



REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING		
LICENSING SUB-COMMITTEE: 17/09/2020	Classification DECISION	Enclosure
Application for a Premises Licence Protein Studios, 31 New Inn Yard, EC2A 3EY	Ward(s) affected Hoxton East & Shoreditch	

1. SUMMARY

Applicant(s) Protein Studios Shoreditch Ltd	In SPA: Shoreditch
Date of Application 27/07/2020	Period of Application Permanent
Proposed licensable activity Late Night Refreshment Supply of Alcohol (On and Off Premises)	
Proposed hours of licensable activities	
Late Night Refreshment	Standard Hours: Fri 23:00-00:00 Sat 23:00-00:00
Supply of Alcohol	Standard Hours:
On Sales:	Mon 08:00-23:00 Tue 08:00-23:00 Wed 08:00-23:00 Thu 08:00-23:00 Fri 08:00-00:00 Sat 08:00-00:00 Sun 10:00-22:30
Supply of Alcohol	Standard Hours:
Off Sales:	Mon 08:00-22:00 Tue 08:00-22:00 Wed 08:00-22:00 Thu 08:00-22:00 Fri 08:00-22:00 Sat 08:00-22:00 Sun 10:00-22:00

The opening hours of the premises	
Standard Hours:	
Mon 07:00-23:30	
Tue 07:00-23:30	
Wed 07:00-23:30	
Thu 07:00-23:30	
Fri 07:00-00:30	
Sat 07:00-00:30	
Sun 07:00-23:00	
Capacity: Not known	
Policies Applicable	LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours), LP4 ('Off' Sales of Alcohol), LP6 (External Areas and Outdoor Events) and LP10 (Special Policy Areas – Dalston and Shoreditch)
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 • Licensing Authority • Other Persons

2. APPLICATION

2.1 Protein Studios Shoreditch Ltd has made an application for a premises licence under the Licensing Act 2003:

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

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

3. CURRENT STATUS / HISTORY

3.1 The premises are not currently licensed for any activity.

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>
07/03/20	08:00-19:00
12/02/20-16/02/20	12:00-20:00
23/01/20-25/01/20	12:00-00:00
12/12/19	17:00-00:00
10/12/19	17:00-21:00

24/10/19-26/10/19
07/09/19-08/09/19

16:30-21:30
17:00-01:00

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)	Have confirmed no representation on this application
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	Have confirmed no representation on this application
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation on this application
Police	Have confirmed no representation on this application with the agreed conditions as set out in para 8.1 and amended off sales alcohol hours above.
Licensing Authority (Appendix B2)	Representation received on the grounds of The Prevention of Public Nuisance, Core Hours and Special Policy Area.
Health Authority	No representation received

5. REPRESENTATIONS: OTHER PERSONS

From	Details
7 Representation received from and on behalf of local residents. (Appendices C1-C7)	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, External Areas and Outdoor Events and Special Policy Area.

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), LP6 (External Areas and Outdoor Events) and LP10 (Special Policy Areas – Dalston and Shoreditch) are relevant.

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)

Supply of Alcohol

1. No supply of alcohol may be made under the premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period

of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.
5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
5.3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-
 - A. a holographic mark or
 - B. an ultraviolet feature.
6. The responsible person shall ensure that:
 - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - beer or cider: 1/2 pint;
 - gin, rum, vodka or whisky: 25ml or 35ml; and
 - still wine in a glass: 125ml; and
 - 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.

Conditions derived from operating schedule

8. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
9. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Hackney Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

10. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
11. Whenever the external areas shown on the approved plans are used for the consumption of alcohol then there shall be at least one member of staff on duty whose role requires them to regularly monitor and supervise the use of those seating areas.
12. The use of the external area shall cease at 2200hours save for a maximum of 5 smokers.
13. The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
14. There shall be a written dispersal policy in a form agreed with the Police and Licensing Authority, a copy of which shall be kept on the premises and produced to Police or an authorised officer upon request.
15. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them.
16. Smokers shall only be permitted to use the premises external areas for smoking and not the public highway.
17. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - a. all crimes reported to the venue;
 - b. all ejections of patrons;
 - c. any complaints received concerning crime and disorder;
 - d. any incidents of disorder;
 - e. all seizures of drugs or offensive weapons;
 - f. any faults in the CCTV system or searching equipment or scanning equipment;
 - g. any refusal of the sale of alcohol; and
 - h. any visit by a relevant authority or emergency service.
18. Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.
19. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

20. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
21. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
22. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
23. 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.
24. 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.
25. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.
26. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
27. 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.
28. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Protein Studios. This should remain unobstructed at all times and should clearly identify:-
 - the name of the registered waste carrier
 - the date of commencement of trade waste contract
 - the date of expiry of trade waste contract
 - the days and times of collection

the type of waste including the European Waste Code.

Conditions derived from Responsible Authority representations

29. Off sales of alcohol shall cease at 2200hours.
30. The sale of alcohol outside the premises shall be to seated customers only.
31. The external capacity shall be limited to 35 persons.

9. REASONS FOR OFFICER OBSERVATIONS

- 9.1 Conditions 8 to 28 above are derived from the applicant's operating schedule. Conditions 29 to 31 have been agreed with the police. Condition 12 has been amended and agreed with the police.

