



REPORT OF GROUP DIRECTOR, NEIGHBOURHOODS AND HOUSING

LICENSING SUB-COMMITTEE: 08/12/2020	Classification DECISION	Enclosure
Application for a premises licence The Bread Station Railway Arch 373 Helmsley Place, London E8 3SB	Ward(s) affected London Fields	

1. SUMMARY

Applicant(s) The Bread Station Ltd	In SPA No																
Date of Application 06/10/2020	Period of Application Permanent																
Proposed licensable activity Films Late Night Refreshment Supply of Alcohol																	
Proposed hours of licensable activities <table> <tr> <td>Films</td> <td>Standard Hours:</td> </tr> <tr> <td></td> <td>Mon 11:00-23:30</td> </tr> <tr> <td></td> <td>Tue 11:00-23:30</td> </tr> <tr> <td></td> <td>Wed 11:00-23:30</td> </tr> <tr> <td></td> <td>Thur 11:00-23:30</td> </tr> <tr> <td></td> <td>Fri 11:00-23:30</td> </tr> <tr> <td></td> <td>Sat 11:00-23:30</td> </tr> <tr> <td></td> <td>Sun 11:00-23:30</td> </tr> </table>		Films	Standard Hours:		Mon 11:00-23:30		Tue 11:00-23:30		Wed 11:00-23:30		Thur 11:00-23:30		Fri 11:00-23:30		Sat 11:00-23:30		Sun 11:00-23:30
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Supply of Alcohol		Standard Hours: Mon 11:00-23:30 Tue 11:00-23:30 Wed 11:00-23:30 Thur 11:00-23:30 Fri 11:00-23:30 Sat 11:00-23:30 Sun 11:00-23:30
The opening hours of the premises		
		Standard Hours: Mon 07:00-23:59 Tue 07:00-23:59 Wed 07:00-23:59 Thur 07:00-23:59 Fri 07:00-23:59 Sat 07:00-23:59 Sun 07:00-23:59
Capacity: Not known		
Policies Applicable	LP1 (General Principals), LP2 (Licensing Objectives), LP3(Core Hours), LP4('Off' Sales of Alcohol), LP11(Cumulative Impact-General)	
List of Appendices	A – Application for a premises licence and supporting documents B – Representation from responsible authority C – Representations from other persons D – Representations in support E – Location map	
Relevant Representations	<ul style="list-style-type: none"> • Police • Licensing • Other Persons 	

2. APPLICATION

2.1 **The Bread Station Ltd** has made an application for a premises licence under the Licensing Act 2003:

- Films
- Late night refreshment
- Supply of alcohol

2.2 The application is attached as Appendix A. The applicant has withdrawn live music and recorded music and proposed some additional measures that could be converted to conditions (see para 8.1 below).

3. CURRENT STATUS / HISTORY

3.1 The premises are not currently licensed for any activity.

4. REPRESENTATIONS: RESPONSIBLE AUTHORITIES

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement)	Representation withdrawn based on agreed conditions as set out in para 8.1
Environmental Health Authority (Health & Safety)	Have confirmed no representation on this application
Weights and Measures (Trading Standards)	Have confirmed no representation on this application
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	No representation received
Police (Appendix B1)	Representation received on the grounds of The Prevention of Crime and Disorder and Prevention of Public Nuisance
Licensing Authority (Appendix B2)	Representation received on the grounds of Prevention of Public Nuisance
Health Authority	Have confirmed no representation on this application

5. REPRESENTATIONS: OTHER PERSONS

From	Details
2 Representations opposing the application received from and on behalf of local residents and 8 representations received in support. (Appendices C1 and C2 are objection and D1-D8 in support)	Representation received on the grounds of The Prevention of Crime and Disorder, 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 Principals), LP2 (Licensing Objectives), LP3(Core Hours), LP4('Off' Sales of Alcohol), 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:

Mandatory Conditions

Supply of Alcohol

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

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

a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

4. 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). The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.
5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
5.3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-
 - A. a holographic mark or
 - B. an ultraviolet feature.
6. The responsible person shall ensure that:
 - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
 - beer or cider: 1/2 pint;
 - gin, rum, vodka or whisky: 25ml or 35ml; and
 - still wine in a glass: 125ml; and
 - a. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - b. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

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

permitted price.

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

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

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

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(c) 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; "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence,
or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

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

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

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

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

Mandatory condition: exhibition of films

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

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

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

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

Door Supervision

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

Conditions derived from operating schedule

10. CCTV covering the interior & exterior of the premises will be installed to the minimum standards of the Metropolitan Police Service and will be kept operational at all times the premises are open to the public. It shall be capable of taking a head & shoulders shot of persons entering the premises, be capable of storing images for a minimum of 31 days and a member of staff trained & capable of downloading images shall be on duty at all times the premises are open to the public. Images shall be provided to the Police or Authorised Officers on request.

11. An incident log shall be kept at the premises, and made available on request to an authorised officer of the council or the police, which will record the following:-

- a. all crimes reported to the venue
- b. all ejections of patrons
- c. complaints received
- d. any incidents of disorder
- a. seizure of drugs or offensive weapons.
- b. any faults in the CCTV system or searching equipment or scanning equipment
- c. any refusal of the sale alcohol
- d. any visit by a relevant authority or emergency services.

12. The premises shall operate a zero tolerance drugs policy and comply with Hackney Police and Council Community safety unit drugs and weapons policy where appropriate.

13. SIA registered door supervisors shall be employed subject to an operational risk assessment basis. All security staff shall be clearly identifiable at all times. All door supervisors shall enter their full details in the premises daily register at the commencement of their work. They shall record their full name, home address and contact telephone number, their SIA registration number, and the time they commence and conclude working. If the door supervisor was provided by an agency the name, registered business address and contact telephone number will also be provided. This register will be made available to police or authorised officer immediately upon request.

14. All staff will be given refresher training every twelve months on the legislation relating to the sales of alcohol to underage persons and drunken persons. There shall be written records of all training kept at the premises and made available to police or other authorised officer upon request.

15. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.

16. The Premises License Holder or DPS will ensure that there is a fire risk assessment and emergency evacuation plan in place at all times.

17. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving license or passport. Challenge 21 signage will be prominently displayed.

18. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with the irresponsibility 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. 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.

21. Clear and prominent notices shall be displayed and maintained at all exits in a place where they can be seen and easily read by customers requiring customers to leave the premises and the area quietly.

22. There shall be no more than 8 persons who have temporarily left the venue, allowed to smoke outside the Courtyard at the front of the premises at any one time. This area will be monitored by staff.

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

24. Alcohol shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial tables meals there for consumption by such a person as an ancillary to their meal.

25. Off sales of alcohol shall be in sealed containers and only for delivery to a residential or business address.

26. There shall be a written dispersal at the premises. This policy shall be kept on site and produced to a police officer or other authorised officer upon request.

27. 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.

28. 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.

29. 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 Bread Station.

- 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 10 to 22 above are derived from the applicant's operating schedule. Conditions 23 to 26 have been proposed by the Police and conditions 27 to 29 by the Environmental Enforcement .The applicant has agreed to conditions proposed by Environmental Enforcement.

10. LEGAL COMMENTS

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

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

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

11. HUMAN RIGHTS ACT 1998 IMPLICATIONS

11.1 There are implications to;

- **Article 6** – Right to a fair hearing
- **Article 14** – Not to discriminate

- Balancing: **Article 1**- Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an 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):	Suba Sriramana Principal Licensing Officer Licensing Service 1 Hillman Street E8 1DY Telephone: 020 8356 4915

LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

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

Description of document	Location
Office File: The Bread Station Railway Arch 373 Helmsley Place, London E8 3SB	Licensing Service 1 Hillman Street London E8 1DY

Printed matter

Licensing Act 2003
LBH Statement of Licensing Policy

Hackney
LA01

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Mr THE BREAD STATION LTD

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description THE BREAD STATION RAILWAY ARCH 373 HELMSLEY PLACE HACKNEY LONDON			
Post town	LONDON	Postcode	E8 3SB

Telephone number at premises (if any)	██████████
Non-domestic rateable value of premises	£21159

Part 2 - Applicant details

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

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

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

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

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

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

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

(B) OTHER APPLICANTS

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

Name THE BREAD STATION LTD
Address HELMSLEY PLACE HACKNEY LONDON E8 3SB UK-England
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.) WHOLESALE BAKERY, WITH DAYTIME CAFE AND DELI. LOOKING TO EXPAND OFFERING FOR DELI OFF SALES OR WINE AND CRAFT BEER.W WE'LL ALSO OFFER EVENING DINING EVENTS.

Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY

01-11-2020

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

DD MM YYYY

Please give a general description of the premises (please read guidance note 1)
ARTISAN DANISH ORGANIC WHOLESALE BAKERY, WITH COMPLIMENTING DAYTIME CAFE AND COURTYARD. WE SUPPLY ORGANIC BREAD AND PASTRIES TO THE LONDON MARKET. DURING CORONAVIRUS, WE HAD TO PIVOT TO HOME DELIVERY AND DELI, WHICH WAS WELL RECEIVED. WE'D LIKE TO OFFER OFF SALES OF WINE, AND USE OF THE COURTYARD, VERY SIMILAR TO ARCH 374, THE LICENSED PREMISES NEXT DOOR. WE ALSO HAVE THE SAME LAYOUT. OUR COURTYARD FACES TO HELMSLEY PLACE.

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

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

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

	Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a)	plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b)	films (if ticking yes, fill in box B)	<input checked="" type="checkbox"/>
c)	indoor sporting events (optional, fill in box C)	..
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	..
e)	live music (optional, fill in box E)	<input checked="" type="checkbox"/>
f)	recorded music (if ticking yes, fill in box F)	<input checked="" type="checkbox"/>
g)	performances of dance (optional, fill in box G)	..
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	..

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



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



In all cases complete boxes K, L and M

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	11:00	23:30	Please give further details here (please read guidance note 4) WE MAY LIKE TO SHOW ARTS BASED SCREENINGS.		
Tue	11:00	23:30			
Wed	11:00	23:30	State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	11:00	23:30			
Fri	11:00	23:30	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	11:00	23:30			
Sun	11:00	23:30			

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4) ON OCCASION WE MAY LIKE TO HAVE LIVE MUSIC		
Mon	11:00	23:30			
	-----	-----			
Tue	11:00	23:30			
	-----	-----	State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed	11:00	23:30			
	-----	-----			
Thur	11:00	23:30			
	-----	-----	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)		
Fri	11:00	23:30			
	-----	-----			
Sat	11:00	23:30			
	-----	-----			
Sun	11:00	23:30			
	-----	-----			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	11:00	23:30	Please give further details here (please read guidance note 4) TO ACCOMPANY THE FOOD AND DRINK, AND TO SUPPORT DISPERSAL.		
Tue	11:00	23:30			
Wed	11:00	23:30	State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Thur	11:00	23:30			
Fri	11:00	23:30	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	11:00	23:30			
Sun	11:00	23:30			

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	23:00	23:30		Please give further details here (please read guidance note 4)	
Tue	23:00	23:30	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Wed	23:00	23:30	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)		
Thur	23:00	23:30			
Fri	23:00	23:30			
Sat	23:00	23:30			
Sun	23:00	23:30			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	11:00	23:30			
Tue	11:00	23:30			
Wed	11:00	23:30			
Thur	11:00	23:30			
Fri	11:00	23:30			
Sat	11:00	23:30			
Sun	11:00	23:30			

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

Name Mr RONALD FINCH	
Date of birth [REDACTED]	
Address [REDACTED]	
[REDACTED]	
[REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	07:00	23:59	Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	07:00	23:59	
Wed	07:00	23:59	
Thur	07:00	23:59	
Fri	07:00	23:59	
Sat	07:00	23:59	
Sun	07:00	23:59	

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)

CONDITIONS ATTACHED RE MANDATORY CONDITIONS AND CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE.

EMPLOYED THE SERVICES THE SERVICES OF FORMER POLICE INSPECTOR WITH 30 YEARS EXEMPLARY SERVICE. FORMER HACKNEY LICENSING SERGEANT AND LONGSTANDING CHAIR OF THE HACKNEY LICENSING OFFICER'S ENFORCEMENT GROUP TO ADVISE US.

