

REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING		
LICENSING SUB-COMMITTEE: 09/09/2021	Classification DECISION	Enclosure
Application for a Premises Licence The Fixagon, Mono Tower 130 Bridport Place, N1 5FD	Ward(s) affected Hoxton East and Shoreditch	

1. SUMMARY

Applicant(s) RIFT Excursions Ltd	In SPA: N/A
Date of Application 17/06/2021	Period of Application Permanent
Proposed licensable activity Plays Films Live Music Recorded Music Supply of Alcohol (On and Off Premises)	
Proposed hours of licensable activities	
Plays	Standard Hours: Mon 07:00-23:00 Tue 07:00-23:00 Wed 07:00-23:00 Thu 07:00-23:00 Fri 07:00-00:00 Sat 07:00-00:00 Sun 07:00-22:00
Films	Standard Hours: Mon 07:00-23:00 Tue 07:00-23:00 Wed 07:00-23:00 Thu 07:00-23:00 Fri 07:00-00:00 Sat 07:00-00:00 Sun 07:00-22:00
Live Music	Standard Hours: Mon 07:00-23:00 Tue 07:00-23:00 Wed 07:00-23:00 Thu 07:00-23:00 Fri 07:00-00:00 Sat 07:00-00:00 Sun 07:00-22:00

Recorded Music	Standard Hours: Mon 07:00-23:00 Tue 07:00-23:00 Wed 07:00-23:00 Thu 07:00-23:00 Fri 07:00-00:00 Sat 07:00-00:00 Sun 07:00-22:00
Supply of Alcohol On Sales	Standard Hours: Mon 11:00-22:30 Tue 11:00-22:30 Wed 11:00-22:30 Thu 11:00-22:30 Fri 11:00-23:30 Sat 11:00-23:30 Sun 11:00-21:30

Supply of Alcohol Off Sales:	Standard Hours: Mon 07:00-22:30 Tue 07:00-22:30 Wed 07:00-22:30 Thu 07:00-22:30 Fri 07:00-23:30 Sat 07:00-23:30 Sun 07:00-21:30
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The opening hours of the premises	Standard Hours: Mon 07:00-23:00 Tue 07:00-23:00 Wed 07:00-23:00 Thu 07:00-23:00 Fri 07:00-00:00 Sat 07:00-00:00 Sun 07:00-22:00
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Capacity: Not known	
Policies Applicable	LP1 (General Principles), LP2 (Licensing Objectives), LP4 ('Off Sales of Alcohol) and LP11(Cumulative Impact – General)
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"> ● Responsible Authorities ● Other Persons

2. APPLICATION

2.1 RIFT Excursions Ltd have made an application for a premises licence under the Licensing Act 2003:

- To authorise the supply alcohol for consumption On and Off the premises
- To provide Plays
- To provide Films
- To provide Live Music
- To provide Recorded Music

2.2 The application is attached as Appendix A.

3. CURRENT STATUS / HISTORY

3.1 The premises are not currently licensed for any activity.

4. REPRESENTATIONS: RESPONSIBLE AUTHORITIES

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement) Appendix B3	Representation received on grounds of Prevention of Public Nuisance
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	No representation received
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation on this application
Police Appendix B1	Representation received on the grounds of Prevention of Crime and Disorder and the Prevention of Public Nuisance
Licensing Authority Appendix B2	Representation received on the grounds of the Prevention of Public Nuisance
Health Authority	Representation withdrawn following applicant's agreement to reduce the start time for the Supply of Alcohol "On" premises to 11am.

5. REPRESENTATIONS: OTHER PERSONS

From	Details
30 representations have been received from and on behalf of local residents.	Representation received on the grounds of The Prevention of Public Safety and Prevention of Public Nuisance

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), LP4 ('Off Sales of Alcohol) and LP11(Cumulative Impact – General) 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)

- 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;

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

Where -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;

(b) "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;

(c) "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

(d) "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. Individual Risk Assessments will be completed for events that we identify as having any potential to cause concern in relation to the four licensing objectives, and mitigation will be put in place where appropriate. An example of this might be that if an event is scheduled for a late finish; staff will be briefed on how best to aid an orderly and quiet exit of the premises.

9. Fixagon will take a proactive approach to the prevention of crime and disorder, our focus of clear communication and staff training create an environment in which it is easier to hold our customers accountable and clearly articulate our expectations of all visitors to the space.

10. All staff will be trained on the licensing law before they are allowed to serve alcohol. Staff at FIXAGON are required to sign a document confirming that they have received training and understand their responsibilities. FIXAGON will keep a record of the date and name of a person trained or advised and be made available for inspection by the police or licensing authority.

11. Clear communication around the building will identify our anti-drug and harassment policies and indicate how members of the public are expected to behave within the premises and how anyone feeling uncomfortable or wishing to raise a concern can communicate with our staff to resolve the situation.

12. FIXAGON will seek to create a clear and open dialogue between other local operators, the local licensing authority and the police to understand clearly how we sit within the community and how best to be proactive in the prevention of crime and disorder in relationship to the environment in which we operate. For events that are assessed to pose any additional concern, additional and specialist staff will be employed.

13. We are putting in place a series of procedures to mitigate as much risk as possible to the public, these take the form of Event based risk assessments (that will be changeable and event specific).

14. The Fire Risk Assessment. will lay out specifics of mitigation actioned and take into account such ongoing planning as; The type of event, the ratio of staff to guests, how and when to raise an alarm, how to report and log incidents, maintenance of egress points, assembly and fire stewarding.

15. The building is triple insulated for sound and we will conduct a series of tests before setting a decibel limit for live performance, recorded performance and the presentation of theatre and film. By setting this limit we feel confident that we are setting a solid base for the prevention of Noise Pollution and associated anti social behaviour.

16. FIXAGON operates a Challenge 25 policy. Signage is clearly visible stating this policy. In the instance where fake ID are detected or suspected, customer will be asked to leave the premises and re-entrance is not permitted.

17. FIXAGON recognise that the welfare of the child/young person is paramount; All children, regardless of age, disability, gender, racial heritage, religious belief, sexual orientation or identity, have the right to equal protection from all types of harm or abuse; No unescorted minors are permitted to attend events that have not been properly assessed as suitable.

Conditions derived from Responsible Authority representations

18. The Licensee shall ensure that all relevant 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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 The Fixagon. 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

9. REASONS FOR OFFICER OBSERVATIONS

9.1 Conditions 8 to 17 are derived from applicants' operating schedule. Conditions 18 to 23 have been proposed by the Environmental Enforcement. Authority.

10. LEGAL COMMENTS

10.1 The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;

- The Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- The Protection of Children from Harm

10.2 It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. HUMAN RIGHTS ACT 1998 IMPLICATIONS

11.1 There are implications to;

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

12. MEMBERS DECISION MAKING

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

13. CONCLUSION

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

Group Director, Neighbourhoods and Housing	Ajman Ali
Lead Officer (holder of original copy):	Sanaria Hussain Senior 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
The Fixagon, 130 Bridport Place, Mono Tower N1 5FD	Licensing Service 1 Hillman Street London E8 1DY

Printed matter

Licensing Act 2003

LBH Statement of Licensing Policy

APPENDIX A

Hackney
LA01

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We RIFT Excursions LTD - (Fixagon - Trading Name)

(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

The Fixagon, Mono Tower, 130 Bridport Pl,

Post town

London

Postcode

N1 5FD

Telephone number at premises (if any)

Non-domestic rateable value of premises

£ **15000**

Part 2 - Applicant details

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

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than limited liability) please complete section (B)
- iii as an unincorporated association or please complete section (B)

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

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

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

Daytime contact telephone number	0 [REDACTED]
E-mail address (optional)	[REDACTED]
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)

M <input type="checkbox"/> r <input type="checkbox"/>	Mr <input type="checkbox"/> s <input type="checkbox"/>	Mis <input type="checkbox"/> s <input type="checkbox"/>	M <input type="checkbox"/> s <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		<input type="checkbox"/> Please tick yes	
Nationality					
Current postal address if different from premises address					
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 RIFT Excursions LTD

Address 1 Mono Tower. Penn St N1 5FD
Registered number (where applicable) 08587835
Description of applicant (for example, partnership, company, unincorporated association etc.) LTD Company
Telephone number (if any) XXXXXXXXXX
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
21	03	2017

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)

The Fixagon is a new community focused cafe and workshop space. The primary licensable activity at the premises will be a cafe serving a mixture of hot and cold, alcoholic and nonalcoholic beverages -

Operational Hours 7.00 - 23.00 Monday - Thursday, 7.00 - 23.00 Friday-Saturday and 7.00 - 22:00 Sunday's.

The Fixagon will also have a schedule of events, workshops and classes that may involve live performance, recorded and live music and other licensable activities.