10. LEGAL COMMENTS

- 10.1 The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;
- The Prevention of Crime and Disorder
 - Public Safety
 - Prevention of Public Nuisance
 - The Protection of Children from Harm
- 10.2 It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. HUMAN RIGHTS ACT 1998 IMPLICATIONS

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

12. MEMBERS DECISION MAKING

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

13. CONCLUSION

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

Acting Group Director, Neighbourhoods and Housing	Ajman Ali
Lead Officer (holder of original copy):	Shan Uthayasangar Licensing Officer 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: Protein Studios, 31 New Inn Yard, EC2A 3EY	Licensing Service 1 Hillman Street London E8 1DY

Printed matter

Licensing Act 2003

LBH Statement of Licensing Policy

↳ Hackney
LA01

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Mr Protein Studios Shoreditch Ltd

(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 Protein Studios			
31 NEW INN YARD HACKNEY LONDON			
Post town	LONDON	Postcode	EC2A 3EY

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£123000

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 Protein Studios Shoreditch Ltd
Address [REDACTED]
[REDACTED] UK-England
Registered number (where applicable) [REDACTED]
Description of applicant (for example, partnership, company, unincorporated association etc.) [REDACTED]
Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start? DD MM YYYY
25-08-2020

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

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

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)	..
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)	..

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



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



In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (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	
Mon			Please give further details here (please read guidance note 4)		
Tue			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Wed			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)		
Thur					
Fri					
Sat					
Sun					

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	
				Both	
Day	Start	Finish	<p>Please give further details here (please read guidance note 4)</p> <p>State any seasonal variations for the performance of live music (please read guidance note 5)</p> <p>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)</p>		
Mon					
Tue					
Wed					
Thur					
Fri					
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				Both	
			Please give further details here (please read guidance note 4)		
			State any seasonal variations for the performance of dance (please read guidance note 5)		
			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)		

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</p>	Indoors	
Mon				Outdoors	
				Both	
Tue			<p>Please give further details here (please read guidance note 4)</p>		
Wed					
Thur			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</p>		
Fri					
Sat			<p>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)</p>		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	X
Day				Outdoors	
Start	Finish			Both	
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	23:00	00:00	Non-standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 6)		
Sat	23:00	00:00			
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)		
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thur	08:00	23:00			
Fri	08:00	00:00			
Sat	08:00	00:00			
Sun	10:00	22:30			
			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)		

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 William Rowe	
Date of birth [REDACTED]	
Address [REDACTED]	
[REDACTED]	
[REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 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)
Day	Start	Finish	
Mon	07:00	23:30	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)
Tue	07:00	23:30	
Wed	07:00	23:30	
Thur	07:00	23:30	
Fri	07:00	00:30	
Sat	07:00	00:30	
Sun	07:00	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)

Please see appended summary for list of proposed conditions to address all four licensing objectives.

b) The prevention of crime and disorder

See a) above

c) Public safety

See a) above

d) The prevention of public nuisance

See a) above

e) The protection of children from harm

See a) above

Checklist:

Please tick to indicate agreement

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

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

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

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

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

Part 4 – Signatures (please read guidance note 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	Thomas & Thomas Partners LLP
Date	27/7/2020
Capacity	Solicitors on behalf of 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	27/7/2020
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Thomas & Thomas Partners LLP OFFICES AND PREMISES AT 1ST-3RD FLOOR 38 MONMOUTH STREET			
UK-England			
Post town	LONDON	Postcode	WC2H 9EP
Telephone number (if any)	[REDACTED]		

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

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i)

31 New Inn Yard Shoreditch EC2A 3EY

Application for a Premises Licence

Applicant: Protein Studios Shoreditch Ltd

DPS: William Rowe

Premises Description:

Coffee Shop

Proposed Licensable Activities:

	Sale of Alcohol (on & off the premises)	Late Night Refreshment	Opening Hours
Monday to Thursday	08:00 to 23:00	N/A	07:00 to 23:30
Friday & Saturday	08:00 to 00:00	23:00 to 00:00	07:00 to 00:30
Sunday	10:00 to 22:30	N/A	07:00 to 23:00

NB. No regulated entertainment or non-standard timings.

Proposed Conditions:

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
2. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Hackney Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
3. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
4. Whenever the external areas shown on the approved plans are used for the consumption of alcohol then there shall be at least one member of staff on duty whose role requires them to regularly monitor and supervise the use of those seating areas.
5. There shall be no licensable activities in external areas after 22:00.

6. The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
7. There shall be a written dispersal policy in a form agreed with the Police and Licensing Authority, a copy of which shall be kept on the premises and produced to Police or an authorised officer upon request.
8. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them.
9. Smokers shall only be permitted to use the premises external areas for smoking and not the public highway.
10. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - a. all crimes reported to the venue;
 - b. all ejections of patrons;
 - c. any complaints received concerning crime and disorder;
 - d. any incidents of disorder;
 - e. all seizures of drugs or offensive weapons;
 - f. any faults in the CCTV system or searching equipment or scanning equipment;
 - g. any refusal of the sale of alcohol; and
 - h. any visit by a relevant authority or emergency service.
11. Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.
12. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
13. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
14. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
15. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
16. 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.
17. 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.

