

| | |
|-----------------------------|---|
| | |
| For Consideration By | Licensing Sub-Committee |
| Meeting Date | 28 July 2022 |
| Type of Application | Application for a Premises Licence |
| Address of Premises | Tesco Express, Newington Gate Development - Ground Floor Retail Units B & C (Amalgamated) Newington Gate, 48 Matthias Road, Newington Green, London, N16 8LH |
| Classification | Decision |
| Ward(s) Affected | Clissold |
| Director | Aled Richards |

1. **Summary**

1.1. This is an application for a Premises Licence under the Licensing Act 2003:

- To provide late night refreshment
- To authorise the supply alcohol for consumption Off the premises

2. **Application**

2.1. Tesco Stores Limited have made an application for a premises licence under section 17 of the Licensing Act 2003.

2.2. The applicant is applying for the following licensable activities and times:

| | |
|---------------------------------|---|
| Late Night Refreshment | Standard Hours: Mon 23:00-00:00 Tue 23:00-00:00 Wed 23:00-00:00 Thu 23:00-00:00 Fri 23:00-00:00 Sat 23:00-00:00 Sun 23:00-00:00 |
| Supply of Alcohol | Standard Hours: Mon 06:00-00:00 Tue 06:00-00:00 Wed 06:00-00:00 Thu 06:00-00:00 Fri 06:00-00:00 Sat 06:00-00:00 Sun 06:00-00:00 |
| The opening hours of the | Standard Hours: |

| | |
|-----------------|---|
| premises | Mon 06:00-00:00 Tue 06:00-00:00 Wed 06:00-00:00 Thu 06:00-00:00 Fri 06:00-00:00 Sat 06:00-00:00 Sun 06:00-00:00 |
|-----------------|---|

2.3. The application is attached as Appendix A. .

3. **Current Status/History**

3.1. The premises are not currently licensed for any activity.

3.2. No Temporary Event Notices have been submitted in this calendar year.

4. **Representations: Responsible Authorities**

| From | Details |
|---|--|
| Environmental Health Authority (Environmental Protection) Appendix B1 | Representation received on grounds of Prevention of Public Nuisance |
| Environmental Health Authority (Environmental Enforcement) Appendix B2 | 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 to this application |
| Police Authority | No representation received |
| Licensing Authority | No representation received |
| Health Authority | No representation received |

5. **Representations: Other Persons**

| From | Details |
|---|---|
| 22 representations including a petition have been received from and on behalf of local residents | 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. The Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours) and LP4 ('Off' Sales of Alcohol) are relevant.

8. **Officer Observations**

- 8.1. If the Sub-Committee is minded to approve the application, the following conditions should be applied to the licence:

Supply of Alcohol (Off Premises)

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. 3.1. 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.

3.2 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.

3.3. 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.

Minimum Drinks Pricing

4. 4.1 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.

4.2 For the purposes of the condition set out in paragraph 4.1 above -

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

(b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

Where -

(i) P is the permitted price,

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

and (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

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

(i) the holder of the premises licence,

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

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

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

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

4.3 Where the permitted price given by Paragraph 4.2(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.

4.4 (1) Sub-paragraph 4.4(2) below applies where the permitted price given by Paragraph 4.2(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

5. Digital CCTV system shall be installed that covers the premises, including the main area which will be used for display of alcohol. Images will be retained for 31 days.

6. A member of the management team will be on the premises all the time the store is open. This colleague will have responsibility for the premises and will be the initial point of contact for any issues that may arise.

7. The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has policies and procedures in place to be confident of complying with the relevant obligations which arise.
8. The premises will operate under a Think 25 policy. The checkouts will be programmed to prompt the customer assistant when an alcohol product is scanned at the checkout to follow the Think 25 policy.
9. Staff shall receive training in relation to the underlying law and Tesco policy, systems, and procedures. This training will be documented, and refresher training will be provided on a regular basis.

Conditions derived from the Responsible Authorities representation:

10. The premises licence holder shall ensure that on leaving the premises, customers will not be permitted thereafter to loiter or congregate outside of the premises. From 23:00 hours each night regular checks of the pavement area will take place by a dedicated member of staff and any customers found loitering or congregating will be asked to leave the area quietly.
11. Consumption of alcohol on the premises shall cease, and premises shall close to patrons, no later than 30 minutes after the end of the permitted hours for the sale of alcohol on the premises.
12. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and leave quietly
13. 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.
14. 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.
15. 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.
16. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter and bottles emanating from the premises. A final check should be made at close of business.
17. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacles being carefully placed so as not to cause an obstruction or trip.

18. 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 Tesco Express. 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 5 to 9 are derived from the applicant's operating schedule. Conditions 10 to 12 have been proposed by the Environmental Protection and conditions 13 to 18 have been proposed by the 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**

12.1. **Option 1**

That the application be refused

12.2. **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.

Appendices:

Appendix A: Application for a premises licence and supporting documents

Appendix B: Representations from responsible authorities

Appendix C: Representations from Other Persons

Appendix D: Location map

Background documents

Licensing Act 2003

LBH Statement of Licensing Policy

| | |
|--|--|
| Report Author | Name: <u>Sanaria Hussain</u> Title: Senior Licensing Officer Email: sanaria.hussain@hackney.gov.uk Tel: 02083562431 |
| Comments for the Group Director of Finance and Corporate Resources prepared by | Name Title Email Tel |
| Comments for the Director of Legal, Democratic and Electoral Services prepared by | Name Title Email Tel |

APPENDIX A

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 Tesco Stores Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

| | | | |
|--|--------|-----------------|---------|
| Postal address of premises or, if none, ordnance survey map reference or description | | | |
| Tesco Express, Newington Gate Development - Ground Floor Retail Units B & C (Amalgamated) | | | |
| <i>Newington Gate, 48 Matthias Road, Newington Green, London, N16 8LH</i> | | | |
| <i>51°33'07.9"N 0°04'51.5"W</i> | | | |
| <i>(51.552207, -0.080962)</i> | | | |
| Post town | London | Postcode | N16 8LH |

| | |
|---|---|
| Telephone number at premises (if any) |  |
| Non-domestic rateable value of premises | £ Unknown - Property not on VOA yet, payment in Band C |

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | |
|--|---|
| 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 ☐ 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):

We are 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 type="checkbox"/> | Mrs <input type="checkbox"/> | Miss <input type="checkbox"/> | Ms <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 residential 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) | | | | | |

SECOND INDIVIDUAL APPLICANT (if applicable)

| | | | | | |
|---|------------------------------|-------------------------------|--|--------------------------------|--|
| Mr <input type="checkbox"/> | Mrs <input type="checkbox"/> | Miss <input type="checkbox"/> | Ms <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 | | | | | |
| 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) | | | | | |
| Current residential address if different from premises address | | | | | |
| Post town | | | | Postcode | |
| Daytime contact telephone number | | | | | |
| E-mail address (optional) | | | | | |

(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 Tesco Stores Limited |
| Address Tesco House, Shire Park, Kestrel Way, Welwyn Garden City, Hertfordshire, AL7 1GA |
| Registered number (where applicable) 00519500 |
| Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company |
| Telephone number (if any) [REDACTED] |
| E-mail address (optional) [REDACTED] |

Part 3 Operating Schedule

When do you want the premises licence to start?

| DD | MM | YYYY |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

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

| DD | MM | YYYY |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

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

Retail premises (supermarket) selling a range of goods and services. This includes the sale of alcohol for consumption off the premises. Sales of alcohol for consumption off the premises are made from the supermarket sales floor as shown on the enclosed plan.

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

N/A

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 type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (If ticking yes, fill in box H) | <input type="checkbox"/> |

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 type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| | | | | | |
| Day | Start | Finish | | | |
| Mon | | | <u>Please give further details here</u> (please read guidance note 4) | | |
| | | | | | |
| Tue | | | | | |
| | | | | | |
| Wed | | | <u>State any seasonal variations for performing plays</u> (please read guidance note 5) | | |
| | | | | | |
| Thur | | | | | |
| | | | | | |
| Fri | | | <u>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</u> (please read guidance note 6) | | |
| | | | | | |
| Sat | | | | | |
| | | | | | |
| Sun | | | | | |
| | | | | | |

B

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|--|-------|--------|--|----------|--------------------------|
| 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"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | <u>Please give further details here</u> (please read guidance note 4) | | |
| Mon | | | | | |
| | | | | | |
| Tue | | | | | |
| | | | <u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5) | | |
| Wed | | | | | |
| | | | | | |
| Thur | | | | | |
| | | | <u>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</u> (please read guidance note 6) | | |
| Fri | | | | | |
| | | | | | |
| Sat | | | | | |
| | | | | | |
| Sun | | | | | |

C

| | | | |
|---|-------|--------|---|
| Indoor sporting events Standard days and timings (please read guidance note 7) | | | <u>Please give further details</u> (please read guidance note 4) |
| Day | Start | Finish | |
| Mon | | | |
| Tue | | | <u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5) |
| Wed | | | |
| Thur | | | |
| Fri | | | <u>Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6) |
| Sat | | | |
| Sun | | | |
| | | | |

D

| | | | | | |
|---|-------|--------|--|----------|--------------------------|
| Boxing or wrestling entertainments Standard days and timings (please read guidance note 7) | | | Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | <u>Please give further details here</u> (please read guidance note 4) | | |
| Mon | | | | | |
| Tue | | | | | |
| Wed | | | | | |
| | | | <u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5) | | |
| Thur | | | | | |
| Fri | | | | | |
| Sat | | | | | |
| | | | <u>Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6) | | |
| Sun | | | | | |
| | | | | | |
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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 type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | Please give further details here (please read guidance note 4) | | |
| Mon | | | | | |
| | | | | | |
| Tue | | | | | |
| | | | State any seasonal variations for the performance of live music (please read guidance note 5) | | |
| Wed | | | | | |
| | | | | | |
| Thur | | | | | |
| | | | 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 | | | | | |
| | | | | | |
| Sat | | | | | |
| | | | | | |
| Sun | | | | | |
| | | | | | |

