing Density Policy 24 – Design Policy 25 – Historic Environment Policy 29 – Resource Efficiency and Reducing Carbon Dioxide Emissions Policy 33 – Promoting Sustainable Transport</p>
	<p>SPD/SPG:</p>	<p><u>Development Management Local Plan (2015)</u> Policy DM 1 – High Quality Design Policy DM 2 – Development and Amenity Policy DM17 – Development Proposals in PEAs. Policy DM 19 – General Approach to New Housing Development Policy DM 22 – Homes of Different Sizes Policy DM 28 – Managing the Historic Environment Policy DM 37 – Sustainability Standards for Residential Development Policy DM45 – Development and Transport</p>

		Hackney Interim Supplementary Planning Guidance
National Guidance	Planning Policy Guidance/Statement:	National Planning Policy Framework

Background

The proposal is to erect a single storey structure upon the roof of the subject building in order to provide 1 x 2 bedroom unit of residential accommodation. The structure would have the appearance of a small chalet-type building with a dual pitched roof and ship-lap cladding and would be located on the first floor roof at the centre of the site, set back from the Laburnum Street edge by 9.5m. The seeks to erect a 3.1m timber fence to the roof of the building on the corner of Laburnum Street and Haggerston Road, the fence is to be constructed of timber laths, a 'green wall' treatment is proposed to cover the new fence and the space at roof level is to be used as garden space. The fence structure has already been erected.

The residential dwelling has also been erected and is located in a different position, on the roof of the building on corner of Laburnum Street and Haggerston Road. The current proposal seeks to relocate the structure to the new position at first floor level. The application seeks to retain the building for a two year period only.

Planning permission for the proposed timber fencing enclosing the dwelling at roof level was recently refused.

Principle of Development

The principle of a residential use upon the roof of the host building is considered acceptable given that the site would remain in a predominantly commercial use and given the precedent for residential uses in the immediate vicinity of the site. The proposal would also provide an increase in housing supply as per the objectives of London Plan policy 3.3 and Core Strategy Policy CS19 which promote housing growth. It is also considered unlikely that the proposed residential use would prejudice the operation of the business on the lower floors of the building. As such, the proposal is considered acceptable in land use terms.

Design and Conservation

The proposed structure to be located at first floor level appears as an ad hoc addition which bears no relationship with host building. The erection of a building of this nature is considered to introduce an incongruous and obtrusive feature that would harm the appearance of the application site and the wider streetscape.

Whilst the structure would be set back from the street edge, given configuration of buildings within the application site, the proposed structure would be highly visible in views along Laburnum Street

In line with the assessment in the previous refusal, the scale of the timber treatment at roof level is incongruous in relation to the host building and wider townscape and the impermanent appearance of the fence treatment to the roof is considered harmful to the appearance of the existing building and wider Conservation Area. The use of planting to the fence is not considered to mitigate for the harm identified above.

The proposal site is located immediately to the south of the Regent's Canal Conservation Area and the proposed development would be clearly visible from various vantage point in the conservation area on the northern side of the canal. The proposal site is also visible in views of the adjacent Haggerston Baths and

Haggerston Bridge, both of which are Grade II listed. As such, the proposal is considered to affect the setting of the Regent's Canal Conservation Area and the aforementioned listed buildings. Given the incongruity of the proposed design in relation to the surrounding context and given that the form, massing, architectural composition and materiality of the proposal would not sufficiently relate to the host building, the proposal is considered to have a detrimental impact upon the setting of the Regent's Canal Conservation Area, Haggerston Baths and Haggerston Bridge.

NPPF Paragraph 134 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use". Whilst the harm caused to the significance of the conservation area is less than substantial, the less than substantial harm that it does cause would not be outweighed by any significant public benefit and the proposal is therefore considered unacceptable.

Whilst it is noted that the development would be retained for a two year period only, this is not considered to justify the harm that would be caused.

Standard of Proposed Accommodation

The proposed residential unit would comply with the standards set out in the London Plan Housing SPG in terms of unit and room size and would be provided with adequate levels of natural light and private amenity space. As such, the standard of accommodation of the proposed unit is considered acceptable.