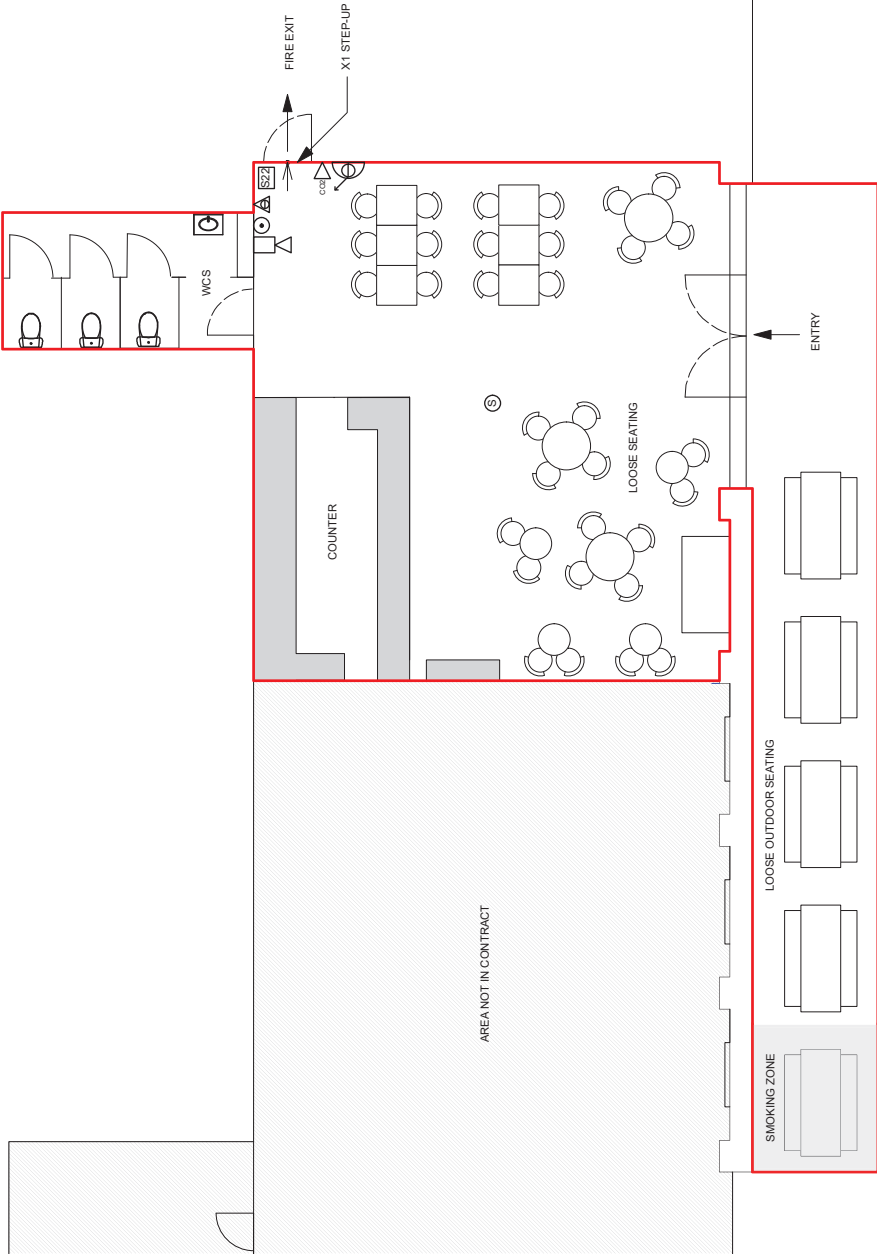
18. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.
19. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
20. 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.
21. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Protein Studios. This should remain unobstructed at all times and should clearly identify:-

the name of the registered waste carrier

the date of commencement of trade waste contract the date of expiry of trade waste contract

the days and times of collection

the type of waste including the European Waste Code



LEGEND	
	FIRE CALL POINT
	SOUNDER
	FIRE EXTINGUISHER - WATER
	FIRE EXTINGUISHER - CO2
	FIRE EXIT SIGN
	FIRE HOSE
	SMOKE DETECTOR
	AREA OF LICENSABLE ACTIVITIES

NOTE: FURNITURE AND FIRE SAFETY EQUIPMENT INDICATIVE ONLY.

EXISTING GROUND FLOOR PLAN
SCALE 1:100 @ A3



Project: Oat @ Protein
 Drawing: Licensing Plan | OAT_20.4_01-03.B
 Scale: 1:100 @ A3
 Date: 12.07.20 Drawn: ML/NC

APPENDIX B1

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Environmental Protection Team
ADDRESS OF AUTHORITY	Environmental Protection team 1 Hillman Street London E8 1DY
CONTACT NAME	Olalekan Olaosebikan
TELEPHONE NUMBER	020 8356 4658
E-MAIL ADDRESS	olalekan.olaosebikan@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Protein Studios, 31 New Inn Yard, Hackney, London, EC2A 3EY
NAME OF APPLICANT	Protein Studios Shoreditch Ltd

COMMENTS

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

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

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

I am writing to make a representation in relation to this application. The proposal could lead to an impact on the promotion of the licensing objectives, in particular, the prevention of public nuisance.

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

The Environmental Protection Team has not been able to agree conditions with the applicant in relation to where the designated smoking area will be and the number of people that will be using the space at any one time.

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

The representative of the applicant is to contact the Environmental Protection Team or Olalekan Olaosebikan to discuss further the noise/smoke mitigation measures to prevent noise or smoke from having impact on the occupier of nearest noise/smoke sensitive premises.

Date: 05/08/2020

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

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	0208 356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Protein Studios 31 New Inn Yard London EC2A 3EY
NAME OF APPLICANT	Protein Studios Shoreditch Ltd

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:

I make a representation in relation to this application as the premises is located within the Shoreditch Special Policy Area (SPA). The SPA is area that has been identified as suffering from the negative cumulative impact of the concentration of licensed premises in the area. The proposed activity could have a negative impact on the promotion of the licensing objectives, in particular the prevention of public nuisance.