F

| | | | | | |
|---|-------|--------|---|----------|--------------------------|
| Recorded music Standard days and timings (please read guidance note 7) | | | Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <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 playing of recorded music (please read guidance note 5) | | |
| | | | | | |
| Thur | | | | | |
| | | | | | |
| Fri | | | Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6) | | |
| | | | | | |
| Sat | | | | | |
| | | | | | |
| Sun | | | | | |
| | | | | | |

G

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|--|-------|--------|--|----------|--------------------------|
| Performances of dance Standard days and timings (please read guidance note 7) | | | Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | Please give further details here (please read guidance note 4) | | |
| Mon | | | | | |
| Tue | | | | | |
| Wed | | | | | |
| | | | State any seasonal variations for the performance of dance (please read guidance note 5) | | |
| Thur | | | | | |
| Fri | | | | | |
| Sat | | | | | |
| | | | Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6) | | |
| Sun | | | | | |
| | | | | | |
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H

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

I

| | | | | | |
|---|-------|--------|---|----------|-------------------------------------|
| Late-night refreshment Standard days and timings (please read guidance note 7) | | | Will the provision of late-night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3) | Indoors | <input checked="" type="checkbox"/> |
| | | | | Outdoors | <input type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| | | | | | |
| Day | Start | Finish | <u>Please give further details here</u> (please read guidance note 4) | | |
| Mon | 23:00 | 00:00 | | | |
| | | | | | |
| | | | | | |
| Tue | 23:00 | 00:00 | <u>State any seasonal variations for the provision of late-night refreshment</u> (please read guidance note 5) | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Wed | 23:00 | 00:00 | <u>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</u> (please read guidance note 6) | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Thur | 23:00 | 00:00 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Fri | 23:00 | 00:00 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Sat | 23:00 | 00:00 | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Sun | 23:00 | 00:00 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| | | | | | |
|--|-------|--------|---|------------------|-------------------------------------|
| Supply of alcohol Standard days and timings (please read guidance note 7) | | | <u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8) | On the premises | <input type="checkbox"/> |
| | | | | Off the premises | <input checked="" type="checkbox"/> |
| | | | | Both | <input type="checkbox"/> |
| Day | Start | Finish | <u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5) | | |
| Mon | 06:00 | 00:00 | | | |
| | | | | | |
| Tue | 06:00 | 00:00 | | | |
| | | | | | |
| Wed | 06:00 | 00:00 | | | |
| | | | | | |
| Thur | 06:00 | 00:00 | | | |
| | | | | | |
| Fri | 06:00 | 00:00 | | | |
| | | | | | |
| Sat | 06:00 | 00:00 | | | |
| | | | | | |
| Sun | 06:00 | 00:00 | | | |
| | | | | | |

| | |
|---|------------|
| Name Mr. Steven Nicholas Andrzejuk | |
| Date of birth | [REDACTED] |
| Address [REDACTED] | |
| Postcode | [REDACTED] |
| Personal licence number (if known) [REDACTED] | |
| Issuing licensing authority (if known) North Herts District Council | |

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).

N/a

L

Hours premises are open to the public
Standard days and timings
(please read guidance note 7)

| Day | Start | Finish |
|------|-------|--------|
| Mon | 06:00 | 00:00 |
| | | |
| Tue | 06:00 | 00:00 |
| | | |
| Wed | 06:00 | 00:00 |
| | | |
| Thur | 06:00 | 00:00 |
| | | |
| Fri | 06:00 | 00:00 |
| | | |
| Sat | 06:00 | 00:00 |
| | | |
| Sun | 06:00 | 00:00 |
| | | |

State any seasonal variations (please read guidance note 5)

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)

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)

Tesco is a large national operator with a range of head office and local support. The company has devised policies, procedures, systems, and training to ensure that they sell alcohol in a responsible manner.

There is a detailed programme which ensures that comprehensive training is provided to employees having regard to their role and the responsibilities and such training is regularly reviewed, and records kept.

b) The prevention of crime and disorder

We will have a digital CCTV system that covers the premises, including the main area which will be used for display of alcohol. Images will be retained for 31 days.

A member of the management team will be on the premises all the time the store is open. This colleague will have responsibility for the premises and will be the initial point of contact for any issues that may arise.

c) Public safety

The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has policies and procedures in place to be confident of complying with the relevant obligations which arise.

d) The prevention of public nuisance

The company has a “good neighbour” ethos which seeks to ensure that the premises plays an active part in the local community.

e) The protection of children from harm

The premises will operate a Think 25 policy. The checkouts will be programmed to prompt the customer assistant when an alcohol product is scanned at the checkout to follow the Think 25 policy.

All colleagues will receive training in relation to the underlying law and Tesco policy, systems, and procedures. This training will be documented, and refresher training will be provided on a regular basis.

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 online right to work checking service which confirmed their right to work (please see note 15) |
| Signature |  |
| Date | 04/05/2022 |
| Capacity | Hardish Purewal – Licensing Manager |

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 | |

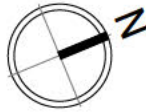
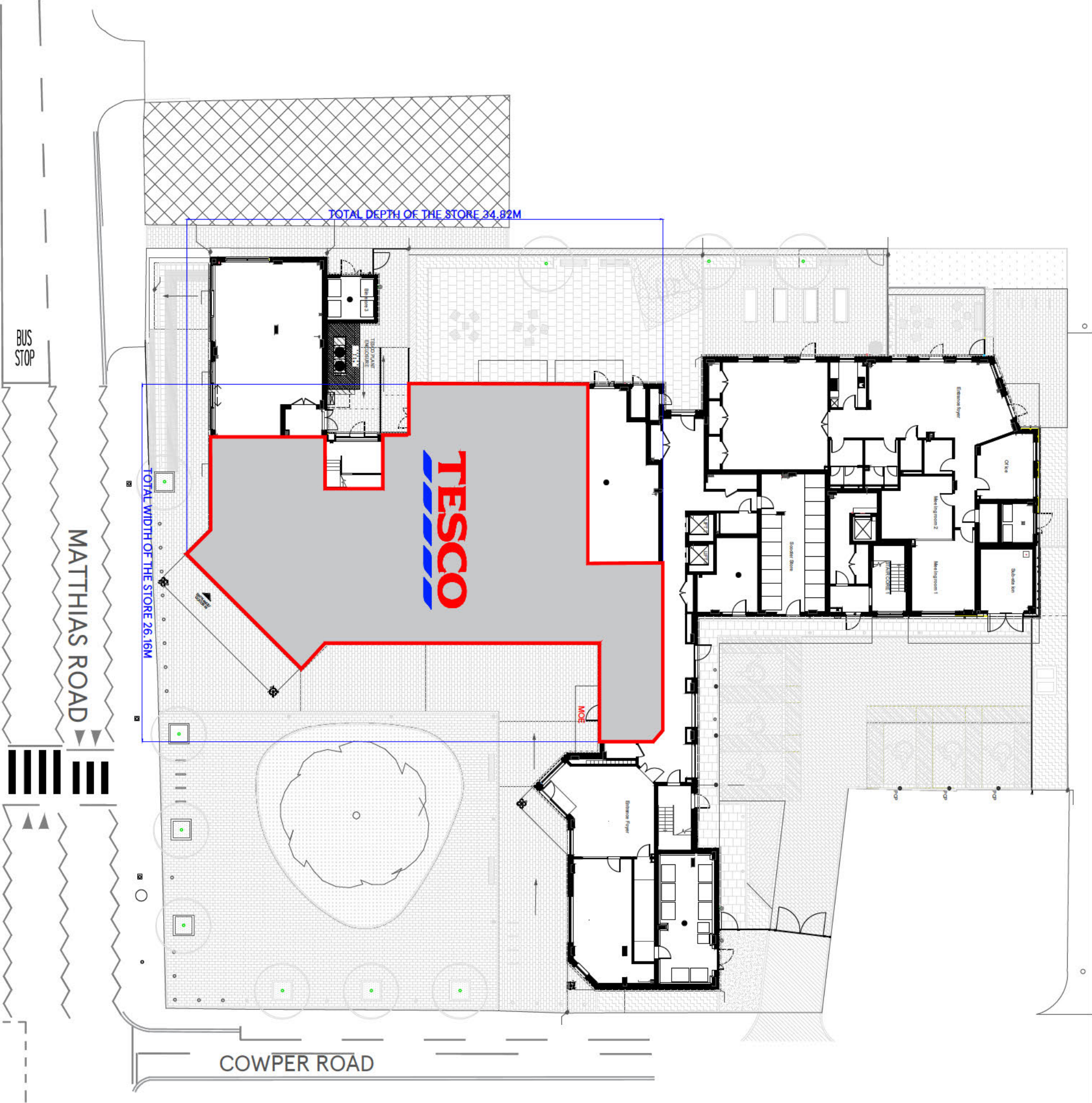
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

[REDACTED]
[REDACTED] (Maldon),
Shire Park

| | | | |
|-----------|---------------------------|----------|-------------------------|
| Post town | Welwyn Garden City | Postcode | AL7 1 [REDACTED] |
|-----------|---------------------------|----------|-------------------------|

| | |
|---------------------------|-------------------|
| Telephone number (if any) | [REDACTED] |
|---------------------------|-------------------|

| |
|--|
| [REDACTED] your e-mail address (optional) [REDACTED] @tesco.com |
|--|



| REV | DATE | AMENDMENTS |
|-----|------|------------|
|-----|------|------------|

ADDRESS: Amalgamated Ground
Floor Retail Units B & C,
Newington Gate, 48
Matthias Road, Newington
Green, London, N16 8LH