Amenity Impacts

The scale and massing of the proposed extension are such that it is considered unlikely that the proposal would have an adverse impact upon neighbouring buildings in terms of a loss of daylight/sunlight. Given that the proposal would create windows at a greater distance to adjacent residential windows than the existing front elevation windows upon the building and given that the windows would be separated by a highway where there would be a reasonable expectation of some direct overlooking from buildings on either side, the proposal is not considered to have an unacceptable impact upon neighbouring amenity in terms of loss of privacy. Given the massing of the proposed structure, it is also considered unlikely that the development would have an adverse impact upon neighbouring amenity in terms of an increased sense of enclosure.

Traffic and Transport

The extent of additional residential units to be created is such that it is considered unlikely that the proposal would have an adverse impact upon local traffic and transport. Given that only one unit is proposed and for a temporary two year period, the lack of additional cycle spaces is considered acceptable.

Consideration of objections

The matters raised by objectors are considered to have been addressed above.



Conclusion

The proposed development, by reason of its excessive, scale, massing, detailed design, position and location would result in an incongruous and obtrusive form of development which would fail to respect the character and appearance of the subject property and streetscene of which it forms part, would fail to preserve or enhance the character and appearance of the adjacent Regent's Canal Conservation Area and would have an unacceptable impact upon the setting of the Grade II listed Haggerston Baths and

Haggerston Bridge. As such the proposed development is contrary to policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan 2015, policies 24 (Design) and 25 (Historic Environment) of the Hackney Local Development Framework Core Strategy, and policies DM1 (High Quality Design) and DM28 (Managing Heritage Assets) of the Hackney Development Management Local Plan.

Recommendation:

REFUSAL

	NAME/SIGNATURE	DATE
PLANNING OFFICER		15/09/2016
Area Manager/ Deputy Area Manager		15/09/16