WE ARE MEMBERS OF AND COMPLY WITH THE CRAFT BAKERS ASSOCIATION GUIDELINES AND PROFESSIONAL BULLETINS.

WE WILL ATTEND OR SEND REPRESENTATIVE TO COUNCIL BUSINESS MEETINGS.

WILL ATTEND PUB WATCH MEETINGS.

b) The prevention of crime and disorder

CONDITIONS ATTACHED RE MANDATORY CONDITIONS AND CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE.

EMPLOYED THE SERVICES THE SERVICES OF FORMER POLICE INSPECTOR WITH 30 YEARS EXEMPLARY SERVICE. FORMER HACKNEY LICENSING SERGEANT AND LONGSTANDING CHAIR OF THE HACKNEY LICENSING OFFICER'S ENFORCEMENT GROUP TO ADVISE US.

WE ARE MEMBERS OF AND COMPLY WITH THE CRAFT BAKERS ASSOCIATION GUIDELINES AND PROFESSIONAL BULLETINS.

WE WILL ATTEND OR SEND REPRESENTATIVE TO COUNCIL BUSINESS MEETINGS.

WILL ATTEND PUB WATCH MEETINGS.

c) Public safety

CONDITIONS ATTACHED RE MANDATORY CONDITIONS AND CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE.

EMPLOYED THE SERVICES THE SERVICES OF FORMER POLICE INSPECTOR WITH 30 YEARS EXEMPLARY SERVICE. FORMER HACKNEY LICENSING SERGEANT AND LONGSTANDING CHAIR OF THE HACKNEY LICENSING OFFICER'S ENFORCEMENT GROUP TO ADVISE US.

WE ARE MEMBERS OF AND COMPLY WITH THE CRAFT BAKERS ASSOCIATION GUIDELINES AND PROFESSIONAL BULLETINS.

WE WILL ATTEND OR SEND REPRESENTATIVE TO COUNCIL BUSINESS MEETINGS.

WILL ATTEND PUB WATCH MEETINGS.

d) The prevention of public nuisance

CONDITIONS ATTACHED RE MANDATORY CONDITIONS AND CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE.

EMPLOYED THE SERVICES THE SERVICES OF FORMER POLICE INSPECTOR WITH 30 YEARS EXEMPLARY SERVICE. FORMER HACKNEY LICENSING SERGEANT AND LONGSTANDING CHAIR OF THE HACKNEY LICENSING OFFICER'S ENFORCEMENT GROUP TO ADVISE US.

WE ARE MEMBERS OF AND COMPLY WITH THE CRAFT BAKERS ASSOCIATION GUIDELINES AND PROFESSIONAL BULLETINS.

WE WILL ATTEND OR SEND REPRESENTATIVE TO COUNCIL BUSINESS MEETINGS.

WILL ATTEND PUB WATCH MEETINGS.

e) The protection of children from harm

CONDITIONS ATTACHED RE MANDATORY CONDITIONS AND CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE.

EMPLOYED THE SERVICES THE SERVICES OF FORMER POLICE INSPECTOR WITH 30 YEARS EXEMPLARY SERVICE. FORMER HACKNEY LICENSING SERGEANT AND LONGSTANDING CHAIR OF THE HACKNEY LICENSING OFFICER'S ENFORCEMENT GROUP TO ADVISE US.

WE ARE MEMBERS OF AND COMPLY WITH THE CRAFT BAKERS ASSOCIATION GUIDELINES AND PROFESSIONAL BULLETINS.

WE WILL ATTEND OR SEND REPRESENTATIVE TO COUNCIL BUSINESS MEETINGS.

WILL ATTEND PUB WATCH MEETINGS.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.

- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

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

	right to work (please see note 15)
Signature	RONNIE FINCH
Date	29/9/2020
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.

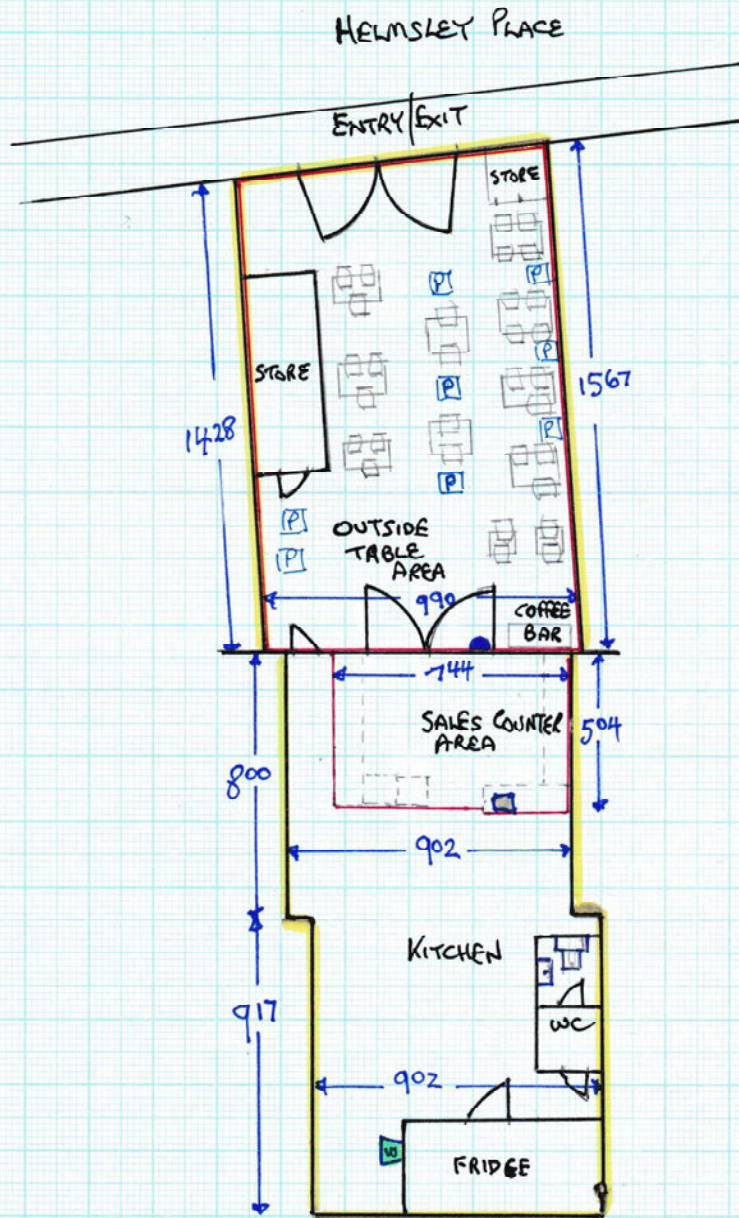
Signature	ANDY NEWMAN
Date	29/9/2020
Capacity	██████████