- FIRE DETECTION LEGEND
- SOUNDER
 - VISUAL INDICATOR (BEACON)
 - 6KG Z/A FOAM & 2KG CO2 EXTINGUISHERS
 - AREA COVERED BY SMOKE DETECTIONS
 - BREAK GLASS CALL POINT

PROJECT:
NEWINGTON GREEN

DESCRIPTION
PROPOSED SITE
BWS LICENSE LAYOUT

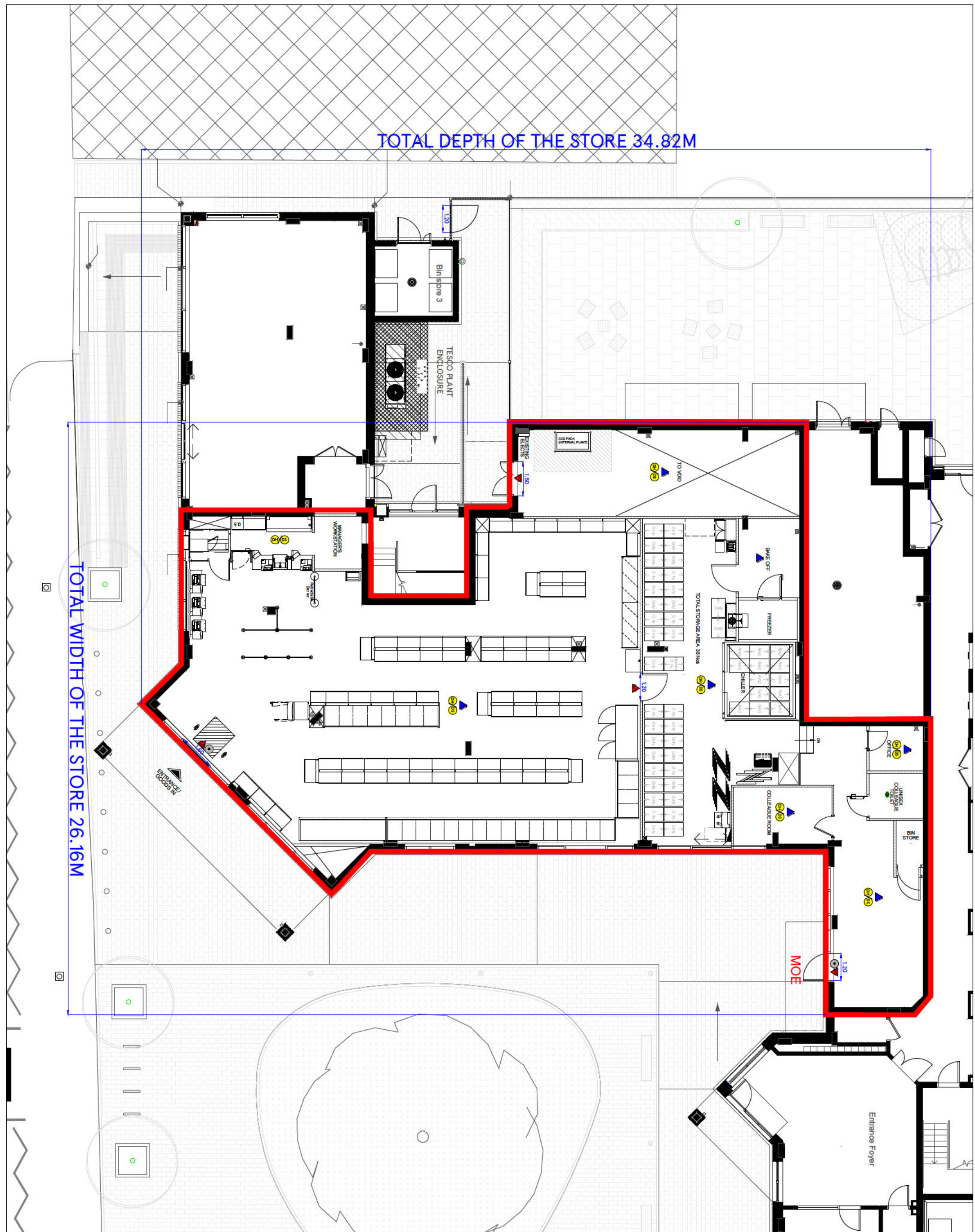
DRAWING NO. NEWINGTONF68SPG#BWSPLAN
PHASE 1 ISSUE ##

SYSTEM ID. No. NEWINGTONF68SPG#BWSPLAN

SCALE 1:300@A3 DATE 14.04.2022
UK PLANNING TOM
MANAGER BAYLIS



TESCO STORES LIMITED
PLUS BUILDING THE BOULEVARD, SHIRE PARK
WELWYN GARDEN CITY, HERTFORDSHIRE AL7 1GB UK
WING: NEWINGTONF68SPG#BWSPLAN
14.04.2022
1:300@A3
UK PLANNING
TOM
MANAGER
BAYLIS





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

Application for a Premises Licence - Tesco Express, Ground Floor Retail Units B & C, Newington Gate, 48 Matthias Road, London, N16 8LH

1 message

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

10 May 2022 at 10:35

Hi Licensing Team,

The Environmental Protection Team has no objection to the application for a premises licence for Late Night Refreshments and Supply of Alcohol Off the premises subject to the following conditions:

1. The premises licence holder shall ensure that on leaving the premises, customers will not be permitted thereafter to loiter or congregate outside of the premises. From 23:00 hours each night regular checks of the pavement area will take place by a dedicated member of staff and any customers found loitering or congregating will be asked to leave the area quietly.
2. Consumption of alcohol on the premises shall cease, and premises shall close to patrons, no later than 30 minutes after the end of the permitted hours for the sale of alcohol on the premises.
3. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and leave quietly.

Regards

Adeshola Awomolo
Senior Environmental Protection Officer
Environmental Health Service
Business Regulation
London Borough of Hackney
Hackney Service Centre
1 Hillman Street
London
E8 1DY
Tel : 0208 356 4455
e. Adeshola.Awomolo@hackney.gov.uk

<https://intranet.hackney.gov.uk/anti-racist-conference-2022>Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

**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 | Tesco Express Ground Floor Retail Units B & C Newington Gate 48 Matthias Road N16 8LH |
| NAME OF APPLICANT | Tesco Stores 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 •

ENVIRONMENTAL LICENCE CONDITIONS IN RESPECT OF

Tesco Express, Ground Floor Retail Units B & C

Newington Gate, 48 Matthias Road, N16 8LH

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 and bottles 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 receptacles 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 Tesco Express. 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: 10/05/2022

Appendix C1

Apartment [REDACTED] Walrond House
Matthias Road
LONDON [REDACTED]

13 May 2022

To Whom It May Concern,

I am writing in response to the blue application for a premises licence posted with respect an application for licencing activities relating to Tesco's Express located at Ground Floor Retail Units B & C (Amalgamated), Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH.

These are the

- A. The provision of late night refreshment (indoors) Monday-Sunday 23.00-00.00
- B. The sale by retail of alcohol (for off premises consumption) Monday-Sunday 06.00-00.00

Responses are invited from building residents in the vicinity, and I am contacting you in that capacity. My flat is directly above the commercial units.

Walrond House has experienced ongoing issues involving non-residents including trespass, theft and use of the building for drug taking. Various residents have been threatened when trying to address this behaviour. The local police are aware of the current problems and have been working with residents to address multiple reports of criminal and anti-social behaviour. As of yet, there is no resolution. Various groups and individuals are involved, and activities seem to be both recidivist and opportunistic.

[REDACTED]

The proposed licence will necessarily exacerbate our existing issues. The proposed hours are far later than any other similar supermarkets in the area, which is presumably why Tesco's are wanting to be able to offer them. The supermarket is adjacent to the front door however. People waiting for an opportunity to access the building without permission will be able to very easily loiter until the opportunity arises to enter, especially if they are able to legitimately consume refreshment onsite. People coming and going from the building will be far more noticeable, increasing the risk of opportunistic entry to the building.

This is a mixed residence building. There are families with small children, single women as well as elders on the premises. Residents have been trying to get our security issues addressed for some time, but they have not been resolved and residents are still at risk. While residents feel and are unsafe, exacerbating the situation should not be something the Council are considering.

Accordingly, these licences should be declined in the interests of public safety and in order to not increase risk to residents. Clear security and safeguarding issues exist on the estate which the police are aware of and these would be exacerbated by these proposed hours and activities. Looked at on balance, late opening and onsite consumption will pose a significant increase to the risk to residents safety, given the proximity of the shop to the building door. The Council should not be taking steps that increase the likelihood of crime, public nuisance and safety.

I look forward to your considered response.

██████████



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

Fwd: FAO Sanaria re: Licensing application for Tesco at Newington Gate, 48 Matthias Road N16 8LH

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

18 May 2022 at 16:28

Appendix C2

Kind Regards,

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

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

From: [REDACTED]
Date: Wed, 18 May 2022 at 11:39
Subject: FAO Sanaria re: Licensing application for Tesco at [Newington Gate, 48 Matthias Road N16 8LH](#)
To: <licensing@hackney.gov.uk>

Dear Sanaria,

I am contacting you to raise an objection to the proposal to allow the new Tesco, that is being planned on Matthias Road, to sell alcohol between 11pm and 12am.

Tesco have recently applied to occupy the retail units B and C of [Newington Gate, 48 Matthias Road, Newington Green London N16 8LH](#). Their licence application is for two things.

1. To sell hot food and late night refreshment indoors Monday -Sunday between 11pm and 12am
2. The sale by retail of alcohol (off the premises) Monday-Sunday 6am-12am

My objections are based on the following concerns.