It should be noted that **LP10** (Special Policy Areas – Dalston and Shoreditch) of the Council's Statement of Licensing Policy states:

LP10 Special Policy Areas – Dalston and Shoreditch

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

It should also be noted that the;

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

May not be in itself sufficient.

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

The applicants attention is also drawn to the following extract from the Council's Licensing Policy:

LP4 'Off' Sales of Alcohol

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

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

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

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

N/A

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

Date: 24/08/2020



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

31 New Inn Yard, Hackney, London

1 message

21 August 2020 at 13:35

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

Dear Hackney Licensing

I object to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

There is so much wrong with this application. It should be rejected outright.

First, this proposed license is inside the **Shoreditch Special Policy Area**. The area is saturated with licensed premises. The surrounding blocks feature some of Shoreditch's most notorious premises. No good will come from sandwiching in yet another licensed premises. Per the rules of the Shoreditch SPA, the application should demonstrate exceptional reasons for the license. The application provides no reasons at all, literally ticking and filling boxes.

Second, the proposed license is in **blatant breach of planning**. Pursuant to application 2014/0771 permitted hours are strictly limited to 0730-1900 Monday to Saturday, and 0900-1700 on Sundays and Bank Holidays. These hours were limited "in the interests of the amenity of the general area". The application proposes illegally operating up to EIGHT HOURS, selling alcohol for FIVE AND A HALF HOURS beyond their planning, clearly with no concern for the local amenity.

Also on planning, under application 2014/0771 the change of use was "limited to Class A1 use only and no primary cooking processes shall be carried out on the premises", again "in the interests of the amenity of the general area". Yet the application clearly indicates Protein's intention to breach this permission, with Protein's Proposed Condition 1 being "the supply of alcohol ... to a person taking a table meal there and for consumption by such a person as ancillary to their meal".

Disingenuously, the application describes itself as a "Coffee Shop". The off- and on-premises supply of alcohol, and the proposed hours, belie the reality. Within 500 metres there must be 20 places selling coffee, with possibly none supplying alcohol or open for these hours.

Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. We have complained about noise booming in our bedroom and my husband has been threatened by event staff when he asked them to turn the music down. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

The proposed **floor plan** has barely been thought through. First, the license seeks to cover THE ENTIRETY of the pavement in front of the premises. The premises does not have a street trading license, and it is unclear to me how it could possibly be allowed to take over the whole pavement. The premises does, during the daytime, put tables in the street (which is a mixed-use vehicle/pedestrian area) but that is not covered by the license, and would also be objected to.

Even worse, the floor plan is described as "loose seating". The applicant won't even commit to an actual floor plan. Finally, to be clear, if the entirety of the floor plan is approved this would be a 58 seat venue (including outdoor), but is still effectively a concrete shell.

The premises currently doesn't meet **Hackney's waste requirements**. It maintains two skips on the public highway, and in the past has multiple times left vast heaps of waste on the pavement for days, particularly beer bottles. It has no waste storage area.

The license seeks an **off premises license**, which is contrary to its stated use of as a restaurant. It is right next to Tesco, which is an utter disaster in supplying the river of alcohol that is used to pre-load. There is no rational reason to add an additional off-premises to the SPA.

The license also seeks to operate into the wee hours of the morning with **late night refreshment**, which is completely inappropriate for its location. The premises is literally across from bedroom windows, and was specifically limited in its hours to protect the general amenity.


Finally if there's one thing learned during the lockdown it's the immense burden the night-time economy inflicts on Shoreditch and Hackney. I could make a long, long list of the ills that are gone, and the community that has flourished in their absence. The pandemic is no excuse to make these ills worse - indeed it should be a time to rethink current policy at a fundamental level to begin to revert to sanity. I believe this license, in any form, will add to the **cumulative impact** of the current activity levels.

Specifically I object for the following reasons:

- This venue is within the Shoreditch Special Policy Area. No exceptional circumstances are presented. The application accordingly should be rejected out of hand.
- The location of the venue is within yards of multiple other exceedingly crowded venues. These sites already see a large number of revellers on the street day and night, not to mention spillover pedestrian traffic. Inevitably this means more booze tourists causing intolerable noise, anti-social behaviour, littering and fouling of the streets. This venue will add to the cumulative impact and existing issues of noise and disorder.
- The site is unsuited to a license, with no improvements to render it an actual venue let alone a licenseable space.
- There are many residential properties in the immediate vicinity of the venue. The addition of another venue, no matter how sedate, or without music, will present a risk to the children in the area.

For these reasons I believe the application should be rejected.

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


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



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

31 New Inn Yard, Hackney, London

1 message

22 August 2020 at 11:09

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

To whom it may concern:

I forward below the email sent by my neighbour [REDACTED] because it outlines in detail our shared objections to this license application.

In addition to a multitude of breaches of planning, the sheer laziness of resorting to alcohol sales for extra revenue generation is brazen and unacceptable. A daytime cafe licence would be tolerable. But this is a site completely surrounded by residential properties. Any business operating from there must first and foremost not be a nuisance nor contribute to antisocial behaviour nor create an environment in which children are exposed to any of the above. We walk this stretch of road daily with our two year old son. It has been much improved by the council's works and is a pleasant thoroughfare. We don't want to be navigating vomit, drunks, and filth on a daily basis.

Please reject this application out of hand. Kindly notify me if it goes to committee, but do not release any of my personal details to the applicants.