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

Notes for Guidance

- 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.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided

THE BREAD STATION
ARCH 373
HEMSLEY PLACE
LONDON E8 3SB



KEY

-  TABLES
-  BOUNDARY LINE
-  FIRE ALARM
-  FIRE EXTINGUISHER
-  LICENSABLE AREA
-  FIRST AID KIT
-  PLANTER

SCALE 1:100 @ A3
 DATED 1 OCTOBER 2020



Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Re: Premises licence application The Bread Station , Railway Arch 373 Helmsley Place E8 3SB

1 message

Andy Newman [REDACTED]

26 October 2020 at 09:24

To: David.Atkins4@met.police.uk

Cc: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Dear, Dave & Sanaria

Please see the Conditions as promised below(believe that they were sent 20th Oct at 12.56 as per our conversation)

On 20 Oct 2020, at 12:56, Andy Newman [REDACTED] wrote:

Hi Dave

Conditions on top of Mandatory Conditions as promised.

Kind regards

Andy

Annexe 2 The Bread Station Conditions consistent with Operating Schedule

9.CCTV covering the interior & exterior of the premises will be installed to the minimum standards of the Metropolitan Police Service and will be kept operational at all times the premises are open to the public. It shall be capable of taking a head & shoulders shot of persons entering the premises, be capable of storing images for a minimum of 31 days and a member of staff trained & capable of downloading images shall be on duty at all times the premises are open to the public. Images shall be provided to the Police or Authorised Officers on request.

10.. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will as a minimum record the following:

- all crimes reported to the venue
- all ejections of patrons

- complaints received
- any incidents of disorder
- seizures of drugs or offensive weapons
- any faults in the CCTV system or searching equipment or scanning equipment
- any refusal of the sale of alcohol
- any visit by a relevant authority or emergency service.

11. Premises will operate zero tolerance policy to drugs and comply with Hackney Police and Council Community Safety Unit Drugs and Weapons Policy where appropriate.

12. SIA registered door supervisors shall be employed subject to an operational risk assessment basis. All security staff shall be clearly identifiable at all times. All door supervisors shall enter their full details in the premises daily register at the commencement of their work. They shall record their full name, home address and contact telephone number, their SIA registration number, and the time they commence and conclude working. If the door supervisor was provided by an agency the name, registered business address and contact telephone number will also be provided. This register will be made available to police or authorised officer immediately upon request.

13. All staff will be given refresher training every twelve months on the legislation relating to the sales of alcohol to underage persons and drunken persons. There shall be written records of all training kept at the premises and made available to police or other authorised officer upon request.

14. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises.

15. The Premises License Holder or DPS will ensure that there is a fire risk assessment and emergency evacuation plan in place at all times.

16. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving license or passport. Challenge 21 signage will be prominently displayed.

17. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

18. 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.

19. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

20. Clear and prominent notices shall be displayed and maintained at all exits in a place where they can be seen and easily read by customers requiring customers to leave the premises and the area quietly

21. There shall be no more than 8 persons who have temporarily left the venue, allowed to smoke outside the Courtyard at the front of the premises at any one time. This area will be monitored by staff.

On 19 Oct 2020, at 11:08, David.Atkins4@met.police.uk wrote:

Dear Andy,

Just following up from my email on 12/10/2020 to see if you had obtained the applicants proposed conditions for The Bread Station , Railway Arch 373 Helmsley Place E8 3SB.

Regards

<image001.png>

PC Dave Atkins
Central East Licensing Unit
Metropolitan Police Service (MPS)
T: 020 7275 3022 Int: 753022 Email David.atkins4@met.police.uk
A: Licensing Office, Second Floor, Stoke Newington Police station, 33 Stoke Newington High Street, London, N16 8DS
<image002.gif>

From: Andy Newman [REDACTED] >
Sent: 12 October 2020 12:38
To: Atkins Dave J - CE-CU <David.Atkins4@met.police.uk>
Subject: Re: Premises licence application The Bread Station , Railway Arch [373 Helmsley Place E8 3SB](#)

Dear Dave

That's odd as we attached them on the Application.

Have asked the client for double confirmation on the conditions we agreed and sent.

Await his reply and will forward them

Kind regards

Andy

On 12 Oct 2020, at 10:32, David.Atkins4@met.police.uk wrote:

Dear Andy,

I hope this email finds you well. I am currently looking at the application that has been submitted for The Bread Station , Railway Arch [373 Helmsley Place E8 3SB](#). I have noticed that the application refers to conditions attached but these appear to be missing. If possible are you able to provide these conditions to us?

Regards

<image001.png>

PC Dave Atkins
Central East Licensing Unit
Metropolitan Police Service (MPS)
T: 020 7275 3022 Int: 753022 Email David.atkins4@met.police.uk
A: Licensing Office, Second Floor, Stoke Newington
Police station, [33 Stoke Newington High Street](#),
[London, N16 8DS](#)
<image002.gif>

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

Re: The Bread Station

1 message

Andy Newman [REDACTED]

4 November 2020 at 13:39

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

Cc: [REDACTED]

Dear Licensing Service

Absolutely right, however, would be grateful if

you would accept [REDACTED] submission as supporting evidence

should this matter go to Committee.

As a neighbour we feel that his support is vital.

Kind regards

Andy

[REDACTED]
Nb would be grateful if any expressions of support

that for any reason aren't accepted be treated as supporting evidence.

There is a clear emerging picture that this is a highly respected Operator

and loved place in Hackney with a wealth of support for this Application.

Because the current space has been run so well the supporters believe

that this will be the case when should this Application be successful in running the venue responsibly and promoting the licensing objectives and not undermining them.