1. I am a resident of King House, the block of flats neighbouring Newington Gate. This is a residential area and I am concerned about the level of noise and disruption caused by having a shop selling alcohol after the pubs have shut. There is potential for the post-pub crowd to gather outside the shop causing noise and a nuisance up to, and beyond, midnight. There is a large open area to the front and to the side of the retail space that borders our boundary fence and it would encourage people to gather.
2. Following on from that point, I would be having concerns about the risk that this would pose to the security of our building.
3. Who will take care of any litter or refuse that may build up?
4. I would also question whether it is wise to have a shop that sells alcohol from 6am so close to a school. Newington Green Primary School is barely 50 metres from the proposed site.

Matthias Road has already seen an increase in traffic noise since it has been designated a "main road" via the low traffic neighbourhood scheme. The addition of a shop selling alcohol up until midnight will only increase the amount of noise that the residents will have to put up with.

Finally, I would like to point out that the Tesco on Green Lanes is only 274 metres from the proposed site. Does there really need to be two supermarkets so close to one another?

I might ask that, should the new store open, the hours that they can sell alcohol would be limited to be more in line with other shops in the area.

I hope to receive your reply to my objections soon.

Kind Regards

[REDACTED]



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

Fwd: FAO Sanaria

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

18 May 2022 at 16:28

Kind Regards,

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

Appendix C3

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

From: [REDACTED]
Date: Tue, 17 May 2022 at 15:57
Subject: FAO Sanaria
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Sanaria,

Thank you for speaking to me today regarding the Licence application for Tesco's at Newington Gate.

My address is

[REDACTED] King House
[REDACTED] Matthias Road
N16 8 [REDACTED]

I have lived at the address for 17 years now. While I enjoy living here I have experienced challenges. These include noise and dust of 4 years of demolition and construction on the site of the Newington gate development and the increased pollution and traffic noise as a result of diverted traffic onto Matthias Road, from the 'low traffic neighbourhood scheme', that only goes to serve our affluent neighbours on the quiet streets.

I am one of the closest neighbours to the proposed new store just a few meters away and stand to be amongst the most impacted by it.

I object to the proposed licence application by Tesco to selling alcohol between the hours of 6am and 12 midnight, and hot food and drinks between 23.00 - 00.00hrs.

The nearest Tesco opens 7am - 11pm and is 274 meters away. This would mean this Tesco on a residential street, with a community seating area would become the centre for late night (and very early morning) drinking.

Opening at 6am would create noise via deliveries. Selling hot food and alcohol can only have a target market of early drinkers and post pub crowd. This would lead to an increase in antisocial behaviour.

There are families living all around, increased traffic and noise pollution with people 'popping in' and leaving their cars running, would be an issue of public and residential nuisance, and an issue affecting their health and safety. There are only residences and people living in the direct and surrounding vicinity.

Tesco will not be responsible and will have no control over the antisocial behaviour and management and conduct of individuals once they have left the premises. Therefore it is up to us, as residents, to highlight these issues.

I would request Tesco considers:

- CCTV security of the vicinity and adequate lighting to deter gathering and anti-social behaviour late into the night and early morning.
- A commitment from Tesco to the local community to take ownership of the impact of their business on the local residential community
- Changing the times of selling alcohol to between 8am and 10pm.
- Changing the opening times to 8-10pm out of respect for the local residents.

I welcome hearing back regarding these objections.

Thank you
Kind regards



- the prevention of crime and disorder
- Matthias Road is a residential street
- the prevention of public nuisance
 - public safety
 - the protection of children from harm

A promotional banner for 'Foster for Hackney'. On the left, a man in a grey hoodie with 'Super' on it holds a large yellow heart. The right side has a black background with white and yellow text. It includes the title 'Foster for Hackney', the event 'Foster Care Fortnight 9-22 May 2022', contact details (Call: 0800 0730 418, Visit: www.hackney.gov.uk/fostering, Email: fostering.recruitment@hackney.gov.uk), and the Hackney logo.

Foster for Hackney
Foster Care Fortnight 9-22 May 2022

Call: 0800 0730 418
Visit: www.hackney.gov.uk/fostering
Email: fostering.recruitment@hackney.gov.uk

 **Hackney**

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: FAO: Sanaria - tesco on matthias road

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

18 May 2022 at 16:28

Appendix C4

Kind Regards,

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

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

From: [REDACTED]
Date: Tue, 17 May 2022 at 12:23
Subject: FAO: Sanaria - tesco on matthias road
To: <licensing@hackney.gov.uk>

Hi there,

I hope my email finds you well. I am a resident of King House, Matthias Road N16, contacting you regarding the tesco licence application on the road.

I understand that they have applied to be able to sell alcohol from 6am-midnight. I would like to object, and propose instead that the hours be limited to perhaps 10pm.

My reasons are as follows:

- The street is a residential area - realistically people buying booze that late at night will be noisy - for example our block is predominantly families with kids - the mayville estate in islington has huge numbers of young kids living there too
- I'm concerned about safety, we have had a spate of bike thefts from our courtyard over the last two years - and the fence is very weak. What will happen if drunk people knock it down?
- The road has already been designated a 'main road' by the council as part of the LTN schemes. I accept this as a cyclist who cannot drive, however the upsurge in noise on the road has been substantial over the last year - it seems incredibly unfair that Matthias Road is now just a thoroughfare that serves the surrounding (peaceful!) areas - late night alcohol sales on the road will exacerbate this dramatically
- We have had three years of construction work/demolition on the site of what is now Walrond House - including during the lockdown when most of the building was stuck at home. There were points of it (e.g. when the drive way was being drilled through) when our building shook, and the noise was running from 8am-5pm - including three days when i had to take all work phone calls in my bathroom so as to be heard properly - surely we deserve some peace and quiet
- there is very little parking on the street - i worry our driveway will be blocked (as it often is anyway!) by people stopping to run in to the tesco at night - will hackney council do anything to make sure this doesnt happen?

overall i welcome the tesco to the street, but i really hope you will consider these points and support our street, which often feels like it is left behind by the council.

thanks in advance,

[REDACTED]
King House

A black and white photograph of a smiling man with a beard, wearing a grey hoodie with the word 'Super' on it. He is holding a large yellow heart with a white outline. The background shows a building with steps.

Foster for Hackney

Foster Care Fortnight 9-22 May 2022

 Call: 0800 0730 418
 Visit: www.hackney.gov.uk/fostering
 Email: fostering.recruitment@hackney.gov.uk

 **Hackney**

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Notice Period for Tesco Premises License Application at Newington Gate, 48 Matthias Road, N16 8LH

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

23 May 2022 at 10:34

Kind Regards,

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

Appendix C5

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

From: [REDACTED]
Date: Mon, 23 May 2022 at 00:20
Subject: Notice Period for Tesco Premises License Application at [Newington Gate, 48 Matthias Road, N16 8LH](#)
To: <licensing@hackney.gov.uk>

To whom it may concern,

We refer to the above. We note that the official LA03 notice of application directing residents to make representations to Hackney Council was put up around the premises in question on Monday 9 May, at about 3pm in the afternoon. A resident whose apartment is directly above the square distinctly recalls this as he had heard the noise and had looked out to see what the noise was about, and saw that the notice was being put up.

We note that legally, the relevant LA03 notice directing us to Hackney Council needs to be put up for 28 days and that parties may submit representations within that 28-day period. However, the notice specifies that representations must be made to Hackney Council by midnight on Wednesday 1 June. This is less than the 28-day notice period that the law provides.

We therefore ask for the deadline for representations to be corrected to midnight on Tuesday 7 June, in order to provide for the full 28 days notice to run its course.

Please can you confirm this as soon as possible and ensure that Tesco corrects the notices to reflect the correct updated notice period end date.

Whilst we note there had been a notice up prior to Monday 9 May regarding a licensing application by Tesco to Islington Council, we submit that this old notice does not constitute the correct notice for the 28-day period to start as it was incorrect since it - the old notice - related to Islington Council and not Hackney Council. This made some residents very confused as to whether this was a proper application and what the next steps were, or whether this was an error and was for a wrong location. Clearly, Tesco acknowledged that the old notice did not apply, as the old notice stated that representations were to be made to Islington Council before 23 May, whereas in the correct notice they stated representations had to be made to Hackney Council before 1 June (which we submit is the wrong date, but at the very least still demonstrates that Tesco acknowledges that the 28-day notice period does not begin from the old notice). Please find attached pictures of the old notice and the current notice.

Therefore, the proper notice for the 28-day period to start was the one that was put up on Monday 9 May, which means the 28-day period should end at 11.59pm on Monday 6 June, giving parties till midnight Tuesday 7 June to make representations.

We look forward to your confirmation.

Kind regards,
The Walrond House Residents Association



Foster for Hackney
Foster Care Fortnight 9-22 May 2022

Call: 0800 0730 418
 Visit: www.hackney.gov.uk/fostering
 Email: fostering.recruitment@hackney.gov.uk

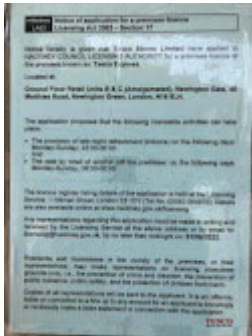
Hackney

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

2 attachments



Tesco Islington Council.jpeg
80K



Tesco Hackney Council.jpeg
168K



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

Fwd: Tesco Premises License

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

23 May 2022 at 15:42

Kind Regards,

Appendix C6

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

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

From: **Licensing** <Licensing@islington.gov.uk>
Date: Mon, 23 May 2022 at 11:12
Subject: RE: Tesco Premises License
To: [REDACTED]

[REDACTED]

[REDACTED] for your email. Yes we did reject the application as it was in the wrong Borough. And they have subsequently applied with Hackney

It will be down to Hackney to decide whether the application and consultation will need to be restarted (assuming that they applied to Hackney since we rejected it) as they are stating the wrong contact details in relation to which Council to approach (regardless of the logo used)

Over to you Hackney Licensing Team please find objection from resident about the application I will leave it with you to confirm with the resident

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Direct Tel: 020 7527 3200

Service Telephone Number 020 7527 3031

Web: www.islington.gov.uk

From: [REDACTED]
Sent: 22 May 2022 23:52
To: Licensing <Licensing@islington.gov.uk>
Subject: Tesco Premises License

[External]

To whom it my concern,

I am writing this email to contest the application of the proposed license for alcohol and opening hours of the new Tesco store which will be located at the end of my road, I have been a tenant of my property [REDACTED] 0 Cowper Road) for 43 years and am now concerned with regards to this proposal due to the following.