[REDACTED]
EC2A [REDACTED]

----- Forwarded Message -----

From: [REDACTED]
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>
Sent: Friday, August 21, 2020, 01:37:13 PM GMT+1
Subject: [31 New Inn Yard, Hackney, London](#)

Dear Hackney Licensing

I object to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

There is so much wrong with this application. It should be rejected outright.

First, this proposed license is inside the **Shoreditch Special Policy Area**. The area is saturated with licensed premises. The surrounding blocks feature some of Shoreditch's most notorious premises. No good will come from sandwiching in yet another licensed premises. Per the rules of the Shoreditch SPA, the application should demonstrate exceptional reasons for the license. The application provides no reasons at all, literally ticking and filling boxes.

Second, the proposed license is in **blatant breach of planning**. Pursuant to application 2014/0771 permitted hours are strictly limited to 0730-1900 Monday to Saturday, and 0900-1700 on Sundays and Bank Holidays. These hours were limited "in the interests of the amenity of the general area". The application proposes illegally operating up to EIGHT HOURS, selling alcohol for FIVE AND A HALF HOURS beyond their planning, clearly with no concern for the local amenity.

Also on planning, under application 2014/0771 the change of use was "limited to Class A1 use only and no primary cooking processes shall be carried out on the premises", again "in the interests of the amenity of the general area". Yet the application clearly indicates Protein's intention to breach this permission, with Protein's Proposed Condition 1 being "the supply of alcohol ... to a person taking a table meal there and for consumption by such a person as ancillary to their meal".

Disingenuously, the application describes itself as a "Coffee Shop". The off- and on-premises supply of alcohol, and the proposed hours, belie the reality. Within 500 metres there must be 20 places selling coffee, with possibly none supplying alcohol or open for these hours.

Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the

space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. We have complained about noise booming in our bedroom and my husband has been threatened by event staff when he asked them to turn the music down. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

The proposed **floor plan** has barely been thought through. First, the license seeks to cover THE ENTIRETY of the pavement in front of the premises. The premises does not have a street trading license, and it is unclear to me how it could possibly be allowed to take over the whole pavement. The premises does, during the daytime, put tables in the street (which is a mixed-use vehicle/pedestrian area) but that is not covered by the license, and would also be objected to.

Even worse, the floor plan is described as "loose seating". The applicant won't even commit to an actual floor plan. Finally, to be clear, if the entirety of the floor plan is approved this would be a 58 seat venue (including outdoor), but is still effectively a concrete shell.

The premises currently doesn't meet **Hackney's waste requirements**. It maintains two skips on the public highway, and in the past has multiple times left vast heaps of waste on the pavement for days, particularly beer bottles. It has no waste storage area.

The license seeks an **off premises license**, which is contrary to its stated use of as a restaurant. It is right next to Tesco, which is an utter disaster in supplying the river of alcohol that is used to pre-load. There is no rational reason to add an additional off-premises to the SPA.

The license also seeks to operate into the wee hours of the morning with **late night refreshment**, which is completely inappropriate for its location. The premises is literally across from bedroom windows, and was specifically limited in its hours to protect the general amenity.


Finally if there's one thing learned during the lockdown it's the immense burden the night-time economy inflicts on Shoreditch and Hackney. I could make a long, long list of the ills that are gone, and the community that has flourished in their absence. The pandemic is no excuse to make these ills worse - indeed it should be a time to rethink current policy at a fundamental level to begin to revert to sanity. I believe this license, in any form, will add to the **cumulative impact** of the current activity levels.

Specifically I object for the following reasons:

- This venue is within the Shoreditch Special Policy Area. No exceptional circumstances are presented. The application accordingly should be rejected out of hand.
- The location of the venue is within yards of multiple other exceedingly crowded venues. These sites already see a large number of revellers on the street day and night, not to mention spillover pedestrian traffic. Inevitably this means more booze tourists causing intolerable noise, anti-social behaviour, littering and fouling of the streets. This venue will add to the cumulative impact and existing issues of noise and disorder.
- The site is unsuited to a license, with no improvements to render it an actual venue let alone a licenseable space.
- There are many residential properties in the immediate vicinity of the venue. The addition of another venue, no matter how sedate, or without music, will present a risk to the children in the area.

For these reasons I believe the application should be rejected.

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


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

31 New Inn Yard, Hackney, London

1 message

23 August 2020 at 13:47

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

Dear Hackney Licensing,

I object to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

The application appears disingenuous: styling itself a cafe, yet applying for a license to serve alcohol until midnight.

Whilst planning is not determinative of a license, being separate regimes, it is a good indication of the suitability of the applicant and their ability to meet the licensing objectives. I understand that the applicant intends to wildly breach what it is permitted to do on the site. The hours and nature of the operations are quite literally illegal.

The site is unsuitable, sitting directly across from residential properties (see attached photo).

The floor plan is unsuited for a license, seemingly for "flexible" seating. The application also covers the entirety of the pavement, which is just crazy (see attached photo).

Ultimately I think this application is a trojan horse for the applicant's main business, which is as an events space. Hundreds of alcohol-led events have been held here over the years. Indeed on the applicant's own website they state:

"IN THE LAST 6 YEARS WE'VE HOSTED OVER 600 EVENTS, WITH 184,000 ATTENDEES AND 541,000 DRINKS CONSUMED (WE THINK). SO, WHATEVER YOUR IDEA, WE'LL HELP MAKE IT HAPPEN."

<https://www.proteinstudios.com/space/hire>

More than A HALF MILLION DRINKS, (on their own math) more than 900 drinks PER EVERY SINGLE EVENT! If the applicant says this relates to a separate space, it would be a lie. The spaces are connected by a massive sliding door, and the photos on their own website show the spaces as one. This is unbelievable.