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

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	7:00	23:00	Please give further details here (please read guidance note 4) We may from time to time allow live theatrical performances to take place in the space, though this is not a primary activity.		
	-----	-----			
Tue	7:00	23:00			
	-----	-----			
Wed	7:00	23:00	State any seasonal variations for performing plays (please read guidance note 5)		
	-----	-----			
Thur	7:00	23:00			
	-----	-----			
Fri	7:00	00:00	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	7:00	00:00			
	-----	-----			
Sun	7:00	22:00			
	-----	-----			

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	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	7:00	23:00	Please give further details here (please read guidance note 4) We may from time to time host film screenings in the space, though this is not a primary activity.		
	-----	-----			
Tue	7:00	23:00			
	-----	-----			
Wed	7:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 5)		
	-----	-----			
Thur	7:00	23:00			
	-----	-----			
Fri	7:00	00:00	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)		
	-----	-----			
Sat	7:00	00:00			
	-----	-----			
Sun	7:00	22:00			
	-----	-----			

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	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<p>Please give further details here (please read guidance note 4)</p> <p>We may from time to time allow live music to be performed in the space, though this is not a primary activity - and all events will receive individual risk assessments in relation to our licensing objectives.</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	7:00	23:00			
	-----	-----			
Tue	7:00	23:00			
	-----	-----			
Wed	7:00	23:00			
	-----	-----			
Thur	7:00	23:00			
	-----	-----			
Fri	7:00	00:00			
	-----	-----			
Sat	7:00	00:00			
	-----	-----			
Sun	7:00	22:00			
	-----	-----			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	7:00	23:00	Please give further details here (please read guidance note 4) Recorded music will be played throughout the space and is covered in our risk assessments in relation to our licensing objectives.		
	-----	-----			
Tue	7:00	23:00			
	-----	-----			
Wed	7:00	23:00	State any seasonal variations for the playing of recorded music (please read guidance note 5)		
	-----	-----			
Thur	7:00	23:00			
	-----	-----			
Fri	7:00	00:00	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	7:00	00:00			
	-----	-----			
Sun	7:00	22:00			
	-----	-----			

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	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
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	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	7:00	22:30			
Tue	7:00	22:30			
Wed	7:00	22:30			
Thur	7:00	22:30			
Fri	7:00	23:30			
Sat	7:00	23:30			
Sun	7:00	21:30			
			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 Joshua Bilal Noori Nawras	
Date of birth	██████████
Address ██████████ ██████████ ██████████	
Postcode	██████████
Personal licence number (if known) ██████████	

Issuing licensing authority (if known)
Devon and Cornwall

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	7:00	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)
Tue	7:00	23:00	
Wed	7:00	23:00	
Thur	7:00	23:00	
Fri	7:00	00:00	
Sat	7:00	00:00	

Sun	7:00	22:00	

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)

We are committed to operating within the law and best practices associated with the 2003 Licensing Act and maintaining procedures that will help us to work within the parameters of the four licensing objectives.

Well trained staff contribute to well run premises' and a responsible approach to the sale of alcohol, provision of entertainment. Where appropriate formal qualifications in the form of Personal Licences, fire marshalling and SIA training will be a requirement.

Individual Risk Assessments will be completed for events that we identify as having any potential to cause concern in relation to the four licensing objectives, and mitigation will be put in place where appropriate. An example of this might be that if an event is scheduled for a late finish; staff will be briefed on how best to aid an orderly and quiet exit of the premises.

b) The prevention of crime and disorder

Fixagon will take a proactive approach to the prevention of crime and disorder, our focuses of clear communication and staff training create an environment in which it is easier to hold our customers accountable and clearly articulate our expectations of all visitors to the space.

All staff will be trained on the licensing law before they are allowed to serve alcohol. Staff at FIXAGON are required to sign a document confirming that they have received training and understand their responsibilities. FIXAGON will keep a record of the date and name of a person trained or advised and be made available for inspection by the police or licensing authority.

Clear communication around the building will identify our anti-drug and harassment policies and indicate how members of public are expected to behave within the premises and how anyone feeling uncomfortable or wishing to raise a concern can communicate with our staff to resolve the situation.

FIXAGON will seek to create a clear and open dialogue between other local operators, the local licensing authority and the police to understand clearly how we sit within the community and how bet to be proactive in the prevention of crime and disorder in relationship to the environment in which we opperate.

For events that are assessed to pose any additional concern, additional and specialist staff will be employed.

c) Public safety

By training all staff in the correct procedures in relation to the sale of alcohol and food we will provide a strong base for our customers safety and the safety of local residents.

Alongside these risks we are putting in place a series of procedures to mitigate as much risk as possible to the public, these take the form of Event based risk assessments (that will be changeable and event specific) and the live documents

that are our Fire Risk Assessment. These documents lay out specifics of mitigation actioned and take into account such ongoing planning as;

The type of event, the ratio of staff to guests, how and when to raise an alarm, how to report and log incidents, maintenance of egress points, assembly and fire stewarding.

d) The prevention of public nuisance

Prevention of public nuisance is key to us creating a sustainable relationship within the area that we sit. Our programming is focused on small group activities that feed into

By working within the licensing objectives and by taking a proactive approach to our management of events and activities within the FIXAGON premises we feel confident that we can operate with a minimum of impact upon the surrounding area and our neighbours.

The building is triple insulated for sound and we will conduct a series of tests before setting a decibel limit for live performance, recorded performance and the presentation of theatre and film. By setting this limit we feel confident that we are setting a solid base for the prevention of Noise Pollution and associated anti social behaviour.

e) The protection of children from harm

FIXAGON operate a Challenge 25 policy. Signage is clearly visible stating this policy. In the instance where fake ID are detected or suspected, customer will be asked to leave the premises and re-entrance is not permitted.

FIXAGON recognise that the welfare of the child/young person is paramount; All children, regardless of age, disability, gender, racial heritage, religious belief, sexual orientation or identity, have the right to equal protection from all types of harm or abuse;

No unescorted minors are permitted to attend events that have not been properly assessed as suitable.

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
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	<p>and work in the UK (please read guidance note 15).</p> <ul style="list-style-type: none"> 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	
Date	
Capacity	

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	
Capacity	

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

- 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.
- 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.

APPENDIX B1

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Metropolitan Police service
ADDRESS OF AUTHORITY	Licensing Unit, Stoke Newington Police Station 33 Stoke Newington High Street London N16 8DS
CONTACT NAME	PC 1505CE Dave Atkins
TELEPHONE NUMBER	07796 183078
E-MAIL ADDRESS	hackneylicensing@met.police.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Mono Tower 130 Bridport Place London N1 5FD
NAME OF PREMISES USER	RIFT Excursions 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 ◆
- 4) The protection of children from harm

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

Police submit the following representations for the new premises licence application for Fixagon, Mono Tower, 130 Bridport Place, N1 5FD

The venue is situated within a block that encompasses both commercial and residential spaces the venue also is in close proximity to Shoreditch park and regents canal.

The applicant is seeking a premises licence to authorise the sale of alcohol both on and off sales Monday –Thursday 0700-2230hours, Friday & Saturday 0700-2330hours and Sunday 2130hours.

The application describes itself as a community focused café and workshop space which will have a schedule of events involving live performance, recorded and live music as well as other licensable activities.

Police would request further information as follows:

- Why is there a need for off sales of alcohol?
- Is there any outdoor space which will be utilised?
- Is there a designated smoking area?
- What kinds of events will be taking place at the venue?
- When there are evening events at the premises, will there be SIA supervisors employed?
- What is the capacity of the venue
- Why is there a need for the supply of alcohol so early in the morning

Police are concerned that without correct provisions and appropriate condition in place the granting of this licence will undermine the licensing objectives, namely the prevention of Crime and Disorder, and Prevention of Public Nuisance.

Police look forward to hearing form the applicant to discuss this application further

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

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

Signed PC 1505CE ATKINS (By E-mail)
Name (printed)

APPENDIX B2

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service 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

Premises	The Fixagon Mono Tower 130 Bridport Place London N1 5FD
Applicant	Rift Excursions Ltd

COMMENTS

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

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

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

I write in relation to the application submitted for a premises licence. The proposal could undermine the prevention of public nuisance as it could potentially introduce a drinking establishment/event space with an extensive external seating area directly beneath and opposite residential properties.

It appears that the site is newly constructed with uses for "coffee shop/cafe, gallery, community space" being marketed at ground floor and basement level. See photo:



However, it is unclear if there are hours attached to the planning permission. The applicant may wish to supply this information to align with LP5 (Planning) within the Council's Policy.

Overall, I have concerns that the site could be problematic in future if the licence were to be granted as applied for.

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

The Licensing Act 2003, s182 Guidance issued by the Home Office, Statement of Licensing Policy

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

Discussion with the applicant and clarification in relation to matters highlighted above. Additional conditions and amended hours are likely to be appropriate in this case.

Name: **David Tuitt (Business Regulation Team Leader) - Licensing and Technical Support**

22 July 2021

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

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	London Borough of Hackney
ADDRESS OF AUTHORITY	Community Safety & Enforcement Service First Floor Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	Jacey Frewin
TELEPHONE NUMBER	020 8356 4567
E-MAIL ADDRESS	jacey.frewin@hackney.gov.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	The Fixagon Mono Tower 130 Bridport Place N1 5FD
NAME OF APPLICANT	RIFT Excursions 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

The Fixagon, Mono Tower, 130 Bridport Place, N1 5FD

1. The Licensee shall ensure that all relevant 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 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.
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.
6. 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 The Fixagon. 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

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 have been instances in the past where Enforcement Officers have found evidence of the illegal disposal of waste from businesses in this area. Experience has also shown that there is the probability that there will be cigarette litter outside these premises due to the smoking ban.

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

contact Jacey Frewin by email

Name: Jacey Frewin

Date: 13/07/2021

APPENDIX C1



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

Objection to the application for a premises licence for Fixagon Mono Tower 130 Bridport Place London N1 5FD

To: licensing@hackney.gov.uk

22 July 2021 at 14:41

Dear Sir / Madam,

I am writing on behalf of myself at [redacted] Mono Tower, London N1 [redacted] and my mother, [redacted] at [redacted] Mono Tower, London N1 [redacted], to object to the license application referred to above, for the reasons set out below.

We welcome the addition of a café on the ground floor of Mono Tower. A café would be beneficial to the local community and be warmly received by all. However, it is clear to us that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is evident from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid license application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the

evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed license will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a license of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the license application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the license in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.

*The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.



APPENDIX C2

Fixagon Mono Tower 130 Bridport Place London N1 5FD Application for a premises licence

To: licensing@hackney.gov.uk

22 July 2021 at 14:25

Dear Sir / Madam,

I am writing to object to the license application referred to above, for the reasons set out below. I live at [redacted] Mono Tower, Penn Street, London N1 [redacted].

I am generally in favour of a café moving into the commercial space on the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is evident from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid license application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed license will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a license of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the license application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the license in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.

- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.

- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.

* Music should not be allowed after a certain time to minimise disturbance.

*The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.



Objection to Licence Application of RIFT EXCURSIONS LTD on FIXAGON N1 5FD

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

19 July 2021 at 23:27

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] **Duo Tower, Penn Street, N1** [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that **Fixagon / RIFT** has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

* The venue **MUST** close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is totally **UNACCEPTABLE** for local residents, for the reasons outlined above.