1. We have a Tescos 100metres away already at Newington Green and I personally feel that we do not need another one so close. Not to mention the affect this will have on small businesses within the area.

2. There are 2 schools one on Matthias Road and one on Newington Green Road, there is not suitable parking for a HGV to stop safely to unload. Matthias Road operates a school hour zone meaning delivery's would have to be made in the day time adding to the already busy traffic in the area or alternatively in the evening which would cause unnecessary noise in the area.

3. There is a crack and alcohol problem in the area and this will only add to this problem as they congregate behind the building that the new store is being proposed to be placed in.

4. Correct me if I am wrong, the building that this shop is going to be located in, is on the Hackney side of the street and I would like to know why I have to appeal to Islington so that I can progress this forward with Hackney Council also.

These are highly concerning issues and if you would like to discuss these further then please do not hesitate to contact me.

Kind regard

[REDACTED]
[REDACTED] Cowper Road
London

[REDACTED] for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.



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Foster Care Fortnight 9-22 May 2022

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Visit: www.hackney.gov.uk/fostering
Email: fostering.recruitment@hackney.gov.uk

 Hackney

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

Fwd: FAO Sanaria-Objection to tescos store

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 13:58

Kind Regards,

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

Appendix C7

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

From: [REDACTED]
Date: Tue, 17 May 2022 at 13:42
Subject: FAO Sanaria-Objection to tescos store
To: Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

Hello I am a resident on Matthias Road at [REDACTED] King House.
I'm slightly concerned that you're planning to grant an application for the potential Tescos to be open from 6am-midnight for the following reasons;

1. There is a tescos just 274 feet away and that does not open till midnight which means more customers will ultimately choose the store and make the area more noisy at night.
2. I think this late opening will encourage nuisance behaviour, loitering and crime.
3. Traffic in the area will increase since Matthias is a main road with access to parking.

Please pass my concerns on.

Best wishes,

[REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Tesco application for the Ground Floor units B & C at Matthias Road, Newington Gate

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 13:59

Appendix C8

Kind Regards,

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

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

From: [REDACTED]
Date: Fri, 27 May 2022 at 11:16
Subject: Re: Tesco application for the Ground Floor units B & C at Matthias Road, Newington Gate
To: <licensing@hackney.gov.uk>

To whom it may concern,

I would like to voice my opinion about Tesco's application for the units at Newington Gate on Matthias Road, in the building that I own a flat in.

There are several points I would like to raise on why I am opposed to the application:

- Light, air & noise pollution in an residential location - Matthias road is purely residential at the moment and residents benefit from quiet road away from the Dalston busy-ness. Bringing Tesco in the street will reduce the quality and attractiveness of this neighbourhood next to family friendly Newington Green.
- Increased anti social behaviour (currently already experiencing tailgating in our building, parcels being stolen regularly, intimidation of vulnerable individuals, non residents running around the floors of the building)
- Multitude of Tescos in a 1km radius (currently already 7 including one located at 450m from of the location)
- Big supermarkers dissolve the uniqueness of our neighborhood and will destroy the fabric of your local area & culture when we are seeing family run, local business & sustainability

Please feel free to contact me with any further questions.

Thanks,

[REDACTED] (owner of Apartment [REDACTED] at Walrond House, Matthias Road N16 [REDACTED])

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Tesco application for the Ground Floor units B & C at Matthias Road, Newington Gate

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:00

Kind Regards,

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

Appendix C9

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

From: [REDACTED]
Date: Fri, 27 May 2022 at 16:28
Subject: Re: Tesco application for the Ground Floor units B & C at Matthias Road, Newington Gate
To: <licensing@hackney.gov.uk>

Dear Sir/Madam,

I would like to formally object to Tesco's application for the units at Newington Gate on Matthias Road. This happens to be in the building that I own a flat in.

Several reasons come to mind as to why I am opposed to this application :

1) This will Increase an already sky high anti-social behaviour around the building.

To name just a few here are a list of past occurrences :

- tailgating in our building, residents being harassed, Parcels being stolen regularly, intimidation of vulnerable individuals, non-residents loitering around the floors of the building). Homelessness and alcohol consumption.

2) Increased Light, air & noise pollution in a residential location - Matthias road is purely residential at the moment and residents benefit from a quiet road away from the Dalston busy-ness. Bringing Tesco in the area will reduce the quality and attractiveness of this neighbourhood next to family-friendly Newington Green.

A lot of the Walrond house residents are recent parents: the late and early hours noise stemming from the Tesco is likely to disrupt sleeping patterns and cause emotional stress to both parents and newborns.

3) There are dozens of Tescos in a 1km radius (currently already 7 including one located on green lanes about 450m away). Is there really the need for an additional Tesco ? No, we need local and independent businesses.

4) Similarly to the above, we are tired of large-scale supermarkets, we want independent shops with a genuine identity to open. I know a few entrepreneurs who were interested in the commercial lease but Hackney council is charging extremely high fees. We would like the newington gate development to thrive just like the newington green square. This will be achieved through unique independent and forward-looking businesses and not with the opening of an 8th Tesco within a 1km radius..

5) Tesco notoriously generates a huge amount of waste (I have attached a picture of the closest Tesco for your convenience). It will therefore create additional work for the council in terms of cleaning and waste management. It will also seriously deteriorate the aesthetics of the building and its attractiveness for future businesses interested in the lease.

I sincerely hope you take our points into consideration,

06/06/2022, 18:42

London Borough of Hackney Mail - Fwd: Tesco application for the Ground Floor units B & C at Matthias Road, Newington Gate

Just for your information and for complete transparency, I will also refer this case to the local MP.

Best regards,



(Resident to Walrond House)

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Representation: Application for premises licence

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:00

Kind Regards,

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

Appendix C10

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

From: [REDACTED]
Date: Sun, 29 May 2022 at 14:59
Subject: Representation: Application for premises licence
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing department

I am writing in response to an application made by Tesco for licensable activities to take place in a new shop opening at [Newington Gate, 48 Matthias Road, LONDON N16 8LH](#).

The activities are 1. Late night refreshments (indoors) from 23.00 – 0.00, and 2. Sale of alcohol from 06.00 – 0.00.

I live at [REDACTED] [Matthias Road](#) – [REDACTED] – and my objections are to the hours of both of these activities. Despite being a thoroughfare, Matthias Road is a quiet, residential neighbourhood with many families and children. It is NOT a lively centre for late night activity like Kingsland Road. Consequently there is no need for a shop to open at 6am and still be open from 11pm to midnight. The local takeaway (Micky's Chippy) shuts at 9pm, and the grocer's shop (Matthias Supermarket) closes at 11pm, and after that the neighbourhood is quiet and relatively safe.

A Tesco's shop opening at 6am will create much noise on our street at a time when the many children in the area need to still be asleep. There will be early delivery lorries arriving and much movement of goods and waste.

Staying open until midnight is even worse. There will be an increase in traffic on the street later at night and also an increase in footfall as late night drinkers flock to the shop for alcohol and whatever the "late night refreshments" entail. Outside the shop there will almost certainly be people begging for money (as there usually is next to a Tesco Express) and these people will remain until a late hour, encouraging the noise and crime that always accompanies activities of this nature. Consequently the street will be less safe and more noisy.

If there has to be a Tesco on our street (which I doubt – it is a mere 300 metres from the Tesco on Green Lanes) then it should open no earlier than 8am – the time when commuters and children leave for school – and shut no later than 10pm. This will retain the sense of our area being quiet and residential, and discourage late night activity with the noise and, potentially, crime that comes with it.

Yours faithfully

[REDACTED]

[REDACTED] King House

[REDACTED] Matthias Road

LONDON

[REDACTED]

[REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Objections to late license at Tesco, Matthias Road

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:00

Appendix C11

Kind Regards,

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

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

From: [REDACTED]
Date: Sun, 29 May 2022 at 15:00
Subject: Objections to late license at Tesco, Matthias Road
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

To whom it may concern,

I am writing response to the notice of application for a premises license at the following address:

Ground floor retail units B & A, [Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH#](#)

I object to the provision of late-night refreshment license at 23:00-00:00, and the sale by retail of alcohol beyond 23:00 pm for the following reasons:

I live at [REDACTED] to the above address since 2007, and Matthias Road is a family oriented and heavily populated residential area with a school on the same street that serves the local community. I strongly object to a late night license beyond 23:00 as that will impact myself and my family immediately as we live next door to the building, and it will be disruptive to the nearby residents. The late night license with certainty will bring noise at night with people returning from the clubs and bars in Dalston, and will increase traffic to the immediate area at a late hour. Matthias Road is already stressed by the LTN neighbourhood and closed off nearby roads. There will be an increase of rubbish being dumped in front of our home, and soliciting in front of the shop and antisocial behaviour will occur at a late hour, as it already does at the nearby Tesco on Green Lanes. It will potentially also increase crime. As we live on the ground floor, these changes will impact myself and my family's mental health, and other nearby residents. The Tesco on Green Lanes closes at 23:00 pm, and it would be reasonable to not have a late license at Matthias Road, for the above reasons, as it will negatively impact those who live nearest.

Thank you for your time and consideration.