If there is any sympathy or inclination to grant this license the applicant must be (a) put to the strictest scrutiny, (b) the conditions very finely tailored and (c) the application itself severely curtailed.

Specifically I object for the following reasons:

- This venue is within the Shoreditch Special Policy Area. No exceptional circumstances are presented. The application accordingly should be rejected out of hand.
- The location of the venue is within yards of multiple other exceedingly crowded venues. These sites already see a large number of revellers on the street day and night, not to mention spillover pedestrian traffic. Inevitably this means more booze tourists causing intolerable noise, anti-social behaviour, littering and fouling of the streets. This venue will add to the cumulative impact and existing issues of noise and disorder.
- The site is unsuited to a license, with no improvements to render it suitable.
- There are many residential properties in the immediate vicinity of the venue. The addition of another venue, no matter how sedate, or without music, will present a risk to the children in the area.

For these reasons I believe the application should be rejected.

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

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

2 attachments

Picture1.jpg
506K

Picture2.jpg
596K





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

31 New Inn Yard, Hackney

1 message

23 August 2020 at 19:03

To: licensing@hackney.gov.uk

Dear Hackney Licensing:

I object to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

There is so much wrong with this application. It should be rejected outright.

First, this proposed license is inside the **Shoreditch Special Policy Area**. The area is saturated with licensed premises. The surrounding blocks feature some of Shoreditch's most notorious premises. No good will come from sandwiching in yet another licensed premises. Per the rules of the Shoreditch SPA, the application should demonstrate exceptional reasons for the license. The application provides no reasons at all, literally ticking and filling boxes.

Second, the proposed license is in **blatant breach of planning**. Pursuant to application 2014/0771 permitted hours are strictly limited to 0730-1900 Monday to Saturday, and 0900-1700 on Sundays and Bank Holidays. These hours were limited "in the interests of the amenity of the general area". The application proposes illegally operating up to EIGHT HOURS, selling alcohol for FIVE AND A HALF HOURS beyond their planning, clearly with no concern for the local amenity.

Also on planning, under application 2014/0771 the change of use was "limited to Class A1 use only and no primary cooking processes shall be carried out on the premises", again "in the interests of the amenity of the general area". Yet the application clearly indicates Protein's intention to breach this permission, with Protein's Proposed Condition 1 being "the supply of alcohol ... to a person taking a table meal there and for consumption by such a person as ancillary to their meal".

Disingenuously, the application describes itself as a "Coffee Shop". The off- and on-premises supply of alcohol, and the proposed hours, belie the reality. Within 500 metres there must be 20 places selling coffee, with possibly none supplying alcohol or open for these hours.

Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. We have complained about noise booming in our bedroom and my husband has been threatened by event staff when he asked them to turn the music down. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

The proposed **floor plan** has barely been thought through. First, the license seeks to cover THE ENTIRETY of the pavement in front of the premises. The premises does not have a street trading license, and it is unclear to me how it could possibly be allowed to take over the whole pavement. The premises does, during the daytime, put tables in the street (which is a mixed-use vehicle/pedestrian area) but that is not covered by the license, and would also be objected to.

Even worse, the floor plan is described as "loose seating". The applicant won't even commit to an actual floor plan. Finally, to be clear, if the entirety of the floor plan is approved this would be a 58 seat venue (including outdoor), but is still effectively a concrete shell.

The premises currently doesn't meet **Hackney's waste requirements**. It maintains two skips on the public highway, and in the past has multiple times left vast heaps of waste on the pavement for days, particularly beer bottles. It has no waste storage area.

The license seeks an **off premises license**, which is contrary to its stated use of as a restaurant. It is right next to Tesco, which is an utter disaster in supplying the river of alcohol that is used to pre-load. There is no rational reason to add an additional off-premises to the SPA.

The license also seeks to operate into the wee hours of the morning with **late night refreshment**, which is completely inappropriate for its location. The premises is literally across from bedroom windows, and was specifically limited in its hours to protect the general amenity.

Finally if there's one thing learned during the lockdown it's the immense burden the night-time economy inflicts on Shoreditch and Hackney. I could make a long, long list of the ills that are gone, and the community that has flourished in their absence. The pandemic is no excuse to make these ills worse - indeed it should be a time to rethink current policy at a fundamental level to begin to revert to sanity. I believe this license, in any form, will add to the **cumulative impact** of the current activity levels.

Specifically I object for the following reasons:

- This venue is within the Shoreditch Special Policy Area. No exceptional circumstances are presented. The application accordingly should be rejected out of hand.
- The location of the venue is within yards of multiple other exceedingly crowded venues. These sites already see a large number of revellers on the street day and night, not to mention spillover pedestrian traffic. Inevitably this means more booze tourists causing intolerable noise, anti-social behaviour, littering and fouling of the streets. This venue will add to the cumulative impact and existing issues of noise and disorder.
- The site is unsuited to a license, with no improvements to render it an actual venue let alone a licenseable space.
- There are many residential properties in the immediate vicinity of the venue. The addition of another venue, no matter how sedate, or without music, will present a risk to the children in the area.

For these reasons I believe the application should be rejected.

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

I also do not want my details to be published.

Many thanks, [REDACTED]



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

Re: 31 New Inn Yard, Hackney, London

1 message

23 August 2020 at 19:42

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

To Whom It May Concern,

It's 4.05 am, as in, the morning, and I had to just call the police again, for a 12-person drunken fight almost flipping and attacking a car, waking me, my neighbors, and the entire block up, yet again.