* The sale of alcohol **MUST BE** limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.

* Patrons **MUST NOT** be allowed outside after a certain time to minimise the disturbance to local residents.

* Music **MUST NOT** be allowed after a certain time to minimise disturbance.

*The venue **MUST** employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue **MUST** have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue **MUST** be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Best Wishes



APPENDIX C4

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



Fixagon - application for premises licence at Mono Tower

19 July 2021 at 18:10

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Hackney Licensing Services,

We wish to make representations regarding the licensing application for the Fixagon, Mono Tower, [130 Bridport Place](#). We are residents of Mono Tower [REDACTED]

We object in the strongest possible terms to the proposed licence. These objections are primarily on the grounds of:

- prevention of public nuisance (notably, noise)
- the prevention of crime and disorder

The development and the application

-
This application has been made in respect of premises at the bottom of a residential building (Mono Tower) and in an entirely residential area. The only non-residential premises nearby are a tailor's shop and a general grocery store on Bridport Place. A late-night venue for music and the sale of alcohol in the terms applied for via the licence application is entirely inappropriate in this area.

The Hoxton Press Estate (which surrounds Mono Tower and its neighbour in the development, Duo Tower) is maintained by the development and individual flat owners contribute to the cost of this as part of their service charge. However, it is not a gated development and the general public is able to walk through the Estate. This means that residents are at the mercy of passers-by when it comes to noise. This is worse than in other on-street developments because of the acoustics and is particularly an issue in the summer months when people need to have their windows open.

The acoustics are such that any noise reverberates between Mono and Duo Tower, is amplified by the towers and is audible up the buildings. This is the case for all types of noise – even conversations being held at normal volume can be clearly heard from our balcony, or in our bedroom when the windows are open. While the traffic calming measures on Penn Street and the general residential nature of the development means this is presently tolerable for the most part, there are already instances where residents suffer disturbances more frequently than should be the case. This is in large part due to passers-by during the night who have conversations outside, or stop to make telephone calls without realising that every word is audible to residents.

This means that any business which encourages and necessitates late night footfall additional to that which already impacts residents' lives has the potential to make living here extremely unpleasant. This not only represents a significant public nuisance (and will inevitably result in constant complaints to the Council) but also rides roughshod over the covenant which every resident will have in their leasehold or tenancy agreement entitling them to quiet enjoyment of their own premises.

A business which involves the sale of alcohol and which describes itself on its Facebook page as a 'performance and event venue' is likely to be even worse because of the late-night opening proposed and potential for: the noise of the 'performance and event' to travel through the building; and, for drunk patrons to be even noisier than sober passers-by.

The potential for patrons to consume excessive amounts of alcohol is exacerbated by the fact the food menu is very limited and niche, and is likely to stay that way because the venue does not have the extraction facilities to support a wider menu. This is not a business in which people will be going there specifically for the food.

The commercial premises in Mono have only ever been intended as a café/gallery/for community uses. This is consistent with:

- the masterplan for the Colville estate (which refers to a possible café being built), and
- the planning use class advertised on the hoardings of the building, which referred to a café or gallery (see attachment)

Drunk patrons will also be more likely to need taxis to come and pick them up – leading to further noise pollution while they wait for the taxis and then noise pollution from the taxis itself. As Penn Street is now closed to traffic, this means taxis are more likely to use Colville Street to pick up passengers. The impact of the noise pollution will therefore be felt beyond Hoxton Press, through to Colville Street. Colville Street is largely populated by families – so this will almost certainly impact upon children who are trying to sleep.

Further, the hours applied for are not in accordance with Hackney's own licensing policy, being outside of the core hours by commencing at 7am. Residents could well be subject to the wholly unpleasant situation where noise only stops after midnight on a Friday and Saturday (bearing in mind that the footfall will come after the venue has closed) and commences again by 7am the following mornings (or earlier, on the assumption that there will be a certain amount of noise audible from the owners coming to open up shortly before that time).

The applicants

The applicants have previously run another business which was also called the Fixagon and which looks to have been a late-night venue for parties, music, drinking and bands (see screenshots). When we learned this, we were extremely concerned that they had taken over the lease, as this type of business would evidently be completely inappropriate in a residential building and would make living here very unpleasant.

The applicants sent an email to all residents on 17 July (see attached). This appears to be an attempt to appease residents' fears over their plans for the commercial space, but given the timing, it has clearly also been sent to try and stop the lodging of further objections to the licence. The information provided differs to the terms of the licence applied for. However, there is no suggestion that they have amended the terms of their application and instead make the bizarre claim that they applied for longer hours knowing anything they asked would for 'would be knocked back initially' [this rather suggests they are fully aware that their plans are not appropriate for a building of this type].

The email states that they are not 'attempting to start a late-night drinking spot, music venue or club' and maintains their current intentions are to run a vegan café with 'workshops' taking place around this.

However, crucially, they also state their licence application is to ensure that the sale of alcohol 'is a revenue stream that will support [their] wider ambitions for the space'. This to me suggests that, if they are not making money through the café element, the fallback will be alcohol sales. This poses a significant risk that, via the 'back door', a space which, for good reason, was never intended to be a bar will become used mainly as a bar if the owners are not making money otherwise. Further, in that scenario the applicants will likely revert to the type of business model which they appear to have previously tried and tested. Notwithstanding their claim to have philanthropic intentions, to our knowledge they are running the space as a business and not a charity – it's therefore not an unreasonable conclusion that they will do what they need to do to make money. The only possible way to avert this risk and to protect residents is to refuse the application.

This interpretation is also further backed up by their comment that 'initially' their evening activity will be focused on workshops. It smacks very much of a carefully worded statement which gives them freedom to focus on the bar and live music activities after that 'initial' period.

A venue which is licensed to sell alcohol and to be a performance venue cannot legitimately claim to be a 'vegan café'. It is a bar (or at the least, a café bar). It comes back to the cliché that something which looks like a dog and barks like a dog is a dog (or in this case, a bar and performance venue).

Further, the mitigations to which the applicants' email refers do not address any of the problems I have set out in this email. The opening hours envisaged by the application are far too late for a residential building. Frankly, there is no way to mitigate the noise problems other than to refuse the application.

I have set out below some other problems associated with the space and none of the mitigations address these either. This is because they cannot be mitigated as the area was not designed for the kind of business anticipated by the licence application.

The space

The space for which the application has been made is half of the bottom of Mono Tower (which is shaped in the round). Therefore, it adjoins the residents' entrance and lounge area – which is only separated by a glass wall. The residents' entrance is next to the commercial space.

The design of this area means it is inevitable that the residents' space could become vulnerable to vandalism or crime if drunk patrons are roaming around and either mistakenly think this is part of the venue, or worse still, deliberately try to obtain access. Either way, there is huge potential for damage to the building which could also represent a security threat to residents.

Not only that, but aside from the selling of alcohol, if this is used as a music venue, then the noise of the music will inevitably travel (notably, bass will travel) which will create an additional noise disturbance over and above that created by footfall/drunken patrons. It

looks as if previously the applicants have hosted events which required queuing outside – again, this will be a source of noise disturbance.

The licence is also to sell 'on and off the premises'. This suggests they are likely to utilise the outdoor space for patrons wishing to sit and drink outside. All noise generated will be audible up through the building and will severely impact upon residents' ability to sleep if patrons are still outside within the licensed hours.

We are extremely concerned by this and believe that granting this licence will potentially make living here wholly unpleasant. This is a residential building and there is simply no way that a licensed premises which is permitted to open as a performance or music venue in the evening and in the hours applied for will not have a detrimental impact upon residents' lives and the nature of the area.

[REDACTED]
[REDACTED] Mono Tower, Penn St, N1 [REDACTED]





Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 19 July 2021 at 17:55:34 BST
To: [REDACTED]
Subject: Fixagon

Please find attached

4 attachments

-  **Currell Sign.pdf**
294K
-  **Fixagon Menu.pdf**
628K
-  **Fixagon Facebook.pdf**
1685K
-  **Fixagon Intro Letter.pdf**
61K

Hello Residents of Mono and Duo Tower,

My name is Josh, and along with Felix I have set up *The Fixagon* on the ground floor of Mono Tower- I wanted to introduce ourselves, tell you a bit about what we hope to do with the space.

The Fixagon is a new vegan cafe, but more than that we want to become a shared space for the many communities that call this part of London home. We decided to call the space "The Fixagon" because we see a world fragmenting, of communities drifting apart and a planet crying out for help and we feel the only way we can fix these problems is to work together. So, we have put sustainability and a passion for community at the heart of everything we do. From the materials, to the menu, we have endeavored to make the most ethical choices throughout the space and through our workshop program we aspire to inspire others to make, do and mend. We want to be part of the community, not an intruder. We pay London Living Wage, all our food and drink is plant-based, and we will be working with plastic-free Hackney to ensure that as little of our waste as possible goes to landfill.

We are currently open Tuesday - Saturday - 8:00 to 16:00 but from next month we will be expanding into some of the evening-based activities too, this will see our hours of operation extend until 22:00 on some Friday and Saturdays. Initially this evening activity will be focused on our workshop program. The workshops, we hope, will bring different elements of the community through shared interests and passions. All the programmed activities are designed to be inclusive in a relaxed and welcoming environment that has multiple facets to suit a range of tastes. This week we have Pilates, and yoga working with Syrian refugees. Next month we hope to work with a local resident to offer some provision for youngsters off school and in the evening, we are looking at a play reading and knit and natter. We believe this can be a space that offers something for everyone.

We are not attempting to start a late-night drinking spot, music venue or club underneath your beautiful homes, we have applied for an alcohol license as the sale of alcohol is a revenue stream that will support our wider ambitions for the space as a space. We do not intend to sell alcohol past 10pm but applied for later in the expectation that whatever we put in would be knocked back initially. The sale of alcohol will be closely monitored, we will operate a "Challenge 25" policy and have been working to ensure we create the appropriate procedures to make sure all entrance and egress from the building is in line with the licensing objectives of the borough.