Yours faithfully,

[REDACTED]

██████ King House
60 Matthias Road
London N16 ██████

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Representation about Tesco Express Licensing Application - Walrond House Matthias Road N16 8LH

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:03

Appendix C12

Kind Regards,

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

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 21:25
Subject: Representation about Tesco Express Licensing Application - Walrond House Matthias Road N16 8LH
To: <licensing@hackney.gov.uk>

To Whom It May Concern,

I am writing in relation to the blue application for a premises license posted with respect to an application for licensing activities relating to Tesco's Express located at Ground Floor Retail Units B & C at [48 Matthias Road, Newington Green, London N16 8LH](#).

Me and my wife are resident of Walrond House and leave [REDACTED] a [REDACTED] the units that will be rented out to Tesco and we would like to raise our concern about the request of licenses for:

- The provision of late night refreshment (indoors) Monday-Sunday 23.00-00.00
- The sale by retail of alcohol (for off premises consumption) Monday-Sunday 06.00-00.00

Having such permission granted to the retail unit will present different types of risks:

- Crime and disorder and resident safety: Walrond building and residents have been experiencing issues with trespass, theft and use for drug taking in the building. Various residents have been threatened when trying to address this behavior. The local police are aware of the current problems and have been working with residents to address multiple reports of criminal and antisocial behavior. The proposed license will necessarily exacerbate our existing issues, giving non-residents the opportunity to access the building without permission especially if they are able to legitimately consume refreshment onsite on the building next to main entrance and tailgate residents.
- Public nuisance. A late license will also increase the risk of noise emanation from the premises and customers, lighting pollution, and littering of the square. Negatively impacting the residents of Walrond house and the general public.

The Council should consider the risk of approving such a license, and declined the request in order to prevent the above mentioned risks.

I look forward to your considered response.

Best,

[REDACTED]

[REDACTED] Walrond House N16 [REDACTED]



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

Fwd: Opposition to Tesco licence application

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:03

Appendix C13

Kind Regards,

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

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 21:12
Subject: Opposition to Tesco licence application
To: Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

Dear Sir/Madam,

I am writing to oppose the granting of a licence to Tesco to open and sell alcohol from 6am to midnight and late night refreshments from 11pm to midnight.

I live in Walrond House, the same building where the Tesco is intending to obtain the licence for. The building is unfortunately a target in the area for petty crime. Since moving in in September 2020, myself and many of the residents have experienced issues such as trespassers tailgating into the building, parcels being stolen, youths smoking weed in the stairwells.

I myself, at the end of April (so just a month ago), experienced two youths waiting outside the side exit, dressed in black hoodies and balaclavas. I think I interrupted them whilst they were up to no good, as one of them, as soon as he saw me, said "Damn". The other one had his back against the wall as if trying to hide whilst the one who cursed out loud looked as if he had just been coming up to join him when I walked towards the side exit intending to leave.

I felt it was unsafe for me to go out by myself with these two lurking outside when they had clearly been up to no good, so I immediately turned back and went up again. I then informed our building superintendent, Tony, and rang the police. On that same day, Tony was informed by another resident that she saw / heard people in the stairwell. He tried to look for them but they escaped him. Tony said they were smoking weed. I don't know whether the people smoking weed were the same people whom I saw lurking outside the exit, but I mention it because it happened within about 2 hours of my experience on the same day.

This is only one of many incidents that others in my building have been experiencing.

As a single woman living by myself, I am worried about the impact the licence would have on safety generally. It would make me worry for my safety if returning home late and seeing people hanging out outside the Tesco till midnight.

I am also in one of the apartments directly above where the entrance would be so I am worried of the noise.

Personally I do not understand why Tesco wants to open another Tesco Express when we already have one literally up the road past Newington Green. However, I understand that is not what this consultation deals with.

I do also think it is inappropriate for a Tesco with such long opening hours to open in an area that is mainly residential, as the noise pollution and light pollution would get a lot worse than it currently is (which is a public nuisance point).

Thank you for your time and I hope the council will consider this carefully.

Kind regards,
[REDACTED]



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

Fwd: Hackney Licensing Authority - Tesco Application Newington Gate

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:03

Kind Regards,

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

Appendix C14

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 20:26
Subject: Hackney Licensing Authority - Tesco Application Newington Gate
To: <licensing@hackney.gov.uk>, <diane.abbott.office@parliament.uk>

Dear Sir/Madam,

I'm writing to convey the expressed my concerns and wish to oppose the granting of the application on the grounds that it is reasonably foreseeable that the approval of the Requested Licensable Activities will further aggravate existing issues faced by residents in relation to crime and disorder, public safety and public nuisance, and could jeopardise the protection of children from harm.

I own a flat at Walrond House and I refer to the application for a premises licence by Tesco Stores Limited in relation to Tesco Express, Ground Floor Retail Units B&C (Amalgamated), [Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH](#) (the "Licence Application").

The Licence Application proposes that the following licensable activities are permitted to take place:

- the provision of late night refreshment (indoors) on Monday-Sunday, 23:00-00:00; and
- the sale by retail of alcohol (off the premises) on Monday-Sunday, 06:00-00:00 (together, the "Requested Licenseable Activities").

Taking into account, amongst other factors, the pre-existing history of crime and disorder at Walrond House, the pre-existing history of substance abuse at Walrond House, the public nuisance that has arisen at other Tesco Express outlets or other supermarkets in the near vicinity and the proximity of the location to primary schools and local children, I believe that it is reasonably likely that the Tesco Express and the Requested Licensable Activities will negatively impact the licensing policy objectives. I would want to see appropriate and tangible measures put in place, clearly defined and strict parameters regularly monitored, and, if these measures are not observed or parameters breached, mandatory enforcement that would ensure that the presence of one would not put residents at risk of encountering further criminal activity or otherwise create adverse living conditions.

My flat is [REDACTED] where Tesco's entrance will be and I'm deeply concerned about the noise caused by loading and unloading and what times that would take place; the loading carts or trolleys and other rubbish being left on the sidewalk and/or street; increase in rubbish leading to increased costs through residents' service charges for cleaning and maintenance of the courtyard; light pollution; reduction in noise and air quality due to cars from patrons being parked on the road while awaiting someone at the shop; and the risk that homeless people or others would be tempted to beg in front of the Tesco Express.

I believe that the granting of the licence to Tesco would fail to meet the licensing policy objectives of prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm. The opening hours need to be revised to 7am to 10pm.

I look forward to hearing from you regarding the next steps.

Kind regards,



Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

**Objection to Tesco Matthias Rd license application**

1 message

To: licensing@hackney.gov.uk

Appendix C15

To whom it may concern,

We wish to make representation regarding the Tesco Express proposed for Walrond House on Matthias Road.

We live in Walrond House in flat number [REDACTED] is on the [REDACTED] floor and directly above where the entrance to the supermarket would be. As such therefore wish to object to any Tesco being established here or any late license. The main issues are:

- Light pollution - supermarket lights are typically left on all night
- Noise pollution - caused by deliveries, early/late loading and unloading, general comings and goings and by loitering customers
- Loitering around and outside the store just below our balcony
- Degradation of the facade and forecourt/physical environment around the building, caused by littering, loitering, heavy use
- Anti-social behaviour around the building
- Criminal activity given the building has already had numerous security problems since it was built including trespassing and theft - and the police

On these grounds we the residents of flat 20 oppose the establishment of any Tesco's in the proposed space. And many other Walrond House residents ignored and a Tesco's is given the go ahead, we strongly oppose the granting of the extended hours licence on the same grounds as above. All these midnight, and is the only nearby place at those times to buy alcohol and shop in general. There is simply no need for a supermarket which opens past building and the impact on those residents should be put before any commercial motives that Tesco's has for applying for this.

With best regards,

[REDACTED]
[REDACTED] Walrond House
Matthias Road
London N16 [REDACTED]
[REDACTED]



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

Fwd: Response to Notice of application for a premises license

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 16:56

Appendix C16

Kind Regards,

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

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 21:50
Subject: Response to Notice of application for a premises license
To: <licensing@hackney.gov.uk>

[REDACTED]
[REDACTED] Walrond House
Matthias Road
LONDON N16 8BF

31 May 2022

To Whom It May Concern,

I am writing in response to the application for a premises licence for a Tescos Express located at Ground Floor Retail Units B & C (Amalgamated), [Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH](#).

These are the

- A. The provision of late night refreshment (indoors) Monday-Sunday 23.00-00.00
- B. The sale by retail of alcohol (for off premises consumption) Monday-Sunday 06.00-00.00

Responses are invited from building residents in the vicinity, and I am contacting you in that capacity. My flat is adjacent to the commercial units.

Walrond House has experienced ongoing issues involving non-residents including trespass, theft and use of the building for drug taking. Various residents have been threatened when trying to address this behaviour. The local police are aware of the current problems and have been working with residents to address multiple reports of criminal and anti-social behaviour. As of yet, there is no resolution. Various groups and individuals are involved, and activities seem to be both recidivist and opportunistic.

The central cause relates to the design of the building access, which is via two automatic doors. The proximity of the doors and the speed of the door mechanism means that it is very easy for anyone to follow residents through both doors into the main building, either when they have passed through one or both doors. We have been informed that this design is legally required to meet the accessibility needs of

all residents. Unfortunately, in meeting those needs, it provides very easy access to the building. This access has led to a range of issues, as stated.

The proposed licence will likely exacerbate our existing issues. The proposed hours are far later than any other similar supermarkets in the area, which is presumably why Tesco's are wanting to be able to offer them.

The supermarket is adjacent to the front door, meaning people waiting for an opportunity to access the building without permission will be able to very easily loiter until the opportunity arises to enter, especially if they are able to legitimately consume refreshment onsite. People will be able to blend in with other shoppers and more easily subtly gain access.