Currently, I'm listening to hip-hop from a car that's shaking my windows down below. It happens on the weekends, and almost every weekday, to the point I can barely function at work and my health is suffering. Every 5 minutes from 12 pm to 6 am, at least 3 days a week cars playing music so loud it wakes the block, breaking beer bottles in the street, fighting, and violence after hours is making this neighborhood very difficult to live in. Unless they're paying for law enforcement between 12 pm-5 am to enforce the noise ordinance and street safety, please reject this application. People who flood in for the late nightlife and late-night events are making it unbearable for those of us who pay to live here, they don't obey noise laws and offer no law enforcement for the violence they help create with excessive alcohol.

Please reject this application for 31 New Inn Yard, Hackney, out of hand. **Kindly notify me if it goes to the committee, but do not release any of my personal details to the applicants.**

It's reckless, and it's destroying a neighborhood for the profit of a few.

Oh wait, that's the sound of more breaking bottles in the street.

[REDACTED]
EC2A [REDACTED]

Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. We have complained about noise booming in our bedroom and my husband has been threatened by event staff when he asked them to turn the music down. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

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Even worse, the floor plan is described as "loose seating". The applicant won't even commit to an actual floor plan. Finally, to be clear, if the entirety of the floor plan is approved this would be a 58 seat venue (including outdoor), but is still effectively a concrete shell.

The premises currently doesn't meet **Hackney's waste requirements**. It maintains two skips on the public highway, and in the past has multiple times left vast heaps of waste on the pavement for days, particularly beer bottles. It has no waste storage area.

The license seeks an **off premises license**, which is contrary to its stated use of as a restaurant. It is right next to Tesco, which is an utter disaster in supplying the river of alcohol that is used to pre-load. There is no rational reason to add an additional off-premises to the SPA



31 New Inn Yard, Hackney

1 message

23 August 2020 at 19:48

To:  licensing@hackney.gov.uk

Dear Hackney Licensing:

I object to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

There is so much wrong with this application. It should be rejected outright.

First, this proposed license is inside the **Shoreditch Special Policy Area**. The area is saturated with licensed premises. The surrounding blocks feature some of Shoreditch's most notorious premises. No good will come from sandwiching in yet another licensed premises. Per the rules of the Shoreditch SPA, the application should demonstrate exceptional reasons for the license. The application provides no reasons at all, literally ticking and filling boxes.

Second, the proposed license is in **blatant breach of planning**. Pursuant to application 2014/0771 permitted hours are strictly limited to 0730-1900 Monday to Saturday, and 0900-1700 on Sundays and Bank Holidays. These hours were limited "in the interests of the amenity of the general area". The application proposes illegally operating up to EIGHT HOURS, selling alcohol for FIVE AND A HALF HOURS beyond their planning, clearly with no concern for the local amenity.

Also on planning, under application 2014/0771 the change of use was "limited to Class A1 use only and no primary cooking processes shall be carried out on the premises", again "in the interests of the amenity of the general area". Yet the application clearly indicates Protein's intention to breach this permission, with Protein's Proposed Condition 1 being "the supply of alcohol ... to a person taking a table meal there and for consumption by such a person as ancillary to their meal".

Disingenuously, the application describes itself as a "Coffee Shop". The off- and on-premises supply of alcohol, and the proposed hours, belie the reality. Within 500 metres there must be 20 places selling coffee, with possibly none supplying alcohol or open for these hours.

Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. We have complained about noise booming in our bedroom and my husband has been threatened by event staff when he asked them to turn the music down. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

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The license also seeks to operate into the wee hours of the morning with **late night refreshment**, which is completely inappropriate for its location. The premises is literally across from bedroom windows, and was specifically limited in its

hours to protect the general amenity.

Finally if there's one thing learned during the lockdown it's the immense burden the night-time economy inflicts on Shoreditch and Hackney. I could make a long, long list of the ills that are gone, and the community that has flourished in their absence. The pandemic is no excuse to make these ills worse - indeed it should be a time to rethink current policy at a fundamental level to begin to revert to sanity. I believe this license, in any form, will add to the **cumulative impact** of the current activity levels.

Specifically I object for the following reasons:

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- The site is unsuited to a license, with no improvements to render it an actual venue let alone a licenseable space.
- There are many residential properties in the immediate vicinity of the venue. The addition of another venue, no matter how sedate, or without music, will present a risk to the children in the area.

For these reasons I believe the application should be rejected.

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

I also do not want my details to be published.

Many thanks, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Strong objection to alcohol licence for 31 New Inn Yard, Hackney, London (Protein/Oat Cafe)

1 message

24 August 2020 at 10:19

To: licensing@hackney.gov.uk

Dear Hackney Licensing,

I object strongly to the above referenced application for a premises licence for the provision of late night refreshment and the supply of alcohol for on and off premises.

And I am writing to you in desperation to ask you to stop ANY new alcohol licenses in Shoreditch. The situation in Shoreditch is becoming more and more dangerous and unbearable. People partying, urinating, defecating, masturbating, vomiting, taking drugs in our streets every Thursday, Friday, Saturday night until early in the morning. It is dangerous to leave the house on weekend evening/nights, and dangerous to walk with little children in the mornings on glass and drug littered pavements.

Furthermore, in the last 18 months **TWO brand new alcohol licenses** have already been granted in the same road, despite being in the Shoreditch Special Policy Area (Tonkotsu, [1 Anning Street](#), corner New Inn Yard, and Casa do Frango, [2 King John Court](#), corner New Inn Yard).