We are passionate about the need to rethink the way that we do things and hope to create a sustainable model for community activities where the commercial offer feeds back into our program and supports the wider aspirations of the space. Either Felix or I are normally in the space so do come down any time, we would like to meet as many of the residents of the towers as possible to share our vision and make new connections or bring a laptop and enjoy working from somewhere close to home - and if you have a workshop you'd like to see happen or lead let us know!

Lastly, we are open for a 'drop in' on Friday 23rd July from 4 - 6pm where we look forward to answering any questions you have, we look forward to meeting you then.

See you soon!



Stay up to date on COVID-19 info



It's up to all of us to slow the spread of COVID-19. Everyone, including young and healthy people, should avoid large gatherings during this time. Stay up to date with public health guidelines from www.nhs.uk.

See Guidelines



MONDAY, 31 DECEMBER 2018 FROM 22:00 UTC-06:00 UTC

Love Come Down: Your Late Night NYE Disco

The Fixagon · London



Interested



Going



More

Event by Love Come Down and The Fixagon

The Fixagon

Mono Tower, Shoreditch Park, N1 5FD London · 3.8 mi

Public · Anyone on or off Facebook



Upcoming events

No upcoming events

Past events



ENDED: 24 MAR 2019

**Prism London: Allaby/Cimi/
Multiphase/Protonica/Unique Repea...**

The Steel Yard

Music · 1,242 people

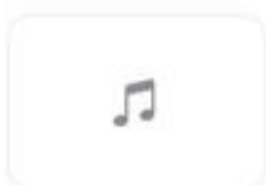


ENDED: 1 JAN 2019

**Love Come Down: Your Late Night
NYE Disco**

The Fixagon

Music · 334 people



ENDED: 23 DEC 2018

**Champion Sound Presents: Jaikea's
Birthday Bash**

The Fixagon

Music · 444 people

[Learn More](#)

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SATURDAY, 23 MARCH 2019 FROM 22:30 UTC-06:00 UTC

Prism London: Allaby/Cimi/Multiphase/Protonica/Unique Repeat+

The Steel Yard · London



Interested



Going



More

Event by Prism London, DJ Hamish and 11 others

The Steel Yard

London · 1.8 mi

Public · Anyone on or off Facebook

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5 out of 5 ⓘ

Would you recommend The Fixagon?

Yes

No

Most Helpful

Most recent



[Redacted] recommends The Fixagon. ...
2 years ago · 🌐

Ok

Like Comment Share



[Redacted] doesn't recommend The Fixagon. ...
3 years ago · 🌐

Not sure if t was the venue or the promoter but was stuck outside in a queue for an hour on Saturday even though I'd bought advance tickets. All my friends were already inside. The promoter agreed to refund us but t was a massive f*** up and really got our night off to a bad start.

Like Comment Share



[Redacted] recommends The Fixagon. ...
3 years ago · 🌐

Great place, nice team and amazing pizza

Learn More

styx.space



Like Comment Share

[Redacted] recommends The Fixagon. ...
3 years ago · [Public]

Like Comment Share

[Redacted] recommends The Fixagon. ...
3 years ago · [Public]

Shabby but lovely venue, where great local world bands that have played there include Farafi, the odd beats, John Langan, don Kipper, Balothizer and Gypsidelica. The outdoor area has bags of character, now serving good Caribbean food. It's nice to socialise outside before the music starts.

Like Comment Share

[Redacted] recommends The Fixagon. ...
3 years ago · [Public]

Like Comment Share

[Redacted] recommends The Fixagon. ...
3 years ago · [Public]

Like Comment Share

[Learn More](#)



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[Redacted] 3 years ago · 🌐

Top summer venue! Great outdoor space for a chilled event...

👍 Like

💬 Comment

➦ Share

[Redacted] 4 years ago · 🌐

[Redacted] recommends The Fixagon. ...

Great vibes on a lazy hot day - well organised - DJs - Funk soul eclectic - Summer is here!!

👍 Like

💬 Comment

➦ Share

[Redacted] 4 years ago · 🌐

[Redacted] recommends The Fixagon. ...

First time there. An interesting venue especially as it was a beautiful day. Loved the food and outside chilling space.

👍 Like

💬 Comment

➦ Share

[Redacted] 4 years ago · 🌐

[Redacted] recommends The Fixagon. ...

👍 Like

💬 Comment

➦ Share



[Redacted] recommends The Fixagon. ...

[Learn More](#)



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recommends The Fixagon. ...
4 years ago ·

recommends The Fixagon. ...
4 years ago ·

A disused ambulance repair unit and my favourite Tottenham hang out when I'm in that neck of the woods.

The handsome theatre company behind this bar RIFT bring a really interesting and yes, theatrical, feel to this interesting venue. I've seen some fab shows here, once they built a forest inside - and once the audience members were wheeled out in coffins on wheels... Definitely a place to keep your eye on for upcoming events.

recommends The Fixagon. ...
4 years ago ·

Learn More

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[Redacted] recommends The Fixagon. 4 years ago · [Public]

Who's coming NYE??
BOOM!!!

Like Comment Share

[Redacted] recommends The Fixagon. 4 years ago · [Public]

Like Comment Share

[Redacted] recommends The Fixagon. 4 years ago · [Public]

Great place with a great vibe and awesome bands!

Like Comment Share

[Redacted] recommends The Fixagon. 4 years ago · [Public]

SWEET SPOT FOR LIVE MUSIC!
I had a SOFAR SOUNDS LONDON show here and has a
[wonderful time!](#)
I can't wait to come back there!!!!

[Redacted]

Learn More [Message] [More]

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Mono Tower, Shoreditch Park, N1 5FD London [Get Directions](#)

Accepts credit cards



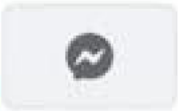
The Fixagon is a new space in Shoreditch Park dedicated to making, fixing and skills sharing.

[Performance & event venue](#) · [Cafe](#)

[Send message](#)

Offers free Wi-Fi

[Learn More](#)



styx.space

**The Fixagon**

19 Jun 2019 ·



Apologies for the radio silence since we closed our doors for the final time on 1st January.

We have now secured a site down the road in Hackney Central and we are using [Spacehive](#) to crowdfund to build a new theatre, music and performance space.

We were so proud of the community that we built around our space, and since launching the crowdfunder 12 hours ago, we have had over £1000 in donations and countless messages of support and offers of help.

More than ever we are bouyed by the strong bonds that we formed with people making theatre, enjoying food and drink and listening to bands and djs at Styx. It was a truly unique space and we are keen to replicate it's energy elsewhere.

Check out the video and crowdfunder and even if you can spare a little bit, it will be hugely appreciated.

www.spacehive.com/bohemiasquare

Also have you noticed the sun hasn't come out in Tottenham since we closed?! Coincidence? I think not

[Learn More](#)

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INTRODUCTORY OFFER

TO CELEBRATE OUR FIRST MONTH OF OPENING
WE ARE OFFERING A FREE HOT DRINK WITH ANY
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VEGAN SUSHI FROM SOOSH

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- GUACA-ROLL (6 PIECES).....£5
- SHROOM TEMPURA (6 PIECES).....£7
- CHICK'N TERIYAKI ROLL (6 PIECES).....£7
- SOOSH SPREAD (9 PIECES).....£8.5



3X RAINBOW ROLL, 3X GUACA-ROLL, 3X ZALMON NIGIRI

DRINKS

- ICED LATTE.....£3.50
- CANNED DRINKS.....£2.50

Currell

Part of the Savills Group

savills

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CAFÉ, GALLERY &
COMMUNITY USES**

020 7354 5050



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

APPENDIX C5

Fixagon at Mono Tower Hoxton, N1 5FD

19 July 2021 at 08:31

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

Hello,

With reference to the alcohol licence application for the above facility, I would like to add some additional documentation for your attention. This weekend, a letter of intent was distributed to all residents this weekend (attached).

Specifically, I would like to note that that the owners have applied for an alcohol licence from Hackney which is more than they actually need. I don't know whether applying for more than is needed is common practice but as stated, they do not intend to serve alcohol beyond 10pm. I want to make sure this is brought to your attention.

Despite the assurances of how they will serve alcohol, I am still opposed to their application as detailed in my previous email (so I won't repeat here) but suffice to say this is a residential area unsuited to the potential antisocial behaviour and noise pollution which could result in the consumption of alcohol by patrons.

As [REDACTED] of the resident's association, I would invite you to hear the views of residents through a townhall. I am happy to organise if that would help?

Thank you for your consideration,

Regards,

[REDACTED]

 **The Fixagon Intro Letter.pdf**
61K

Hello Residents of Mono and Duo Tower,

My name is Josh, and along with Felix I have set up *The Fixagon* on the ground floor of Mono Tower- I wanted to introduce ourselves, tell you a bit about what we hope to do with the space.

The Fixagon is a new vegan cafe, but more than that we want to become a shared space for the many communities that call this part of London home. We decided to call the space "The Fixagon" because we see a world fragmenting, of communities drifting apart and a planet crying out for help and we feel the only way we can fix these problems is to work together. So, we have put sustainability and a passion for community at the heart of everything we do. From the materials, to the menu, we have endeavored to make the most ethical choices throughout the space and through our workshop program we aspire to inspire others to make, do and mend. We want to be part of the community, not an intruder. We pay London Living Wage, all our food and drink is plant-based, and we will be working with plastic-free Hackney to ensure that as little of our waste as possible goes to landfill.

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We are passionate about the need to rethink the way that we do things and hope to create a sustainable model for community activities where the commercial offer feeds back into our program and supports the wider aspirations of the space. Either Felix or I are normally in the space so do come down any time, we would like to meet as many of the residents of the towers as possible to share our vision and make new connections or bring a laptop and enjoy working from somewhere close to home - and if you have a workshop you'd like to see happen or lead let us know!

Lastly, we are open for a 'drop in' on Friday 23rd July from 4 - 6pm where we look forward to answering any questions you have, we look forward to meeting you then.

See you soon!