Kind regards

Andy

[REDACTED]
[REDACTED]
Sent from my iPhone

On 4 Nov 2020, at 12:14, Licensing (Shared Mailbox) <licensing@hackney.gov.uk> wrote:

Dear Sir,

We write to confirm receipt of your email in respect of the above matter.

Unfortunately, we cannot accept representations received after the deadline for submissions.

Do not hesitate to contact me should you have any queries.

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

On Wed, 4 Nov 2020 at 09:50, [REDACTED] wrote:

To whom it may concern:

Reference the Bread Station Licence application.

I am one of the [REDACTED] at The Fisheries Work Space. The Bread station is one of our neighbours and also a supplier to The Fisheries. As a local business we are directly impacted by the behaviour of customers visiting local licenced premises and therefore very conscious of new licences being issued.

We have known and worked with Ronni and the Bread Station for many years and have no hesitation in supporting the application for a license.

In the time we have been a customer and neighbour to them, the business has always had a great deal of consideration for their neighbours which was particularly highlighted during the first lockdown where increased foot traffic meant there might be an increase in litter and general nuisance, they clearly demonstrated that they can operate the business in a manner that far from being a nuisance, it has become a valuable local asset providing a sanctuary where people can go and meet in an outdoor setting which is relatively safe but still allow some level of safe social interaction in these very difficult times. I think that the business being granted a licence would enhance what is already a locals favourite and generally add to the community.

Yours truly,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [Mentmore Terrace](#)

[London](#)

[E8](#) [REDACTED]



Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

The Bread Station

3 messages

Andy Newman [REDACTED]
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

11 November 2020 at 15:30

Hi Sanaria

Please be so kind as to let the Residents know that should they want to have a meeting with us or speak with me with a view to discussing matters with a view to allaying any reasonable concerns that they may have willing to do so.

This is Best Practice in accordance with the sec 182 Guidance as you are aware.

Feel free to give my email address and contact number.

Kind regards

Andy

[REDACTED]

[REDACTED]

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

12 November 2020 at 08:42

To: Andy Newman [REDACTED]

Good morning Andy,

I will share and circulate your email to the resident objectors. In the meantime, please note the application has been listed for a hearing on **8th December at 7pm**.

Kind Regards
Sanaria Hussain
Senior Licensing Officer
Hackney Service Centre
1 Hillman Street
London E8 1DY
Direct Line:020 8356 4972
Duty Line:020 8356 2431
www.hackney.gov.uk/licensing

[Quoted text hidden]

Andy Newman [REDACTED]
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

12 November 2020 at 08:47

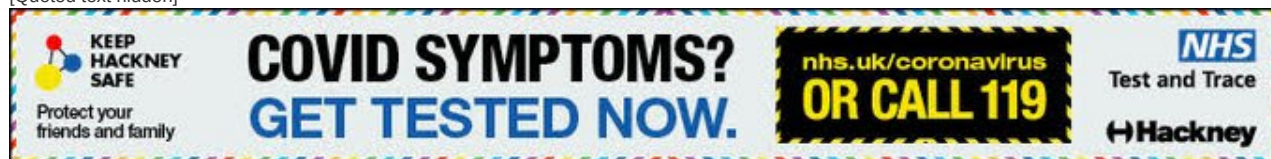
Thanks Sanaria

Kind regards

Andy

[Quoted text hidden]

[Quoted text hidden]



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	07796183078
E-MAIL ADDRESS	hackneylicensing@met.police.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Railway arch 373 Helmsley Place London E8 3SB
NAME OF PREMISES USER	The Bread Station 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 at Arch 374 Helmsley Place. The venue is one of a number of arches that already benefit from premises licences that allow for the consumption of alcohol on the premises. The applicant has stated that they would like to offer the sale wine in the external courtyard area in a manner that is similar to the venue next door. Whilst offering off sales of wine.

The applicant is seeking a premise licence that would allow for the sale of alcohol both on and off the premises Monday – Sunday 1100-2330hours with the venue closing 30 minutes after this allowing for a period of 30 minutes for customers to finish their drinks.

Police have noted the following on the application the hours for the supply of alcohol Sunday to Thursday exceed the core hours stated in the London Borough of Hackney's Statement of Licensing Policy in which also states LP6 that the use of outdoor area will normally be restricted to 2200hours unless the applicant can demonstrate the promotion of the licensing objectives .

It should be noted that although there are already a number of existing premises licences in the immediate vicinity they are in the midst of constructing eight three bedroom flats opposite the venue meaning that in addition to the existing residents in the area there will be the potential for 8 further families with young children

Alongside the application the applicant has supplied a number of conditions which they believe would seek to promote the licensing objectives. In respect of these conditions, Police would request the following;

- Police would request that Condition 16 relating to Challenge 21 be amended to Challenge 25
- Condition 21 states "There shall be no more than 8 persons who have temporarily left the venue, allowed to smoke outside the Courtyard at the front of the premises at any one time. This area will be monitored by staff" This is residential area and Police would ask why the venue would need to utilise space outside the venue when they already benefit from an external courtyard

Police Would ask what will the capacity of the venue be both internally and externally?

Since the granting of the previous licences on Helmsley place there has been a shift in character of the area which is now leaning more towards a residential street as opposed to the commercial character that it previously was. The applicant has stated that they may wish to have live music on occasion in the courtyard.

The way in which the application presents suggests that the venue will be steering towards operating as a bar which Police believe will undermine the licence objectives namely Crime and disorder and public nuisance. Police would ask what steps the applicant would intend to take in order to minimise any effect the granting of a licence at the location would have on the undermining of the licensing objectives

We have also listed a number of conditions below that we believe would seek to promote the licensing objectives

Police look forward to hearing from the applicant.

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)

1. "There shall be a staff member from the premises who is conversant with the operation of the CCTV system on the premises at all times when the premises are open to the public. This staff member must be able to show a Police or authorised council officer recent data or footage when requested"
2. Alcohol shall not be sold or supplied for consumption on the premises otherwise than to persons taking substantial tables meals there for consumption by such a person as an ancillary to their meal.
3. Off sales of alcohol shall be in sealed containers and only for delivery to a residential or business address
4. There shall be a written dispersal at the premises. This policy shall be kept on site and produced to a police officer or other authorised officer upon request.