We need **LESS alcohol** licences, not more.

There is so much wrong with this particular application. It should be rejected outright.

First, this proposed license is inside the **Shoreditch Special Policy Area**. The area is saturated with licensed premises. The surrounding blocks feature some of Shoreditch's most notorious premises. Per the rules of the Shoreditch SPA, the application should demonstrate exceptional reasons for the license. The application provides no reasons at all for an exceptional reason.

Second, the proposed license is in **breach of planning**. Pursuant to application 2014/0771 permitted hours are strictly limited to 0730-1900 Monday to Saturday, and 0900-1700 on Sundays and Bank Holidays. These hours were limited "in the interests of the amenity of the general area". The application proposes illegally operating up to EIGHT HOURS, selling alcohol for FIVE AND A HALF HOURS beyond their planning, clearly with no concern for the local amenity.

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Protein clearly intends to operate a night-time bar with minimal food or, even worse, attempt to use this license to supply alcohol for its main business...as an events space. For years the space has been used to run events into the wee hours of the morning: product launches, alcohol promotions, fashion events and other parties, almost all with hundreds of people spread across the adjacent space, spilling into the street, awash in booze. The room is a bare concrete space which connects by a sliding door to a vast warehouse. It is simply physically inappropriate for a license.

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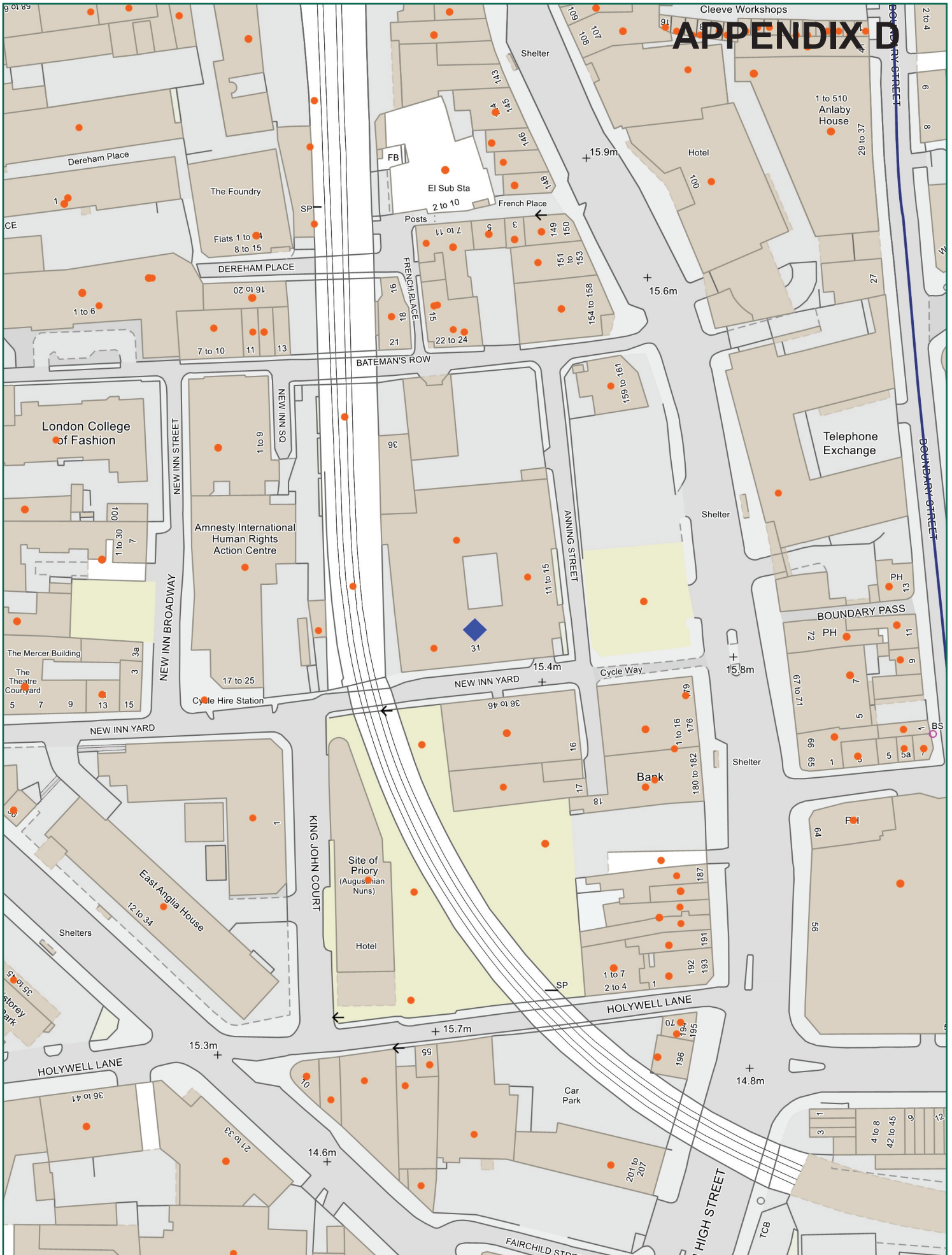
For these reasons I believe the application should be rejected.

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

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

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

APPENDIX D



 NORTH

Scale: 1:1250 at A4

 Hackney

Protein Studios, 31 New Inn Yard, EC2A 3EY

Ref:	Produced by: unspecified	please specify copyright statement
07 September 2020	email:	