License application: FP2021/3309 accompanying images

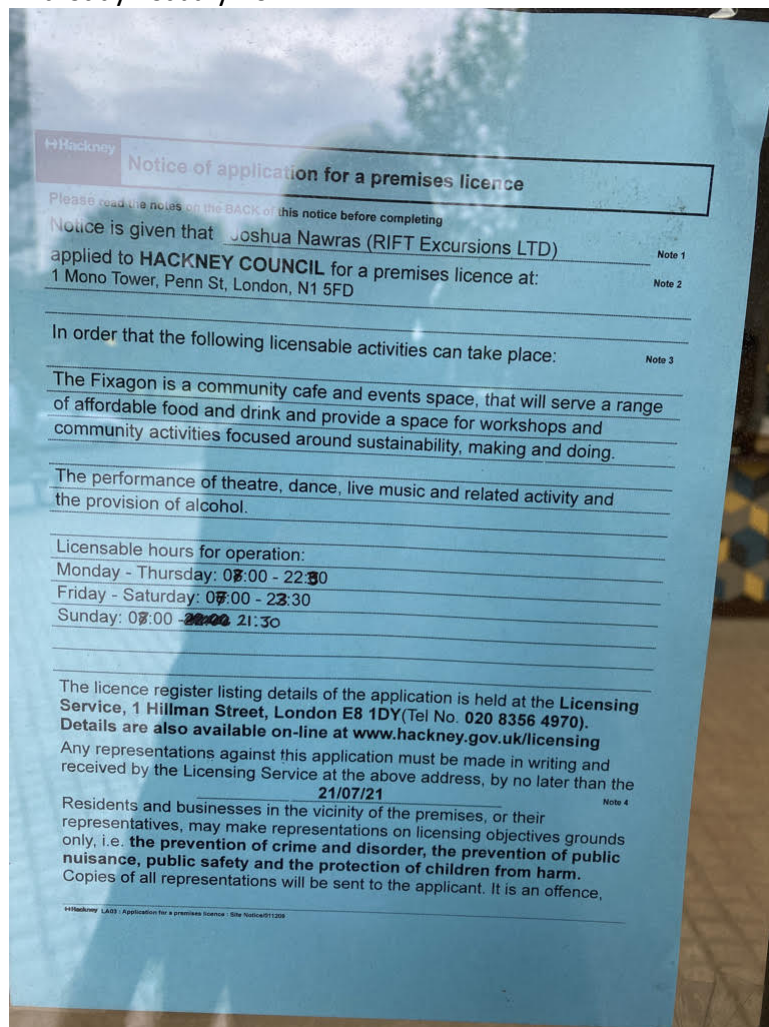
5 July 2021 at 09:20

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

To whom it may concern,



I have emailed my concerns in writing but I would also like to include some pictorial evidence for my concerns.

This is the original application posted on the door of the cafe in Mono Tower. Please note the hours have been over-written by pen (and are unclear) and the license number is not included. Also, the information contained on this are not in sync with what was on the Hackney Council Website. This picture was taken on Thursday 1st July 2021:






It has subsequently been updated after we - the residents - pointed out these inaccuracies. Questions have been raised about the reliability of owner if they are not willing to accurately and transparently represent their request.

This is Fixagon's Facebook page listing (as of 3rd July 2021)


 **The Fixagon**
Place · ££ · Concert venue
5 Mono Tower, Shoreditch Park, London
6,780 people have checked in 

Included in the page is the following post:

 **The Fixagon** 30 December 2018 ·  

Tomorrow night, it's time for the last dance at [STYX](#), and [Love Come Down](#) are throwing everything they've got at it. Expect: a mega soundsystem, a LOT of disco balls, podiums and an extra special surprise...

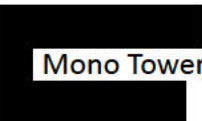

Tickets still available at the link below and ther... [See more](#)



Love Come Down: Your Late Night NYE Disco

This does not look like live music for "community" events....unless a rave is a community event!!
It looks like great fun but not appropriate for a residential family oriented area.

Please see my other email for my written objection to the alcohol/live music license request,

 Mono Tower, London N1 



License application: FP2021/3309

5 July 2021 at 09:09

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

To whom it may concern,

I am writing to register my opposition to the granting of a license for alcohol and music which has been requested for the following:

Rift Excursions Ltd, the Fixagon, Mono Tower, Hackney, London N1 5FD
License application: FP2021/3309

I should begin by noting that I welcome the occupation of the space by a cafe which can serve the original purpose for which the license of alteration was granted - i.e. for the provision of a cafe serving drinks and "deli" style food. However, I am opposed to the granting of an alcohol licence and to allowing the space to be used for "live music".

The provision of alcohol from 7am until midnight given its proximity to the two schools in the area would be inappropriate for obvious reasons; Shoreditch park is a stone's throw from both Mono Tower and a primary and secondary schools so offering easy access to the provision of alcohol for park visitors would increase the likelihood of inappropriate and risky behaviour in close proximity to children.

Mono Tower is part of the Hoxton Press development which is located between the Coville and Bridport residential estates. This is a quiet residential area housing area whose residents include young families. Allowing a vendor to organise and operate "live music" until midnight would cause significant noise pollution and seriously degrade the quality of life for all those in the vicinity. My children often stay with me on weekends. I would feel very uncomfortable with them coming in and out of Mono Tower with potentially drunk and disorderly groups in the area. Frankly, it is a very frightening potential outcome of this license request and one that, as a parent, worries me no end. To imagine my kids happily going about their way to walk the dog only to be surrounded by young adults outside and inside drinking and listening to loud music. Although I understand this is not inevitable, it is a potential outcome of granting the licence being requested. If no licence is granted, this will not occur. This is not the character of the area and neither should it be.

It should be noted that residents who overlook the area between the two towers of Hoxton Press, have previously complained about noise as it reverberates between the two buildings. To have music playing until midnight at which point inebriated patrons would depart the facility and potentially linger, would cause significant distress. To think that music will be played to patrons consuming alcohol will not result in unreasonable noise pollution would be naive. One only has to look at where the space is located - on the ground floor of a residential building to see that this will cause significant distress to those in the area. It is wholly inappropriate location for a business serving very little food, alcohol until a late hour.

This is not to mention the potential damage to the property in the immediate area caused by said inebriated patrons. Hoxton Press has a number of benches located around the facility to improve the quality of life in the area. Residents are now calling for these benches to be removed to prevent loitering by noisy and inebriated groups. So already the quality of life in this newly rejuvenated area is potentially



change - and this is just at the application stage. One only has to look to Shoreditch Park to see how, sadly, some visitors bring food and drink and leave their rubbish left strewn on the ground despite the provision of disposal facilities by Hackney Council. We would fully expect this kind of inconsiderate behaviour to extend to this only recently rejuvenated area.

Last, I have to question the reliability of the proprietor of the cafe. The developer of Hoxton Press, Lifestory, informed me that a "licence of alteration" was granted on the basis of the facility being a cafe. Why wasn't the request made to grant a license for alcohol and live music in the first place? It is quite clear that Rift Excursions Ltd (itself a strange name for a cafe operation), never intended for the space to be used as a cafe but that its main goal was to turn this into a late-night bar playing music. Indeed, Fixagon's Facebook page lists their main operation to be "concert venue" located at Mono Tower (see image on accompanying email).

Also, until we informed them that they are out of compliance with their obligations to accurately share information of their licence application, Rift Excursions chose to post one solitary application form on their door with inaccurate information which was at odds with what we found on the Hackney Council website/application log. The closing times on the posted application were overridden by pen and the application number was completely missing (see image on accompanying email). The application form was only updated once a resident informed them and the owner heard there is significant opposition to his request. It raises serious questions about the owner of the facility.

I cannot stress enough how excited we were to have an appropriate business move into the area. However, the nature of the request to serve alcohol and play live music, the proximity of the schools, the potential damage to the area, the track record of Rift Excursions as a provider of loud nightclub type venues and the duplicitous and opaque manner in which the application was displayed just means that I would urge you to refuse this request and allow the location to be run as a cafe as originally requested.

Thank you for your consideration,

 Mono Tower, Penn Street, London N1 



Fixagon cafe and bar licence application. Mono Tower N1 5FD

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

18 July 2021 at 16:36

APPENDIX C6

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at: [REDACTED] Mono Tower. N1 [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a “café”, a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The “notice” includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

“The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support.”

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- *The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





Objection to RIFT Excursions Ltd license application Mono Tower, N1 5FD

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

17 July 2021 at 22:12

Dear Sir / Madam

APPENDIX C7

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] Duo Tower, Penn Street, London N1 [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a “café”, a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The “notice” includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

“The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support.”

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
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- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





Re: Objection to RIFT Excursions Ltd license application Mono Tower, N1 5FD

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

17 July 2021 at 11:54

APPENDIX C8

Dear Sir / Madam

I'd like to send an update to my objection below. This is based on extensive discussions I've now had with the owners of Fixagon about the nature and intent of the business. Sadly the developers of Hoxton Press withheld vital information on the business which has impacted residents' views negatively and caused many extreme objections, such as mine below.

I have no issue with the business serving alcohol (which I'm assured will be moderate) and based on the description of the events the space will hold and Fixagon's values, I think it will be a benefit to the neighbourhood. I understand and appreciate that alcohol is necessary for the business to make a profit. The business' Facebook page does show late night events with DJs etc however I understand this relates to a 500 capacity venue and bears no resemblance to what is proposed for Mono Tower.

I still have concerns about the proposed timing. 11pm and midnight closing seems very late due to the real possibility of noise disturbance, but I understand from the owners that this would be very rare and they have only applied for a late licence to provide themselves with breathing space. I think a licence until 10.30 would be a happy medium for the business and residents.

The business has explained it will endeavour to keep noise, loitering and littering under control and smokers will be encouraged to move to the park rather than under local residents' buildings. This will need to be monitored.

My main concern as a local resident is that if Fixagon left the space, a late night alcohol and music licence in place could attract a less community minded business. It would be helpful if Hackney Council could provide assurances that this space will never be used as a late night heavy drinking music venue.