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 Bread Station 373 Helmsley Place London E8 3SB
Applicant	The Bread Station Limited

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 to make a representation in relation to this application. The premises is located within an area that in recent years has seen a growth in the number of licence premises in the locality. An additional premises could lead to an undermining of the licensing objectives, in particular, the prevention of public nuisance.

It is noted that the proposed hours exceed those set out within LP12 (Core Hours). The application also seeks to authorise live and recorded music with no reference to noise limitation measures. The application does not seek to limit alcohol sales to being ancillary to table meals. If granted this could enable premises to operate as a vertical drinking establishment. I am also concerned by the proposed "off-sales" of alcohol given the close proximity to London Fields. This is an area that suffers from alcohol related noise and anti-social behaviour, particularly during the summer months. An additional premises in this location could further add to these negative impacts.

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

The Licensing Act 2003, Statement of Licensing Policy 2016 and S182 Guidance issued by the Home Office.

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

The application offers little to no measures that could be converted to conditions. Therefore, the following amendments are suggested:

- Revise hours to align with LP12, therefore limited to 23:00 Mon to Thu, 23:30 Fri and Sat and 22:30 on Sun
- Withdrawal of proposed regulated entertainment in external areas or detail of noise management measures.
- Cease use of external areas by 22:00 daily other than a limited number of smokers
- Additional condition limiting alcohol sales to those that are ancillary to a person taking a seated table meal
- Removal of off-sales
- "Challenge 25" implemented

Other matters may also arise in discussions with the applicant

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



Re Licence application: Bread Station at 373 Helmsley Place E8 3SB.

1 message

3 November 2020 at 22:47


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

Dear Sir/Madam,

I am writing to object to the license application submitted by Bread Station at 373 Helmsley Place E8 3SB.

The premises is located in the middle of an overwhelmingly residential area, patrons leaving this venue can only exit via Mentmore Terrace, which is almost entirely residential (not to mention the megaphone effect the railway tunnels at either end of Helmsley Place have when drunken people pass through them).

Given the number of existing premises with licences in this area (already way way too many), it is a great worry what will happen to the area at 'last orders' or 'kicking out time' in the future, as before 'Covid' this was already a very very big problem for local residents (and will be again once this passes), enough is enough.


Mentmore terrace
London E8 



Premises license application

1 message

3 November 2020 at 21:39

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

Dear Sir/Madam,

I am writing to object to the license application submitted by Bread Station at [373 Helmsley Place E8 3SB](#).

The premises are located in the middle of a residential area. At pre-Covid times we have been continuously suffering from the loss of amenities caused by the patrons from the leaving the bars and restaurants on that street, such as London Fields Brewery, also located meters away. Considering that there is no direct access to public transport to/from Helmsley Place inevitably at the end of the night, the patrons will have to leave via Mentmore Terrace, which is residential. Adding other late-night premises will undoubtedly create even more nuisance to the local community through noise and disorder, such as public urination, vomiting, taxis etc. I'd also like to raise a general concern of the accumulative effect this can have on the area. There are already three licensed premises with an overall capacity in a few hundred people; it's a small street leading to or surrounded by houses and blocks of flats. While we appreciate a great variety of businesses that Hackney has to offer - however, we categorically don't want what happened on Kingsland Road or Broadway market happen to us. I sincerely hope the licensing committee considers the context here.

Kind regards,

[Redacted]
[Redacted] Mentmore terrace
London E8 [Redacted]
[Redacted]

--



Support for The Bread Station's Licence Application

1 message

3 November 2020 at 23:20

To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>
Cc: Andy Newman [REDACTED]

To whom it may concern,

I am sending an email in support of the licensing application for the Bread Station Bakery in London Fields.

My name is [REDACTED] of Keep It Simple Training Company Ltd and Facilitator of FSB Hackney. Through the FSB I support local businesses in Hackney, and first came across the Bread Station in 2018 when they sponsored our business breakfast networking at Allia Future Business Centre on London Lane. The sponsored the breakfasts for a year, where we hosted events with guest speakers including Meg Hillier MP, Virgin Sport, Hackney Council's Economic Development Team as well as inspirational business owners.

I have visited their Bakery at 373 Helsley Place and got a very warm welcome. The premises were clean, well run, with great staff and it was evident that they had good management, organised, with excellent food, drink and vibes.

I fully support their application for a drinks licence and feel that there would be no issues with crime and disorder, noise or anti-social behaviour. I believe that local responsible enterprising businesses should be supported, and these guys get my support.

Yours Sincerely

[REDACTED]

[REDACTED] [Albion Road, Stoke Newington, London, N16](#) [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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

Re: Bread Station Licensing

1 message

3 November 2020 at 18:58

To: [Redacted]
Cc: Licensing@hackney.gov.uk, [Redacted]

Just adding my address in case it's needed

Thanks

Sent from my iPhone

> On 3 Nov 2020, at 16:17, [Redacted] wrote:

>
>
> Hello,
>
> Just sending a quick email to support the licensing application for Bread Station in Hackney.
>
> I've lived in the Hackney area for the last ten years. I can honestly say The Bread Station is one of my favourite establishments in the area. They're incredibly focused on their customers and being a responsible business. Especially in covid times, they've been very considerate and careful with how they conduct their business.
>
> They're a huge asset to the local area and community of London Fields. And I have no doubt they would use this new license properly and respectfully.

>
> [Redacted]
[Redacted]
[Redacted]
Martello street
E8 [Redacted]

>



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

Bread Station alcohol license support

1 message

3 November 2020 at 18:53

To: Licensing@hackney.gov.uk

Cc: [REDACTED]

To whom it may concern,

I just wanted to email in to lend support to bread stations alcohol license. I've known Ronnie and the Bread Station business and space for a long time as we at Patty&Bun have our prep kitchen facility a stones throw away. Bread Station is a real community gem, always being responsible in their actions and acts as an amazing part of the local neighbourhood, employing local youth to help them grow as bakers and give them valuable skill sets in life.

They've always been open and forthcoming for the community and will continue to do so through these trying times.