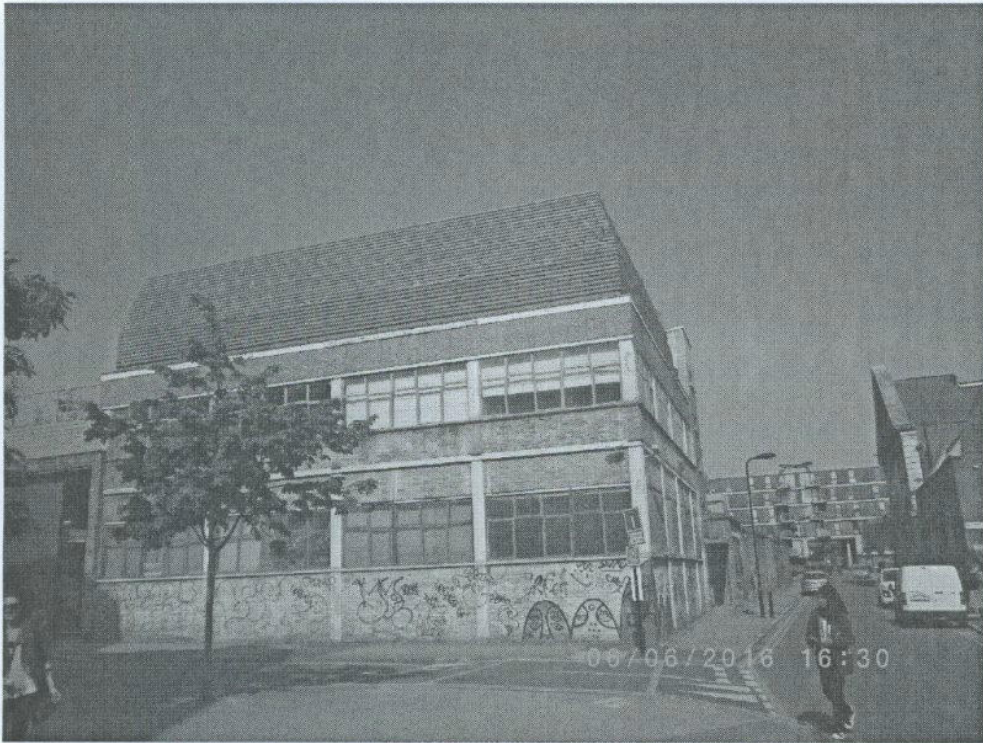
Site Visit



South elevation from Haggerston Bridge



East elevation looking west along Laburnum Street



West elevation looking east along Laburnum Street



South Elevation from Denne Terrace

Re 53/55 Laburnum road licensing meeting 23 July

1 message

22 July 2019 at 00:10

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

Dear licensing

Footage from the ' Hoxtober' event at 53/55 Laburnum road 21/22 October 2016

Queues to get into venue opposing Haggerston academy school entrance

Customers crossing queensbridge unsafely (not using designated pedestrian crossing further down road) on a bridge where oncoming traffic can't be seen easily on a Hill approach. Taxis were hooting as they turned in to stop etc.

Large group dropped off outside Kent wharf (residential apartment block next to 53/55 Laburnum road). Group loitered there chatting loudly before heading to 53/55 Laburnum road (green illumination on left of photo)

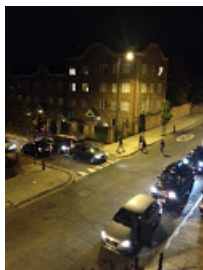
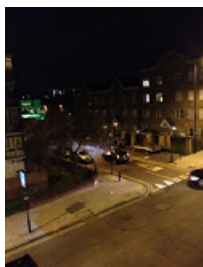
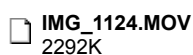
Movie showing several patrons laughing and singing for quite a long time on queensbridge road in the early hours of the morning after the event. They were holding the Hoxtober beer mugs from the event above.

It kept us awake and we had a two week old baby at the time.

' I say yeah yeah yeah, what's going on!' I could hear the entire song.... and they were on the opposite pavement....on queensbridge and Laburnum road corner.

Thank you
[REDACTED]


Sent from my iPad

4 attachments**IMG_1123.JPG**
98K**IMG_1115.JPG**
133K**IMG_1118.JPG**
120K

53/55 Laburnum road licensing meeting.

1 message

22 July 2019 at 00:19


To: licensing@hackney.gov.uk

Hello

Out of interest there is no shortage of cinemas in hackney

Genesis cinema e1 4uj
Hackney picture House e8. 1 HE
Yard theatre E9 5en
Castle cinema e9 6Da
Rio cinema e8 2pb
Rich mix e1 6La
Electric cinema e2 7dp
Close up e1 6hr
91 brick lane e16 qL

Plus pop up open Air at queen of Hoxton ec2a 3 Jx

Thanks


Sent from my iPad



APPENDIX C13

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

Hoxton Docks Open Air Cinema Application

1 message

2 July 2019 at 10:49

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

Cc: [REDACTED]

Dear Licensing Team

I am a resident and leaseholder at Basin Mill Apartments on Laburnum Street. My flat is [REDACTED] Hoxton Docks, where, I understand, it is proposed that a licensed open air cinema be installed.

I became aware of the application via a Basin Mill residents social media group where this application is currently under discussion.

I understand that a number of residents in the area, and in my block specifically, have written to you in order to express their objection to the application and I have seen a flyer which encourages people to send objections to this email address.

In considering these objections, you should be aware that, from what I have seen on social media at least, not all the residents share this negative view of the application. I personally am in favour of the application and do not agree with the objections that I have heard, most of which are set out in the flyer. The reasons for this are as follows:

- first, the way in which alcohol is consumed at a cinema is materially different from the way in which it would be consumed in a bar or nightclub, where drinking alcohol is often a primary purpose of customers visiting the venue. The potential for anti-social behaviour at / after a cinema trip seems to me to be much more limited than with a bar or nightclub.

- second, concerns about the fact that the cinema happens to be near schools are misplaced: (a) I understand that the main issue with the application relates to the potential for antisocial behaviour late at night (when pupils will be at home); (b) presumably the cinema will only (or mainly) be open during the summer, when schools are on holiday in any event; and (c) even if patrons of the cinema could be seen by schoolchildren (which seems highly unlikely), I am unaware of any law which forbids minors from witnessing alcohol being consumed (how could restaurants and pubs function if this were the case?)