The notice is also now correctly displayed on the premises.

Regards
[REDACTED]

On 4 Jul 2021, at 09:03, [REDACTED] wrote:

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] Duo Tower, Penn Street, London N1 [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretences of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) –

neither are mentioned on the notice in the premises. "Workshops and community activities" are instead listed on the premises notice, which is markedly different to the actual proposals on the Hackney website. The (only) notice in the premises is shown in the photo attached.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

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The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

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Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

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Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

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Conditions and measures

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- The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above. 8pm is the latest that is acceptable to coincide with when young children living nearby are being put to sleep.
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- Music should not be allowed after a certain time to minimise disturbance.
- The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
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Yours faithfully,





Objection to RIFT Excursions Ltd license application Mono Tower, N1 5FD

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

16 July 2021 at 15:52

APPENDIX C9

Dear Sir / Madam

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] Duo Tower, Penn Street , London N1 [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a “café”, a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The “notice” includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

“The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support.”

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

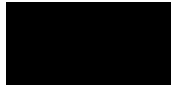
Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- * The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- * The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





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

Petition to stop Fixagon Liquor licence

APPENDIX C10

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

15 July 2021 at 20:49

Dear Council,

As a resident I strongly object to having a late night liquor and music licence at the ground level of our building. This space was designed to be a café and/or gallery.

What do I need to do to stop this?

[Redacted]

[Redacted] Mono Tower, Penn St



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

APPENDIX C11

Mono tower new Bar

15 July 2021 at 10:32

To: licensing@hackney.gov.uk

Hello,

I am writing to share my concerns about the new proposed bar right across the shoreditch park in the corner of penn street and bridport.

To allow a bar to serve alcohol and play loud music 7 days of the week until midnight in a residential building is unacceptable. Not only we are right across the school but we also have children in this building. We are worried that this is going to attract wrong crowd to the area and more specifically our building which the entrance is so close to the door of this new bar.

Also because the two buildings are so close to each other the noise travels very easily between the buildings. We are on the [REDACTED] and we still hear all the noise from the park across us. This new place is planning on having music until 12 am on weekdays!! I have never seen anywhere to be so disrespectful of the residents in the area. Most of bars have limitations on the music and crowd noise to make sure neighbours around are not living in discomfort.

Can you please revisit their alcohol and music license?? With the new sport and learning Centres around this area we were on the right path to make this a family friendly neighbourhood and this bar is going to drive all the young families away and end up gaining wrong group of residents which is not the future we Wish for our beloved Hoxton.

Kindest Regards



New "Café" in Mono Tower

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

15 July 2021 at 08:12
APPENDIX C12

Dear Sir / Madam

I am writing to object to the licence application referred to above, for the reasons set out below. I live in a [REDACTED] to the cafe.

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- * The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- * The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





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

APPENDIX C13

Proposed license for Mono Tower

13 July 2021 at 17:30

To: licensing@hackney.gov.uk

Dear Sir / Madam

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [redacted] Mono Tower, Penn St, N1 [redacted].

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

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7/23/2021

London Borough of Hackney Mail - Proposed license for Mono Tower

Yours faithfully,





Objection to Licence Application of RIFT EXCURSIONS LTD on FIXAGON N1 5FD

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

12 July 2021 at 22:51

APPENDIX C14

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] **Duo Tower, Penn Street, N1** [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that **Fixagon / RIFT** has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

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Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

* The venue **MUST** close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is totally **UNACCEPTABLE** for local residents, for the reasons outlined above.

* The sale of alcohol **MUST BE** limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.

* Patrons **MUST NOT** be allowed outside after a certain time to minimise the disturbance to local residents.

* Music **MUST NOT** be allowed after a certain time to minimise disturbance.

*The venue **MUST** employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue **MUST** have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue **MUST** be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

--

Kind Regards





APPENDIX C15

Objection FP2021/3309

10 July 2021 at 19:40

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

Dear Sir or Madam,

I am writing to object to the licence application FP2021/3309 (The FIXAGON, Mono Tower, Ground Floor N1 5FD) for the reasons set out below. I live [REDACTED], at [REDACTED] Mono Tower, Penn Street, Hoxton, N1 [REDACTED]

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local

pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc. "Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area. Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.

- The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- Music should not be allowed after a certain time to minimise disturbance.
- The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press **will not accept any liability or cost** for cleaning the same anywhere in the Hoxton Press estate premises.

Regards,

[REDACTED]



APPENDIX C16

Objection to Premises Licence Application: Rift Excursions Ltd.

7 July 2021 at 15:47

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Sir/Madam

I am writing to represent my objection to the premises licence application made by Rift Excursions Ltd. in respect of the premises at Fixagon, Mono Tower, [130 Bridport Place, London N1 5FD](#).

I am an interested party living in the vicinity of the premises.

I object to the application on the ground that the licensing objective of the prevention of public nuisance would not be met by granting the application in its present form.

For reference, the brief summary of the premises licence application as shown in the Licensing section of the Hackney Council website is as follows: "Application for a premises licence for plays, films, live music and recorded music from 07:00 to 23:00 Mon to Thurs, 07:00 to 00:00 Fri and Sat and from 07:00 to 22:00 Sun and to authorise the supply of alcohol for consumption on and off the premises from 07:00 to 22:30 Mon to Thurs, 07:00 to 23:30 Fri and Sat and from 07:00 to 21:30 Sun."

What follows intuitively from the scope of the application reflected above would be significant levels of noise creation in the surrounding area on a daily basis during both the daytime and late into the night resulting from (inter alia) live music, recorded music, and the consumption of alcohol both on and off the premises. That inference from the scope of the application is supported by reference to the previous business operated by the applicant - referred to as Styx - and described on its Facebook page. One post on that page made on 19 June 2019 refers to Styx as, "making theatre, enjoying food and drink and listening to bands and djs at Styx." Another post on 30 December 2018 refers to, "Tomorrow night, it's time for the last dance at STYX, and Love Come Down are throwing everything they've got at it. Expect: a *mega soundsystem* [emphasis added], a LOT of disco balls, podiums and an extra special surprise...".

The premises is located in a purely residential area on the Colville Estate. It is housed within a 19 storey residential tower, adjacent to a 15 storey residential tower. Another residential tower is subject to planning permission on the adjacent site of the Hoxton Press marketing suite. Surrounding the towers are blocks of flats and a primary school. Of particular note, is the vulnerability of the immediate environment to noise disturbance as a function of the height of the surrounding buildings. The two towers in particular give rise to an echo chamber effect for sound to rise from the street level, to the point where conversations had at street level can be audible high up in the towers.

For the reasons set out above, I am of the view that the premises licensing application in its present form would give rise to a public nuisance in the vicinity of the premises given the purely residential character of the area and high density population. The requested licensing permission appears more appropriate for an area associated with nightlife and commerce - e.g. central parts of Shoreditch.

I do not object, per se, to any of the individual aspects that comprise the application, but I do object to all of the aspects taken as a whole - i.e. live music, alcohol consumption on/off the premises, until 11pm weeknights (excl. Friday) and midnight Friday/weekends (excl. Sunday).

I would not object to a more moderate/proportionate application - if a revised application were made - that takes into account the residential nature of the vicinity of the premises as noted above. By way of example, I would point to the current premises licensing application made by Dark Arts Coffee Ltd. at [1-5 Rosina Street, London E9 6JH](#) for, "Application for a premises licence to authorise the supply of alcohol for consumption off the premises from 10:00 to 17:00 [emphasis added] Mon to Sun."

By comparison, the foregoing application made in a largely residential area appears more proportionate in balancing the interests of the business with the residential nature of the vicinity of its premises. In contrast, the current application made by Rift Excursions Ltd. would provide excessive scope for the creation of public nuisance and appears disproportionate when balanced against the nature of the vicinity of the premises.

Kind regards





APPENDIX C17

Objection to RIFT Excursions Ltd Application License

7 July 2021 at 12:27

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

Dear Sir / Madam,

I am writing to object to the licence application from RIFT Excursions Ltd for Fixagon, Mono Tower, N1 5FD, for the reasons set out below.

I live at [REDACTED] Duo Tower, Penn Street, N1 [REDACTED]

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside. Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc. "Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area. Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,


A solid black rectangular redaction box covering the signature area.



FP2021/3309



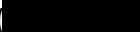

APPENDIX C18

6 July 2021 at 22:48


To: licensing@hackney.gov.uk

Dear Sir / Madam,

FP2021/3309 - The Fixagon, Ground floor, Mono Tower, London N1 5FD

I am writing to object to the licence application referred to above, for the reasons set out below. I live at  Duo Tower, Penn Street, London N1  ( Mono Tower and  the Hoxton Press development).

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a “café”, a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The “notice” includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

The prevention of public nuisance

The local area is quiet and residential . There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. The acoustics of the Hoxton Press development are not compatible with a bar. As a resident on the 13th floor of Duo Tower, I can confirm that street level sounds have a way of travelling up to even the highest floors. Even moderate noise from music and patrons would be heard clearly by all residents.

Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

“Partying” from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Public safety/ the protection of children from harm

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would result in a higher risk of violence breeding ground for brawls and violence. The risk to public safety is obvious, particularly in circumstances where there are many families with young children in the area.

Conditions

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.




APPENDIX C19

Mono Tower Cafe, Penn Street

6 July 2021 at 21:29

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

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at  Duo Tower, Penn Street.

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property. As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into

the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this. In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- *The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





APPENDIX C20

Objection to Fixagon, Mono Tower, 130 Birdport Place N1 5FD License Application

5 July 2021 at 11:55

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

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] Duo Tower, Penn Street N1 [REDACTED] (the tower opposite Mono Tower).

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property. As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this. In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- *The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,





APPENDIX C21

Licence Application Objection - Fixagon - Mono Tower, 130 Bridport Place

4 July 2021 at 21:20

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

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at Duo Tower, Penn Street.