Thank you,

Best,

[REDACTED]

[REDACTED]



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

Support of The Bread Station alcohol license application

1 message

3 November 2020 at 17:57

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

Cc: [REDACTED]

To whom it may concern

I write as a Hackney resident and long-standing customer of The Bread Station. I am a practicing Lawyer currently working from the office hub at [REDACTED] [Mentmore Terrace](#)) which is directly behind The Bread Station. I wish to give my support to their alcohol license application.

The Bread Station (TBS) is an important business within the London Fields community, TBS shows support to other businesses and delivers diversity which provides a competitive market for the area.

The team is well trained and responsible, I am thankful for their efforts during the pandemic and admire their efficiency for dealing with the ever-changing guidance that has been imposed during this difficult period. Daily, the team has provided a safe and organised service to me over the last six months.

I choose to support TBS because they are a morally conscious outfit that gives back where possible, including some remarkable charity work and, of course, their support of independent business and British farming.

As a person who lives and works in Hackney, TBS is an important local business and all local businesses should be supported by Hackney Council in any way possible in light of the current, and future, economic climate.

Please do not hesitate to contact me for further comments.

[REDACTED]
[Stamford Road](#)
London
N1 [REDACTED]



APPENDIX D5

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

Support for Bread Station REPS.

1 message

3 November 2020 at 18:13

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

FYI

Please accept this Representation for my Client.

Thank you

Kind regards

Andy

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Support for Bread Station
Date: 3 November 2020 at 17:44:42 GMT
To: Andy Newman [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Support for Bread Station
Date: 3 November 2020 at 17:40:52 GMT
To: licensing@hackney.gov.uk
Cc: [REDACTED]

To whom it may concern,

I am a local resident ([REDACTED] [Clarkson Street E2](#) [REDACTED]) and a regular customer at The Bread Station ([373 Hemsley Place E8 3SB](#)).

I want to support The Bread Stations licensing application to sell alcohol. The bakery is an important part of the community (my friends and I go at least once a week after yoga in London Fields).

04/11/2020

London Borough of Hackney Mail - Support for Bread Station REPS.

It is a fantastically well run space and I have no doubt that all the licensing objectives will be upheld in a responsible manner.

Please use this email as support of their application and don't hesitate to contact me if you have any questions or concerns.

Kind regards,





Licence Application - The Bread Station, 373 helmsley Place, E8 3SB

1 message

3 November 2020 at 17:42

To: licensing@hackney.gov.uk

Dear Sirs,

I wish to make a representation in respect of the above licence application.

The Bread Station is a relatively new business in one of the arches in Helmsley Place. It has been a significant and beneficial addition to the area. At the heart of the operation is a commercial bakery providing high quality properly fermented and "proved" bread to restaurants across London and an increasing number of independent outlets. For the record, the bread is excellent and a beneficial aid to proper digestion.

As an adjunct to the bakery, the owner has developed a small cafe to provide a local outlet for their products and offer a high quality deli style service for the supply of sandwiches and light meals.

The application for an alcohol licence is to broaden the licence and allow customers who should choose to do so, to enjoy a drink with their meal, or perhaps on its own as a companion had a light lunch.

I understand that there have been a request for the committee to consider fairly restrictive conditions.

As the committee will be aware, any conditions must be reasonable and proportionate and related to specific licensing objectives.

The prevention of public nuisance

The hours of operation and style of operation suggest that this objective is not engaged. There is no record of any complaints about public nuisance. The venue is situated far from any residential buildings within the arches. I would respectfully suggest this objective is not engaged.

The protection of children from harm.

The venue does not attract children and would in any case operate a "Challenge 25" policy. I would respectfully suggest this objective is not engaged.

Public safety

This is a relatively small venue primarily selling coffee, bread based products and cakes. There is no evidence that the current operation poses a risk to public safety. There is also no evidence that to grant a licence would pose a risk to public safety, nor that to grant a licence would create a I would respectfully suggest this objective is not engaged.

The prevention of crime and disorder

There is no evidence of any record of criminal behaviour linked to these premises. I understand CRIS reports have no records linked to the venue. In addition to the lack of historical evidence of any crime and disorder linked to this venue, it is improbable that a well run reputable coffee shop and sandwich bar would lead to any activity that would create a crime and disorder issue. I would respectfully suggest that this objective is not engaged.

It is entirely right that careful consideration should be given to all and any licensing applications that are made. It is also correct, reasonable and proportionate that where there is no evidence that the licensing objectives are engaged, a licence should be granted.

There is a danger in adopting "cut and paste" conditions, that are not carefully assessed against an individual application. It seems clear that in this case, the police have forwarded a set of standard "conditions" and have not had the chance to closely look at this operation. I attach no blame to them for this, as they are currently under huge pressure. It does though lay with the authority, and if appropriate the committee, to ensure that any conditions are reasonable and proportionate. If they are not, they should not be adopted

I therefore reiterate my support for this application.

I have known the applicant for over ten years and believe him to be an individual of the highest integrity and probity, with an excellent track record of running licensed premises elsewhere. I am happy to provide both a reference and a testimonial.

I hope that having considered the application, the committee are able to grant it in full.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



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

Re Bread Station license application

1 message

3 November 2020 at 16:24

To: Licensing@hackney.gov.uk

Cc: [Redacted]

Dear sir/madam,

I'm writing on behalf of Refugee Community Kitchen, a grassroots volunteer homelessness outreach group with a base of operations in Hackney, concerning a current license application made by Bread Station. Bread station are known to us since they regularly donate leftover baked goods to us and other causes.

We have always seen Bread Station to be a reliably well-run and responsible operation, a part of the local area's fabric with a focus on community and food waste which is commendable, and should be a model for other local businesses. We have no doubt that the terms of any license granted would be well met.

Best wishes

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



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

Re: Bread Station

1 message

3 November 2020 at 16:31

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

Cc: [REDACTED]

To whom it may concern,

As a resident of [REDACTED] All Nations House, London E8 [REDACTED] for several years I was concerned to hear about the licensing situation with the Bread Station. I've visited the space dozens of times over the past three years, mostly because I find it the best-run bakery in the area, but also to take advantage of their breakfast toast offerings (all you can eat with a delicious range of locally-sourced jams).