This is a mixed residence building, a redeveloped retirement home. There are families with small children, single women as well as a number of elders on the premises. Residents have been trying to get our security issues addressed for some time, but they have not been resolved and residents are still at risk. While residents feel and are unsafe, exacerbating the situation should not be something the Council are considering.

Accordingly, these licences should be declined in the interests of public safety and in order to not increase risk to residents. Clear security and safeguarding issues exist on the estate which the police are aware of and these would be exacerbated by these proposed hours and activities. Looked at on balance, late opening and onsite consumption will pose a significant increase to the risk to residents safety, given the proximity of the shop to the building door. The Council should not be taking steps that increase the likelihood of crime, public nuisance and safety.

I look forward to your [REDACTED]

[REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Tesco express application 'Newington Court'

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 17:13

Kind Regards,

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

Appendix C17

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

From: [REDACTED]
Date: Wed, 1 Jun 2022 at 22:35
Subject: Tesco express application 'Newington Court'
To: Licensing@hackney.gov.uk <Licensing@hackney.gov.uk>

To Whom it may concern.

I have just seen the licensing application on the empty premises and had to write.

I am concerned at the alcohol sale hours being from 0600 until midnight. Having witnessed the begging and anti-social behaviour outside of the Tesco Express on Green Lanes I am concerned that this will transfer to Matthias Road with these extended selling hours.

Apart from the couple of benches outside the Tesco site, the nearest places to sit and consume alcohol would be within residential areas. The sale of alcohol starting as early as 6am and ending at midnight is of great concern for the noise pollution from the purchasers (because apart from those with an addiction, who needs to buy alcohol at 6am?) and the possible anti-social behaviour that could impact the children and residents of this area. I strongly believe that children especially could be put at harm due to the alcohol sales from this site.

I am deeply concerned about these hours and I would urge you to consider greatly shortening them.

Kind regards,

[REDACTED]
Matthias House
Howard Road
N16 [REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



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

Fwd: Tesco Express N16 8LH licensing application objection

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 17:14

Appendix C18

Kind Regards,

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

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

From: [REDACTED]
Date: Wed, 1 Jun 2022 at 20:35
Subject: Tesco Express N16 8LH licensing application objection
To: <licensing@hackney.gov.uk>
[REDACTED]

Dear Sir / Madam,

Please find attached our letter in response to the above licensing application currently being considered by Hackney Council.

We look forward to hearing from you in due course.


Yours faithfully,

[REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

**Tesco Express N16 8LH licensing application objection.pdf**

15K


Walrond House
Matthias Road
LONDON N16 8BF

1 June 2022

To Whom It May Concern,

We are writing in response to the notice of application for a premises licence posted with regards to the application for licencing activities relating to Tescos Express located at Ground Floor Retail Units B & C (Amalgamated), Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH.

The application proposed that the following licensable activities can take place:

- A. The provision of late night refreshment (indoors) Monday-Sunday 23.00-00.00
- B. The sale by retail of alcohol (for off premises consumption) Monday-Sunday 06.00-00.00

Residents in the vicinity of the premises may make representations on licensing objectives grounds only, i.e., the prevention of crime and disorder, the prevention of public nuisance, public safety, and the protection of children from harm. We are contacting you in that capacity as our flat is above the commercial units overseeing the square.

We are not in favour of Hackney Council granting of the application on the basis that there are reasonable grounds to believe that the approval of the Requested Licensable Activities will further aggravate existing issues faced by residents since moving into their properties two years ago in relation to crime and disorder, public safety and public nuisance, and could jeopardise the protection of children from harm.

Security

At Walrond House we have repeatedly experienced a multitude of security issues including but not limited to trespassers, youths displaying aggressive and threatening behaviour, parcels and bikes stolen and people using our staircases for drinking and drug taking leaving a trail of waste and damage to our property behind.

Whilst several residents have contacted the Met Police and the Clissold Safer Neighbourhoods Team have increased their patrols in the building vicinity, this has not prevented issues from occurring or yielded a significant reduction in frequency.

We offer you two examples we have personally experienced: upon returning from picking up our then five year old daughter from school in winter last year, a black male and a young white lady were lingering around in the building reception. When David went through the reception door leading to the building corridor, the man tailgated after him and pretended to be on the phone. When David asked him which flat he was visiting he strongly suggested we get on the lift. As we did so, our daughter told David she had seen the lady had a holdall.

After leaving her safely in our flat, David went downstairs and all ten or so parcels that had been delivered that day were gone.

More recently, on 21st March this year, Maria, her elder sister who was visiting and our daughter were confronted aggressively by a group of 10 youths who were trying to tailgate. Maria confronted them so they stayed in reception and didn't tailgate. She received all sorts of verbal abuse in front of our daughter and a family member who spoke no English.

Hackney Council should take note that the units the supermarket is planning to occupy are adjacent to the building's front door. Anyone waiting for an opportunity to access the building without permission, harass residents or commit a crime will be able to very easily loiter until the opportunity arises to enter, especially if they are able to legitimately consume refreshment onsite or claim they are about to go shopping. People coming in and out of the building will be far more noticeable, increasing the risk of opportunistic entry to the building.

As you may know, this is a mixed residence building where there are young families, single women as well as vulnerable over 55s. Residents have been trying to get our security issues addressed for some time, but they have not been properly and fully resolved, thus residents are still at risk. While residents feel and are unsafe, exacerbating the situation should not be something Hackney Council is enabling.

Begging

David has lived around Newington Green since 2010 and Maria since 2014. We have been shopping locally ever since. There are very few occasions when there is not someone begging by the cash point of Tesco Express in Green Lanes, Essex Road and Dalston Junction. Strangely, this is not the case of other similar sized supermarkets in the area like Sainsbury's Essex Road and Green Lanes by Clissold Park, Coop or Planet Organic in Essex Road. Due to the data points from our visits to Tesco Express and the demographics of the area, we believe it is fairly likely this will be repeated. Whilst we are both active in the community, we are of the opinion this is not the type of behaviour the council would want to attract to make the area a more appealing place to live in.

Waste

As per above, based on the many years we have lived in the area and shopped locally, we have observed Tesco's way of operating implies leaving carts and trolleys full of broken cardboard for hours in front of their shops (e.g. we can provide pictures taken for Tesco Green Lanes during May). This is not a practice observed in other supermarket chains or independent / local convenience stores.

Furthermore, the square is currently cleaned by the building superintendent paid through the residents' service charge. Tesco's presence should not create an increase in the level of waste and rubbish seen on the square.

Noise

A licence allowing the sale of alcohol from 06:00 to 00:00 is going to have undoubtedly a significant impact on all residents facing the square at the very least. Due to the apartments layout, all our bedrooms face the square, where there are two benches in addition to the green area surrounding the big tree. It is fair to assume that some of those buying alcohol at such extended hours may linger around to drink. Given the proximity of the Army & Navy

pub, it is likely some of their mostly local clientele won't hesitate to carry on drinking in the neighbourhood once the pub closes.

In addition, it will be a further cause of nuisance to residents the loading and unloading of stock in the premises before 9:00 and after 21:00 whether via the square or the entry at the back of the units in Spenser Grove. It is important to note several of the properties right above these two potential points for loading / unloading are inhabited by young families with babies, toddlers and children in primary school for whom a good sleep is a key factor for their development.

Moreover, a significant proportion of the private residents in this mixed purpose building whose properties are located above the three available units and above the building main door facing the square work primarily from home. For example, David works with global teams based all the way from Wellington in New Zealand to Los Angeles in California holding calls between 06:00 - 00:00. During warmer days windows need to be kept open to aid with ventilation. Depending on the licence granted to Tesco and how they conduct their business the noise impact could be greater or mitigated.

Light pollution

Since the notice was put up firstly by Islington Council, we have made the effort to visit some of the 10 different Tesco Express within a mile radius of N16 8BH. We have observed most of them have lighting on 24h, especially fairly bright lights by the cash point, which will add up to the already fairly lit up square. Although we installed black out blinds to mitigate the amount of light coming in our bedrooms, it has proven insufficient with the current square lighting. Hence, any additional lighting switched on beyond 21:00 and before 9:00 AM will increase the level of light pollution we have in our apartments.

For the reasons exposed above, we are extremely concerned with how the proposed licence will necessarily exacerbate our existing issues and even create new ones. Importantly, the proposed hours extend beyond the hours of any other similar supermarkets in the area, which is presumably the reason Tesco has applied to offer them.

Consequently, the abovementioned licensable activities should be declined in order to prevent crime and disorder, prevent public nuisance, ensure public safety, and protect children from harm and in order to not increase risk and nuisance to residents. Alternatively, the Council would be taking steps that increase the likelihood of crime, public nuisance and safety, achieving the opposite of what was intended with the construction of this award winning development where social integration and healthy community living are taking place.

Whilst we believe Tesco can have a positive impact in the building and immediate vicinity, we would like to see appropriate and tangible measures put in place (e.g. in the lease, security, CCTV, contribution to cleanliness of the square...), clearly defined and strict parameters regularly monitored (e.g. noise volume, lighting...) taking input from residents via an open escalation path. If these agreed measures are not observed or parameters breached, mandatory enforcement would be put in place that would ensure the presence of Tesco does not expose residents to further criminal activity or otherwise create adverse living conditions.

We would like you to consider thoroughly the points exposed above, those expressed by our fellow residents and by Walrond House Residents Association and do the right thing for this thriving Hackney community.

Yours faithfully,

A solid black rectangular box used to redact a signature.



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

Fwd: Response to application by Tesco for a premises licence

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 17:14

Kind Regards,

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

Appendix C19

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 10:36
Subject: Response to application by Tesco for a premises licence
To: <licensing@hackney.gov.uk>

Dear Sir / Madam.

I am a resident owning and living in Walrond House, where a Tesco Express has applied to take a licence for the retail units directly below the building.