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- * The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- * The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,

[Redacted]

[Redacted]

[Redacted]



APPENDIX C22

Objection FP2021/3309

4 July 2021 at 16:45

To: licensing@hackney.gov.uk

Dear Sir or Madam,

I am writing to object to the licence application FP2021/3309 (The FIXAGON, Mono Tower, Ground Floor N1 5FD) for the reasons set out below. I live in the same building, [REDACTED] Mono Tower, Penn Street, Hoxton, N1 [REDACTED]

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes.

The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for

the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- Music should not be allowed after a certain time to minimise disturbance.
- The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press **will not accept any liability or cost** for cleaning the same anywhere in the Hoxton Press estate premises.

Regards,

[REDACTED]



Hoxton Press - Mono Tower Cafe

4 July 2021 at 15:16

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

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons below. I live at [REDACTED] DUO Tower - so directly opposite the cafe.

I was delighted to hear that a café was moving into the ground floor of Mono Tower. A café is needed and would be good for the local community.

But it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises. As well as the issues mentioned above, no application reference number is included on the notice - The notice in the premises is not compliant and is I believe not a valid licence application notice.

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. This is a "party venue" with live DJs and music.

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise from the venue will be heard in the homes of locals and impact the peaceful enjoyment of their homes. This space does not appear to have been built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes.

Certainly, if the licence application is approved Hackney Council can expect an increase in noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.....impacting public safety in the surrounding area.

Shoreditch Park Primary School is directly opposite the venue - surely this is a reason to restrict the licence for this premises to a cafe only.

If Hackney grants the licence even with concerns expressed by surrounding residents, restrictive measures should be required.

* The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.

* The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays

* Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.

* Music should not be allowed after a certain time to minimise disturbance.

*The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating etc outside the venue and in the local area.

*The venue **MUST** be responsible for all cleaning required outside of the premises caused by its activities and patrons. The residents of Hoxton Press should not and I expect will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,



in the month of May 2021 around 45 reported incidences of crime in the immediate vicinity of the venue, including anti-social behaviour, theft from person, violent and sexual offences and other crimes. The opening of a venue that serves alcohol late into the evening and that could attract large crowds are likely to worsen crime and disorder in the area.

Public safety

- As noted above, the venue is not designed to be a bar and music/performance venue. The physical area is small in size, it has no extraction for fumes and the space does not have fire safety measures in place for those purposes. This poses fire safety and health concerns for both patrons and residents in the building.
- There are also limited toilet facilities within the premises. This can encourage public urination and other public indecent behaviour.
- Alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, and pose a risk to people living in and using the local area.

The protection of children from harm

- Shoreditch Park Primary School is located directly opposite the venue. Having drunken or anti-social behaviour on the school's doorstep would have an adverse impact on the children at the school, including encouraging alcohol consumption and exposing them to anti-social behaviour.
- The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. The school's Ofsted report notes that: "The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support." It is wholly inappropriate to allow the proposed venue to operate in proximity of a school with high levels of disadvantaged and vulnerable children, who may be particularly impressionable and require extra protection from alcohol consumption and anti-social behaviours.

For the reasons set out above, the granting of the licence sought by the applicant would be contrary to the objectives of the Act and the application should be refused. If the licensing authority grants the licence in spite of the serious concerns outlined above, the following measures would need to be put in place at a minimum:

- The venue must close much earlier than proposed on all days of the week. Closing at any time after 10pm is unacceptable given the residential nature of the area and for the reasons outlined above.
- The sale of alcohol must cease by 9pm.
- Patrons must not be allowed outside after 9pm to minimise the disturbance to local community members and residents.
- Music should not be allowed after 9pm to minimise disturbance to local community members and residents.
- The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating outside the venue and in the local area.
- The venue will be responsible for: (i) all cleaning (e.g. rubbish, vomit, cigarette butts and urine); and (ii) the costs of repairing / making good any damage, arising in connection with its activities and its patrons. Local residents will not accept any liability or cost for cleaning or damage.

Yours sincerely





APPENDIX C25

Objecting to application

4 July 2021 at 11:52

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

Hi,

I am writing to object to the licence application at the Fixagon - Mono tower, London, N1 5FD, by Joshua Nawras (RIFT excursions LTD) for the reasons set out below. I live at [REDACTED] Duo Penn St N1 [REDACTED]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property. As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this. In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- *The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- *The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- *The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,







APPENDIX C26

Fixagon license

4 July 2021 at 10:04


 To: licensing@hackney.gov.uk

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at  Duo Tower, Penn Street, N1 .

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their properties.

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed

licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this. In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- * The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- * The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Kind regards,

[REDACTED]



Fwd: Objection to licensing application Mono Tower N1

4 July 2021 at 10:01

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

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [REDACTED] Mono Tower Penn Street, N1 [REDACTED].

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice. Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property. As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into

the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this. In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
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- * Music should not be allowed after a certain time to minimise disturbance.
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- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Kind regards





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

APPENIDX C28**Representation regarding licensing application for Fixagon, N1 5FD**

4 July 2021 at 09:53

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

Dear Sir/Madam,

I am writing regarding the licensing application for:
Fixagon
Mono Tower
130 Bridport Place
London
N1 5FD

I live at [REDACTED] Mono Tower, Penn Street, London N1 [REDACTED]

I object to the license change request. I set out my reasons below. But in addition, I also wish to flag that Fixagon appears to be trying to deceive local residents - they have posted details of their application on the windows of the venue, but with reduced opening times (i.e. not matching the details on the Council website). I attach a photograph taken of the licensing application information Fixagon has on display (photo taken on 30 June). I trust someone will be investigating this possible fraud. This action by Fixagon suggests an attempt to hide proposals from local residents - it is dishonest, possibly illegal and does not bode well for future relations with the local community and the local authorities.

Details of my objections:

Prevention of crime and disorder

The venue will not be serving substantial meals - there are no proper kitchen facilities and the venue is already advertising a limited snack menu. As the venue is applying for a license to serve alcohol 7 days a week from 7am to very late in the evening - with minimal food - there is a significant risk of heavily intoxicated patrons. This risks local residents being subject to anti-social behaviour.

Prevention of public nuisance

The venue was designed as a cafe/arts space. Fixagon is requesting a license for live performances, playing of recorded music, live music until very late - 11pm on weekdays and midnight on weekends. The venue has only glass windows dividing it from the lobby [REDACTED] - I am concerned about noise pollution in [REDACTED] very late into the evening. I am also concerned about general noise pollution from the venue - below [REDACTED]. Combined with the sale of alcohol and dancing (as set out in the application details posted on Fixagon's windows), we can expect significant noise in a residential area. People's sleep will be disturbed.

This is a family oriented local area - Hackney Council is about to build more family homes immediately opposite the venue! I am also concerned with the prospect of people smoking outside the venue - immediately below residential properties and outside the main entrance to a large residential property.

Fixagon is requesting a license for the sale of alcohol both on and off premises. I am concerned that this will encourage people to buy a last drink and consume alcohol outside the venue after closing - there are a number of benches outside. This would lead to noise pollution and potential public nuisance issues long after the venue has closed.

Public Safety

This links directly to the concerns set out regarding prevention of crime and disorder. The venue is located next to the entrance to my building. Drunk/anti-social behaviour will be next to the entrance - I am concerned for my own safety in accessing my home. In addition, there is a primary school opposite the venue - an all day alcohol license brings the risk of people day drinking and primary school children facing public safety risks.

I believe some conditions could be applied that would allow a license to be issued - to mitigate the above risks:

- Reduced hours for the sale of alcohol, and no license for off-premises sale
- Earlier closing times, to prevent disturbance of local residents in the early morning and late evening
- Adequate security to ensure the safety of residents entering/exiting their homes in Mono and Duo Towers (and in time other new residential buildings - which Hackney Council plans to build)

Please read the notes on the BACK of this notice before completing

Notice is given that Joshua Nawras (RIFT Excursions LTD)
applied to **HACKNEY COUNCIL** for a premises licence at:
1 Mono Tower, Pentonville, London, N1 5FD

In order that the following licensable activities can take place:

The Fixagon is a community cafe and events space, that will serve
of affordable food and drink and provide a space for workshops and
community activities focused around sustainability, making and doing

The performance of theatre, dance, live music and related activity and
the provision of alcohol.

Licensable hours for operation:

Monday - Thursday: ~~08:00~~ - 22:30

Friday - Saturday: ~~08:00~~ - 23:30

Sunday: ~~08:00~~ - 21:30

The licence register listing details of the application is held at the Licensing
Service, 1 Hillman Street, London E8 1DY (Tel No. 020 8356 4970)
Details are also available on-line at www.hackney.gov.uk/licensing

Any representations against this application must be made in writing
received by the Licensing Service at the above address, by no later than

21/07/21

Residents and businesses in the vicinity of the premises, or their
representatives, may make representations on licensing objectives of
only, i.e. **the prevention of crime and disorder, the prevention of
nuisance, public safety and the protection of children from harm**
Copies of all representations will be sent to the applicant. It is an offence



APPENDIX C29

Objection to licensing application Mono Tower N1

4 July 2021 at 08:53

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

Re: RIFT excursions limited - 1 Mono Tower application.

Dear Sir / Madam,

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [redacted] Mono Tower Penn Street, N1 [redacted]

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself. Almost immediately after opening the premises under the pretence of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

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The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property. As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints. Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London

Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others. Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

* The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.

* The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.

* Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.

* Music should not be allowed after a certain time to minimise disturbance.

*The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.

*The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.

*The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Kind regards





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

APPENDIX C30

Objection to RIFT Excursions Ltd license application Mono Tower, N1 5FD

4 July 2021 at 08:12

To: licensing@hackney.gov.uk

Dear Sir / Madam

I am writing to object to the licence application referred to above, for the reasons set out below. I live at [redacted] Mono Tower, Penn Street, N1 5FD.

General

I was initially delighted to hear that a café was moving into the ground floor of Mono Tower. A café would serve the local community well and be warmly welcomed by all. However it is clear that Fixagon / RIFT has never intended to operate a café from these premises; it was always intended for it to be a late night and all day drinking and music venue. This is obvious from a Google search of the name of these businesses as well as the terms of the proposed license itself.