- third, and most importantly, projects such as this are an important part of the regeneration of the area. At present, there are very few pubs and restaurants (or even shops) in the vicinity of Laburnum St. As a result, the area is often very quiet in the evenings. This has resulted in frequent petty crime and vandalism in the area. At Basin Mill, for example, we have had a number of break-ins into the bike store (with bikes being stolen) and we have also had packages stolen from the entrance to the flats. There are also regular thefts from cars parked in the area. Having more people around the area in the evenings is, in my view, likely to decrease, rather than increase the potential for these types of issues to arise.

Please bear these points in mind - as well as the broader fact that opinions are mixed - when you are considering objections raised by residents. Not everyone takes such a dim view of exciting new projects in the area!

Yours sincerely

[REDACTED]
Basin Mill Apartments

Sent from my iPhone



APPENDIX C14

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

53-55 Laburnum street alcohol and cinema licence.

1 message

2 July 2019 at 11:26

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

To whom it may concern

We strongly object to grant an alcohol and Cinema license to Brunswick and Columbia Wharf.

We live in Kent wharf. We are directly adjacent to Brunswick and Columbia wharf.

This is a residential area and street. The street is mostly a one lane which can not accommodate business traffic.

On the occasions that Brunswick and Columbia Wharf host a social event, the noise rises up and amplifies in strength.

Both our bedrooms are street facing, as all other bedrooms in that building are too.

On these occasions it is impossible to sleep until the party has ended.

I hope you appreciate that after a hard day's work, peace and quiet is required and a good night sleep needed to tackle the next day.

Allowing this licence will create havoc on the street and continue much later than the event. Taxis and delivery trucks will create traffic jams affecting Queen Street Bridge which is already heavily laden with traffic.

Best Regards

[REDACTED]
Laburnum street

Sent from my iPhone



APPENDIX C15

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

RE Alcohol Licence Objection / Brunswick and Columbia Wharf. 53/55 Laburnum Street E2 8BD

1 message

2 July 2019 at 16:21

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

To whom it may concern,

RE Brunswick and Columbia Wharf. [53/55 Laburnum Street E2 8BD](#)

I have just come across the fact that Brunswick and Columbia Wharf are applying for an Alcohol Licence. [I am writing to register my objection to the application for a premises licence.](#)

The basis for this opposition is that granting a licence for these premises will cause disorder and antisocial behaviour.

53/55 Laburnum Street lies direct opposite of us.

Who we are :

My name is [REDACTED].

I am a mother with a 5 year old daughter and a teenager living in the [REDACTED] of [53/55 Laburnum Street](#).

So, just to explain our situation:

Parties are not a new thing at the premises. They had been there before at a great costs for the local residents

Sound/Pollution

On many occasions the sound level of events at Brunswick and Columbia Wharf is so high that the floor of our flat is shaking.

I had numerous occasions where I had problems to bring the children to bed.

Even during the week there are plenty of events scheduled. People start queuing in the early hours of the day, drinking (they bring drinks and leave the rubbish on the floor), smoking and waiting hours for the event to start. Traffic attending events at the Wharf has caused horrendous congestion and problems on Laburnum Street. The cabs and taxis stop right in front of our house and pollution levels are comparable to a rush hour.

People talk loud and drunk while waiting for cabs /respectively their pick up. We understand every word in the flat since we are only a couple of yards away from the street.

All in all, the noise from the live music and films adversely affects us residents living in the vicinity of the building especially as the licence application covers events out of doors and until the late hours of the evening.

Later in the evening people are drunk, sing loud and glass breaks and is laying around the other day.

There is security but they seem to be only responsible for the event premises.

We had people drinking in front of our living room, which is facing the south side of the premises. The hired Security could not intervene since they were on "the wrong side of the street"

When the events end the pick up of drunk people is causing havoc in the street, air pollution is especially high and so is sound pollution. It is basically the sound level when a club is closing.

Bad Equipment

The external generator unit is huge. It is used to cool beverages and makes a very loud jet-engine like noise. Yet, the worst are the floor vibrations from it. You can feel the generator buzzing even in bed. Our floor is trembling when they switch it on. I am confident that this level of noise is against the sound regulations within a residential area.

Antisocial Behaviour

We live [REDACTED]

opposing the building which seems to be inviting for antisocial behaviour.

On several occasions people were drinking, there was vomiting and excrements against the wall and in the darker corners of Haggerston Bath, which is the building on one side of Swimmers Lane.