Most importantly, the space is immaculate, well-run, and caters to a wide audience. In particular, they have been very cautious over the past six months to comply with government and local regulations regarding COVID-19.

I have brought many people to breakfast at the Bread Station and recommended it far and wide. It's a cornerstone of the food community in London, and should be given the license without hesitation.

Yours,

[REDACTED]
[REDACTED] All Nations House, London E8 [REDACTED]



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

Bread Station application for alcohol

1 message

3 November 2020 at 16:18

To: Licensing@hackney.gov.uk <Licensing@hackney.gov.uk>

Cc: [Redacted]

Hi

I've been a regular customer of Bread Station as a local resident and local business for many years. I and my husband both totally support this. Not only are bread station a reputable and law abiding business with respect for neighbours both residential and commercial, they are between Climpsons and London Fields Brewery both of whom have alcohol licenses and late licences.

I have objected to other premises getting licenses where they are close to residential pockets (specifically Wagamama). Wagamama was granted its license. Bread station is much further from residential property, and is already a part of the community.

I hope they get whatever they need to help their business thrive. Their bread is the best in London too.

Best wishes

[Redacted]

[Redacted] All Nations House, E8 [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



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

The Bread Station | Alcohol License

1 message

3 November 2020 at 16:44

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

Cc: [REDACTED]

Dear Hackney Council,

With regards to the alcohol license application for The Bread Station, 373 Helmsley Pl, Hackney, London, E8 3SB, I am certain and without doubt that this particular establishment will act responsibly and will instate the rules and guidelines in accordance with the license to sell alcohol.

The Bread Station is well run and sells a selection of high quality food products. The company is professional and neighbourhood staple for quality groceries.

Throughout Covid they have maintained a safe environment and I firmly believe will continue to do so moving forward.

Might I add, I personally do not drink alcohol so this has little to no impact on me personally. Yet I feel, that the addition of such libations to sold to responsible adults by such an establishment should be granted.

[REDACTED]
Martello Street
Hackney
E8 [REDACTED]

Sent from my iPhone



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

Licence

1 message

3 November 2020 at 16:56

To: Licensing@hackney.gov.uk

Cc: [REDACTED]

To whom it may concern,

I am emailing in support of a local business, The Bread Station, who have applied for a licence to allow them to sell alcohol. I am a big fan of The Bread Station and our family shops there weekly for our bread and other provisions. As well as it being the place we go for coffee's if we are meeting someone. It is a very well run establishment. With excellent staff and they are a terrific local business and make a very good contribution to the local community. I don't see any reason why the application should be objected to. Especially when you consider the other businesses on Helmsley Place - many of which sell alcohol.

Many thanks,

[REDACTED]
E8 [REDACTED]

Sent from my iPhone



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

Bread station

1 message

3 November 2020 at 17:01

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

Just to confirm that I support this application, they are actively involved in supporting the local community and they are responsible business operators, so i have no concerns on bread station impacting on local community.

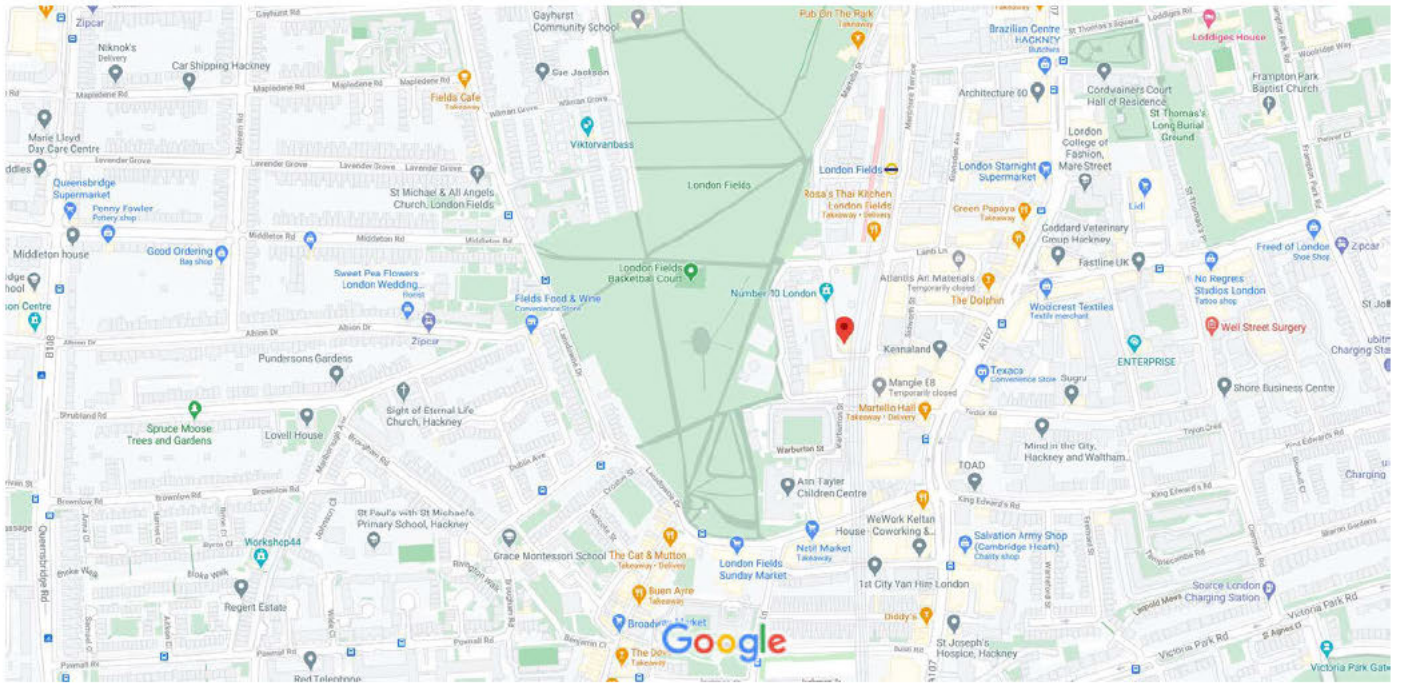
[REDACTED]
[REDACTED]
[REDACTED]
[Martello Street](#)

E8 [REDACTED]

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APPENDIX E

373 Helmsley PI



Map data ©2020 50 m