Almost immediately after opening the premises under the pretense of being a "café", a small and barely visible sign was placed on a rear window, far away from the front entrance. Luckily, this was noticed by a resident passing by who informed me. The "notice" includes a number of significant discrepancies when compared to the application details posted on the licensing section of the Hackney Council website. For example, the notice in the premises provides that it will close at 10.30 pm when in fact it is proposed for it to be open until 11pm Mon-Thurs, and until midnight on Saturdays and Sundays. Additionally, the proposals are for alcohol to be served outside as well as inside, and for there to be live music (presumably DJs) – neither are mentioned on the notice in the premises.

As well as the issues mentioned above, no application reference number is included on the notice; it has not been reproduced every 10 feet or so; and it is not on blue laminated paper. Therefore local residents and members of the community are being denied the opportunity to learn about and comment on the proposals. By law the notice should be visible and accurate. The notice in the premises is not compliant and is therefore not a valid licence application notice.

Moreover, it can be deduced from the above that the proprietor is deliberately trying to hide the proposals from residents and the community. If the proposals were reasonable and unlikely to have a detrimental impact, there would surely be no attempt to conceal them. This does not bode well and adds to my concerns about the nature of the bar and its compatibility with the surrounding area.

The prevention of crime and disorder

The proposed venue is alcohol and music focused. The application is for 7 day a week alcohol consumption, from early morning to very late into the evening. The food options available are limited. There are no extractor fan facilities at the venue, meaning that it cannot provide proper meals or sustenance to patrons consuming alcohol. Accordingly, there is a risk of excessive alcohol consumption and intoxication by patrons.

The link between excessive alcohol consumption / intoxication and anti-social behaviour is well-established. The local community can expect shouting; fighting; vomiting; and urinating (or worse) outside their homes or on their property.

As a "party venue" with live DJs and music, illegal drug taking is also likely to take place.

The prevention of public nuisance

The local area is purely residential and packed with social housing. There are no other premises of a remotely similar nature to the proposed bar venue nearby. While there are a few small local pubs a considerable distance away, these are all family-orientated and more akin to gastro pubs due to their food offering.

The proposed bar is practically in the middle of a housing estate. People live both directly above and opposite the venue in all directions. Plainly, allowing loud music and alcohol consumption for 7 days a week and late into the evening is going to be a source of huge noise disturbance for local residents. Alcohol will be served to patrons sitting outside, so noise will not be contained to the inside.

Even if doors are shut or people are not sitting outside, music noise (especially bass) from the venue will be heard in the homes of locals and will unquestionably prevent them from sleeping and impact the peaceful enjoyment of their homes. The space was not built to be a bar and music venue (the original intention was for it to be a gallery or cafe) and therefore does not have adequate sound insulation for these purposes. Patrons will be noisy when smoking outside the premises, and when walking to and from the venue. Those travelling to the venue in cars will play loud music, also impacting residents. Certainly, if the licence application is approved Hackney Council can expect daily if not hourly noise complaints.

Littering can be expected from bar patrons - cigarette butts, cans, bottles, broken glass, etc.

"Partying" from the venue is likely to spill over into Shoreditch Park. We only need to look at the problems in London Fields encouraged by the bars on Broadway Market to know what we can expect with the introduction of a venue that is completely out of character with the existing area.

Additionally, patrons will smoke outside the premises, which will rise upwards and outwards onto the balconies and into the homes of residents, impacting their health and triggering certain medical conditions. This is particularly concerning for the children living close-by.

Public safety

Excessive alcohol consumption is linked to an increase in violence and anti-social behaviour. The terms of the proposed licence will encourage this, meaning (if approved) the venue would be a breeding ground for brawls and violence. The risk to public safety is obvious.

The protection of children from harm

Shoreditch Park Primary School is directly opposite the venue. The Public Sector Equality Duty places a duty on public authorities to consider how their decisions (such as whether to grant a licence of this nature) affect people under the Equality Act 2010. The Equality Act 2010 protects individuals against race and disability discrimination, among others.

Given the school's latest Ofsted report online, in light of the issues raised above, granting the licence application would clearly adversely impact the interests and needs of a large portion of children with protected characteristics under the Equality Act 2010. The Ofsted report provides as follows:

"The large majority of pupils are from minority ethnic backgrounds. Many are disadvantaged. The school has specialist resource provision for pupils with autism spectrum disorder. The proportion of pupils with an education, health and care plan is above average as is the proportion of pupils with SEND who receive school support."

Having drunken and/or anti-social behaviour on the school's doorstep would have an adverse and lasting impact on the children at the school, particularly those with autism. Young children are impressionable and still developing. The licence application cannot be viewed in isolation from the tower being built in the school's playground. The noise and disruption caused by this as well as disruption caused by the venue opposite would be unbearable for the school's pupils. The school's pupils deserve to undertake their education peacefully, and the State has a duty to help ensure this.

In no world is it appropriate for an all day drinking venue to be on a primary school's doorstep.

Conditions and measures

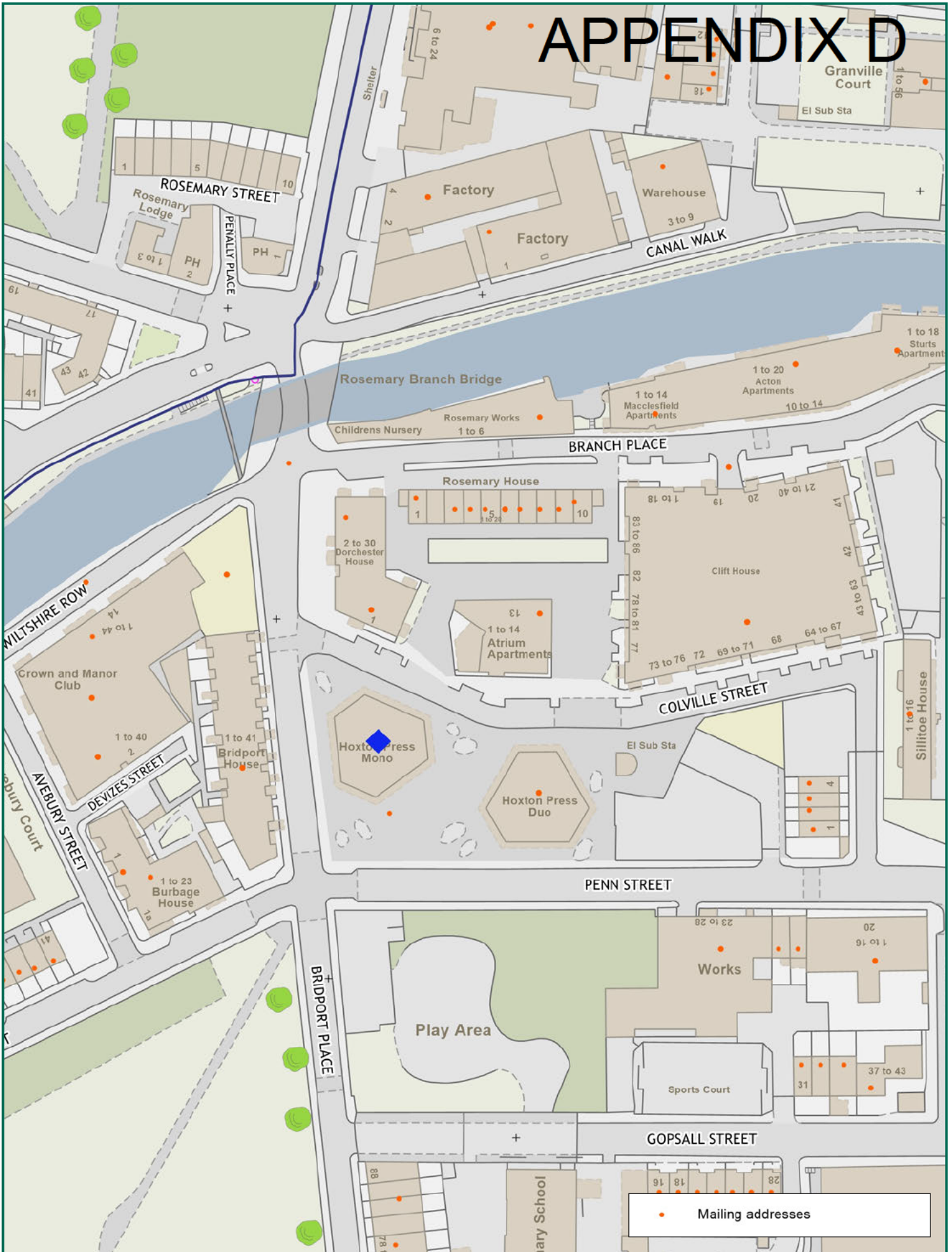
If Hackney grants the licence in spite of the serious concerns outlined above (which I hope is not the case and would challenge), the following measures would need to be put in place as a minimum:

- * The venue must close much earlier than proposed, particularly on weekdays. Closing at 11pm and midnight is unacceptable for local residents, for the reasons outlined above.
- * The sale of alcohol must be limited to more appropriate timeframes, preferably before 8pm on weekdays when children are being put to bed.
- * Patrons must not be allowed outside after a certain time to minimise the disturbance to local residents.
- * Music should not be allowed after a certain time to minimise disturbance.
- * The venue must employ security staff to keep patrons under control, manage any anti-social behaviour and ensure they leave the area promptly. They must ensure patrons do not loiter on the benches outside Hoxton Press or in Shoreditch Park.
- * The venue must have adequate toilet facilities to help reduce the risk of its patrons urinating and vomiting (or worse) outside the venue and in the local area.
- * The venue will be responsible for all cleaning required outside of the premises caused by its activities and patrons. This means all rubbish, vomit, cigarette butts and urine. The residents of Hoxton Press will not accept any liability or cost for cleaning the same anywhere in the Hoxton Press estate premises.

Yours faithfully,

[Redacted signature]

APPENDIX D



• Mailing addresses



Scale: 1:1250 at A4

The Fixagon



Ref:
Wednesday, August 25, 2021

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