At some occasion someone walked in our front garden, being obviously high on drugs and booze, trying to sit on our garden chairs insisting our garden would be beer garden. It was only 7pm at night, I had to send my 5 year old daughter out of our front garden back in the house as things heated up quickly. He did not want to leave our gated front garden!!!

He was clearly from the Brunswick Wharf party and was only convinced to leave when their security staff intervened.

The security was hired by the event but I had to run over and ask for help since they clearly ignored the incident at first.

This was a frightening incident which took place only three months ago, back in March/April.

Health issue

During events Swimmers Lane has been used as a public toilet. Obviously there is not enough sanitary facilities available at the Wharf since we had people using our front garden and trees to relieve themselves.

Safety of Children

Once again, I live there with children. I bought the flat 3 years ago and since then saw a lot of parties and anti-social behaviour because of it. Clearly there was alcohol being sold before which caused problems in the past.

I think that granting a full licence would provide a further source of alcohol within an area already so heavily populated with crime, disorder and public nuisance. The problem levels for the local police are already critical and budget is stretched.

Residents in our area already suffer noise nuisance and antisocial behaviour at all hours of the day and night.

Change/Future of the Area

Our area feels more and more like partytown Shoreditch, being a total sell out of our society. There should be protection in place to make sure family areas are staying free from business endeavours. To make sure children have a chance to grow up in a healthy and protected environment! Alcohol consumption is not the bad thing but the party culture which comes with it is a destroying force. This can be seen everywhere in Hackney. It makes areas uninhabitable for small children and young families.

I have endured this inconvenience since 2016 when I moved in. Granting the Wharfs a full Alcohol licence in an area which is one of the few residential areas left is totally unacceptable.

I strongly appeal to those responsible to not grant a licence to a building of what is in the middle of a residential area.

To help protect our community and our future in Hackney.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully,

[REDACTED]
Swimmers Lane
E2 [REDACTED]

APPENDIX C16



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

re license for 53/53 Laburnum St

1 message

2 July 2019 at 18:26

Reply-to: [REDACTED]
To: licensing@hackney.gov.uk

I have just found out that an application is in from my neighbour to have a license for public entertainment 7 days a week and to 1am on Friday and Saturday.

This is an appalling idea for someone who lives [REDACTED]. This road is a quiet road of residential properties.

53 55 occasionally has parties which are very very loud, and which stop us sleeping because of the very heavy bass noises. Also people going to the parties make a lot of noise when leaving.

The idea of allowing a license to 1am, is horrifying as we will get no sleep until 2am.

Having a license would also mean that they would then be able to get a license for parties, and what would happen would they would have parties every weekend which would destroy the neighbourhood. I suspect this is a trojan horse so they can earn money from party hosting.

I object completely to this application

[REDACTED]
Laburnum St



APPENDIX C17

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

License application: Brunswick and Columbia Wharf 53/55 Laburnum Street

1 message

2 July 2019 at 19:20

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

Hello

I am writing to object to the licensing application at the above premises on the grounds that it falls within a residential area

The premises has held a number of events/parties before, which have on occasion, been a disturbance to the local residents: Noise, traffic congestion, anti social behaving including using the side street as a toilet!

Therefore I strongly oppose any plans to make this a permanent/temporary feature. And would be grateful if you could keep me posted on the application

Thanks

[REDACTED]
Basin Mill Apartments
Laburnum Street



APPENDIX C18

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

Laburnum street

1 message

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

1 July 2019 at 18:08

I understand that there are plans to allow alcohol sales at a cinema on Laburnum Street. As a resident I oppose this on the premise that it will lead to anti social behaviour in what is a residential area, predominantly for families.

Further, the proposed location is opposite a secondary school. As a teacher in another Hackney secondary school I would advise strongly that it is not appropriate to have an alcohol selling establishment directly opposite a secondary school.

Regards,

[REDACTED]
Wharf Mill Apartments, Laburnum Street

Get [Outlook for Android](#)

APPENDIX C19

From: [REDACTED] Licensing

From: [REDACTED]
Date: Mon, 1 Jul 2019 at 23:36
Subject: Fwd: Query regarding Hoxton Docks, 53 Laburnum Street
To: <planning@hackney.gov.uk>, [REDACTED], <licensing@hackney.gov.uk>
[REDACTED]
[REDACTED]

Good Evening,

Further to my email of 16 April, I would be most grateful for a response - please see copy below.

It appears that the owners of Hoxton Docks are now constructing a third new structure.

I have attached a photo showing the three new structures on the original building, and a further photo showing a close up of the latest structure.

I would greatly appreciate it if someone can look into this matter and update me on the situation.

I just found out this evening that Hoxton Docks wishes to obtain an alcohol licence. I find this very concerning as in the past,

I was forced to make several complaints about excessive noise coming from parties and events thrown by Hoxton Docks, and it's patrons using our lane as a toilet.

TO THE LICENSING TEAM - please kindly note my objection to this alcohol license.

I shall look forward to hearing from you.

With kind regards,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 16 April 2019 at 13:54:03 BST
To: Planning Enquiries <planning@hackney.gov.uk>
Subject: Fwd: Query regarding Hoxton Docks, 53 Laburnum Street

Dear Planning Team,

Further to my emails in 2015, I am writing once again regarding Hoxton Docks, 53 Laburnum Street, E2 8BD.

AK 213



The Council refused permission for the structure on top of 53 Laburnum Street in 2016, and the Planning Inspector dismissed the appeal and upheld the Council's enforcement notice in April 2017 - please see link below:

<http://planningdocs.hackney.gov.uk/NorthgatePublicDocs/00009244.pdf>

Two years on from the Inspector's ruling, I would be most grateful for information regarding the enforcement action that Hackney Council is taking.

I shall look forward to hearing from you.

With kind regards,

██████████

----- Forwarded message -----

From: ██████████
Date: Tue, 15 Dec 2015 at 10:36
Subject: Fwd: Query regarding Hoxton Docks, 53 Laburnum Street
To: <planning@hackney.gov.uk>

Dear Planning Team,

I would be most grateful for a reply to my email of 30 October concerning Hoxton Docks.

I understand from my neighbour that the structure that has been built on top of Hoxton Docks does not have planning permission. Since I emailed on 30 October, further works have been carried out and it looks as though they have now completed the building.

I thought you should also be aware that further noisy events have taken place at Hoxton Docks and I, along with other neighbours, have submitted complaints to the council. Does Hoxton Docks have an Alcohol and music licence?

I hope to hear from you soon.

With many thanks

██████████

----- Forwarded message -----

From: ██████████
Date: 30 October 2015 at 12:00
Subject: Query regarding Hoxton Docks, 53 Laburnum Street
To: "planning@hackney.gov.uk" <planning@hackney.gov.uk>

Dear Planning Team,

My name is ██████████, and I live at ██████ Swimmers Lane, E2 ██████

I have noticed a very large structure which has been built on top of Hoxton Docks at 53 Laburnum street. I am not sure what it is for and have not been notified of any planning application. I have attached a picture for you.

You may be aware that I, and some of my neighbours, have complained in the past about noise whenever there is an "event" at Hoxton Docks, and I am a little worried about what they have planned for this new structure.

I would be most grateful if you can let me know any information you might have.

I look forward to hearing from you.

With kind regards

██████████

Sent from my iPhone



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

Fwd: Licence application objection

1 message

3 July 2019 at 20:10

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

----- Forwarded message -----

From: [REDACTED]
Date: Tue, 2 Jul 2019 at 19:02
Subject: Licence application objection
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Sir/Madam,

It has come to my attention that a license application has been made at Brunswick and Columbia wharf [53/55 Laburnum street E2 8BD](#).

I object strongly to this license application. I live in Adelaide wharf on Queensbridge Road. My balcony directly overlooks Laburnum street. The noise associated with this license application would have a negative impact on the wellbeing of myself and young children. Our bedroom windows face the road and already we are unable to have our windows open at night due to loud noise from cars and people. Even with the windows closed we can still hear peoples voices and the traffic. If the license application were to go ahead, we would suffer from the extra noise from people on the streets at unsocial hours. We would also suffer from the extra traffic from taxis and deliveries.

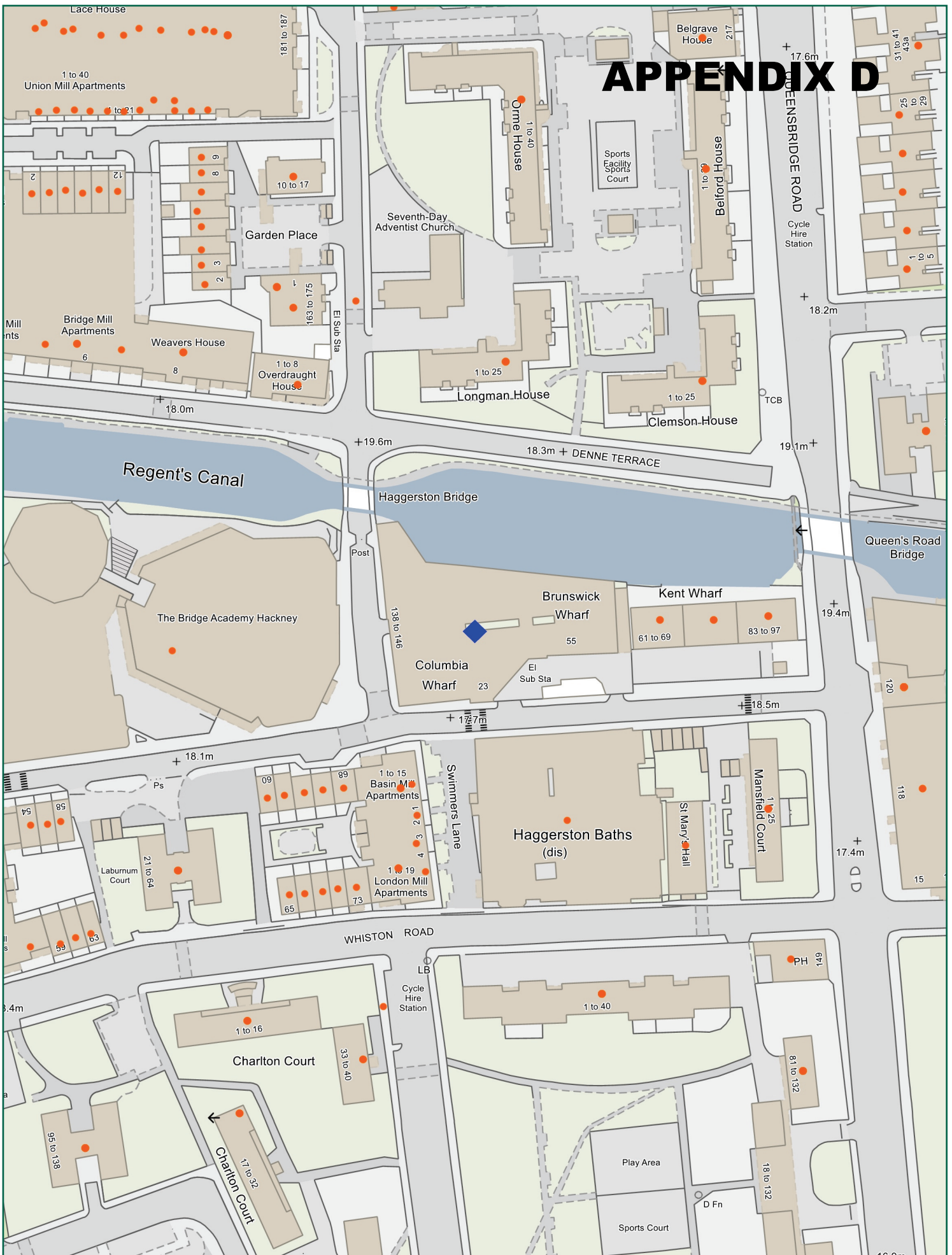
This license application is unacceptable to us and believe it would have a negative impact on the area. This is a residential area where many families reside. It is unreasonable to expect us to put up with noise at antisocial hours.

I would ask that you consider my concerns in regards to this application.

Kind regards

[REDACTED]
Adelaide Wharf
[REDACTED]

APPENDIX D



Scale: 1:1250 at A4



Ref:

12 July 2019

Produced by: unspecified

email:

please specify copyright statement