I am submitting my representations and concerns and I attach the letter that has been jointly drafted for the Walrond House Residents Associations, of which I am also the Secretary.

I am the owner and occupier of flat [REDACTED] share this representation on behalf of my household.

I am very concerned about the risks that Tesco operations will bring so close to my home. Especially concerning is the possibility of further security risks to Walrond House, as detailed in the letter, as well as the disruption and devaluing of the area with unsightly bin cages, litter, noise disruption for deliveries, ASB, begging and loitering.

My biggest concern is also the unwanted traffic brought to the area from 11pm-12am when the other stores are closed and this Tesco becomes the only available option in the area for late night alcohol.

We would very much like to start productive conversations with the council in order to discuss how to provide safeguards for these concerns and protect the residents in the area and those specially impacted, Walrond House residents.

I thank you in advance for your time and consideration.

Thank you so much,
[REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

4 attachments**Appendix A_ Security incidents.xlsx**
79K**Appendix B_ Dalston Special Policy Area.pdf**
791K**Appendix C_ Rubbish and carts.pdf**

06/06/2022, 19:15

London Borough of Hackney Mail - Fwd: Response to application by Tesco for a premises licence

4791K



30.05.22 WHRA response Tesco Consultation.pdf

5988K



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

Fwd: Response to application by Tesco for a premises licence

2 messages

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 14:01

Kind Regards,

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

Appendix C20

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

From: **Walrond House Resident Association** <walrondhousera@gmail.com>
Date: Mon, 30 May 2022 at 22:59
Subject: Response to application by Tesco for a premises licence
To: Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

Dear Sir/Madam,

Please find attached the representations supported by 40 residents who live in the building in question. Whilst the residents acknowledge there could be benefits to the wider community to have a Tesco Express in the area, the residents do have numerous concerns about the proposed premises licence and have expressed these in the attached letter.

The letter consists of the following attachments:

- 30.05.22 WHRA response to Tesco Consultation
- Appendix A: Security Incidents
- Appendix B: Dalston Special Policy Area
- Appendix C: Rubbish and carts

Due to the size of the attachments, we would be most grateful if you could please confirm receipt.

We look forward to having a productive discussion with yourselves as to the best way forward for the community.

Kind regards,
The Walrond House Residents Association

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

4 attachments**30.05.22 WHRA response Tesco Consultation.pdf**
5988K**Appendix A_ Security incidents.xlsx**
79K**Appendix B_ Dalston Special Policy Area.pdf**
791K**Appendix C_ Rubbish and carts.pdf**
4791K

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 17:15

[Quoted text hidden]

4 attachments



30.05.22 WHRA response Tesco Consultation.pdf
5988K



Appendix A_ Security incidents.xlsx
79K



Appendix B_ Dalston Special Policy Area.pdf
791K



Appendix C_ Rubbish and carts.pdf
4791K

Hackney Licensing Authority

30 May 2022

Dear Sir/Madam,

Representation regarding the premises licence application by Tesco

1. Introduction

- 1.1. We refer to the application for a premises licence by Tesco Stores Limited in relation to Tesco Express, Ground Floor Retail Units B&C (Amalgamated), Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH (the **"Licence Application"**).
- 1.2. We note that the Licence Application proposes that the following licensable activities are permitted to take place:
 - the provision of late night refreshment (indoors) on Monday-Sunday, 23:00-00:00; and
 - the sale by retail of alcohol (off the premises) on Monday-Sunday, 06:00-00:00,(together, the **"Requested Licenseable Activities"**).
- 1.3. We, the Walrond House Residents Association (the **"WHRA"**), are writing to convey the expressed concerns of the majority of residents at Walrond House. The WHRA opposes the granting of the application on the grounds that it is reasonably foreseeable that the approval of the Requested Licensable Activities will further aggravate existing issues faced by residents in relation to crime and disorder, public safety and public nuisance, and could jeopardise the protection of children from harm.
- 1.4. The residents' fears are not unfounded. Taking into account, amongst other factors, (i) the pre-existing history of crime and disorder at Walrond House, (ii) the pre-existing history of substance abuse at Walrond House, (iii) the public nuisance that has arisen at other Tesco Express outlets or other supermarkets in the near vicinity and (iv) the proximity of the location to primary schools and local children, the residents view that it is reasonably likely that the Tesco Express and the Requested Licensable Activities will negatively impact the licensing policy objectives. A majority of residents are either entirely opposed to the presence of a Tesco Express, or would need to see appropriate and tangible measures put in place, clearly defined and strict parameters regularly monitored, and, if these measures are not observed or parameters breached, mandatory enforcement that would ensure that the presence of one would not put residents at risk of encountering further criminal activity or otherwise create adverse living conditions.

2. Prevention of crime and disorder; Public safety

Pre-existing history of crime and disorder at Walrond House

- 2.1. Walrond House is a joint development between Anchor Hanover and Hill. It is a mixed development consisting of 72 apartments, 28 of which are reserved for affordable rental to over-55s. The community also includes numerous young families with young children and/or toddlers, single women and expecting mothers. We estimate that around 70% of the apartments are occupied by what we would deem to be more vulnerable members of the population (over 55s, young children, single women and expecting mothers).
- 2.2. [THIS PARAGRAPH TO BE REDACTED IF DOCUMENT IS TO BE MADE PUBLIC DUE TO SENSITIVE SECURITY INFORMATION] [To ensure the building is easily accessible for those in a wheelchair or mobility scooter, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- 2.3. Unfortunately, since the first residents started moving in in mid-September 2020, the building has been plagued with numerous security issues. Between the three-month period of October 2020 to December 2020, there were 24 known security incidents raised by residents. From February 2021 to April 2021, there were a further seven. These pertained to thefts of delivery parcels from the internal corridor, anti-social behaviour around the building and entrance, trespassing in the building, drug use, amongst others. On 14 November 2020, a resident reported that someone smashed the window of the moving van she had rented and stole her handbag. On 9 March 2021, another resident reported that her bike was stolen from the bike store.
- 2.4. In response to the severity of these issues, Anchor Hanover and Hill agreed to provide a temporary on-site security guard for seven weeks from mid-April 2021 to early June 2021 until additional security prevention features could be installed in the building. The presence of this on-site security guard did assist in deterring potential trespassers for a period of time.
- 2.5. However, after a mere few weeks, trespassers started targeting Walrond House again. As early as July 2021, a resident reported that her parcel was stolen. As far as we are aware, at least one to two parcels were reported missing by residents each month between July 2021 and December 2021. A resident witnessed a visitor's car being stolen at gunpoint in October 2021. These perpetrators (it is unknown if it is the same group of persons) became bolder, and between January 2022 and April 2022, there were 21 known security incidents.

¹ **IMPORTANT NOTE TO HACKNEY COUNCIL / TESCO : If this document is required to be made public, please REDACT this section as this is sensitive information that could compromise the security of Walrond House.**

- 2.6. The latest series of incidents have been more worrying than the first wave of incidents as many involved confrontation. Trespassers have been aggressive towards residents and threatened them, including residents with their children. On one occasion, some youths who were trespassing, when politely asked to leave by two residents, threatened to lie and say that the residents had physically abused them. There have been several of these latest incidents which involved a group of youths gaining access to the building and smoking marijuana in the stairwells.
- 2.7. The WHRA have kept a log of security incidents, which is included here in *Appendix A: Security Incidents*. We note that this will not be a full log of all security incidents pertaining to the building, as this only captures incidents flagged by a resident to other residents. Not all residents engage with others on social media or onsite, so doubtless some incidents have not been shared. Not all thefts will have been identified as such. Several of the incidents listed in Appendix A were escalated to the Metropolitan Police due to the recurrent nature of the security breaches residents were experiencing.
- 2.8. According to Appendix A, 25 out of 66 total logged incidents were thefts, including parcels, bicycles, a car and a handbag. Nine incidents involved aggressive confrontation, five of which occurred in March 2022 alone. Clearly, these security incidents have unfortunately escalated in terms of their threatening nature.
- 2.9. One of the additional security features that was undertaken following the first wave of security incidents, at the cost of residents, was to move the benches that had previously been installed near the main entrance to Walrond House to the side of the courtyard along Matthias Road, far from the main entrance, with the sole purpose of discouraging people from loitering near the main entrance to the building looking for a tailgating opportunity. Residents are concerned that the opening of a Tesco from 06:00 till 00:00 selling alcohol next to the front door of the building, where there's a darker corner with reduced visibility under the first floor balconies, will now render this measure meaningless.
- 2.10. The concern is that the presence of the Tesco Express would encourage and enable the existing perpetrators who have already targeted Walrond House to loiter outside the building more often and at odd times of the day, camouflaging themselves amongst the patrons at the Tesco. It would also create opportunities for a new, wider group of potential perpetrators to target the building. We are worried that it would then be easier for them to find opportunities to sneak into the building since they would have had an "excuse" to hang around the building for longer, and that once they get into the building, they could potentially steal parcels, smoke marijuana, drink alcohol and/or threaten residents, as has occurred in the past (please see Appendix A) or even escalate to more serious crimes.

- 2.11. The sale of alcohol from 06:00 to 00:00 right at the same building they have been targeting would not be helpful to the situation. The worsening of any of these criminal and anti-social behaviour would cause residents to fear even more for their safety.
- 2.12. The licensing policy of promoting public safety states that the licence applicant must demonstrate that the public will be kept safe both within and in close proximity to the premises. The proposed Tesco Express would be in the same building as the residents, with a shared courtyard and entrances close to each other. Taking into account the existing levels of crime and disorder in the area, it is reasonably likely that the Requested Licensable Activities will negatively impact the public safety of the residents of Walrond House.

Substance abuse

- 2.13. Section 2.21 of the Hackney Council Licensing Policy 2018-2023 (the “**Hackney Licensing Policy**”) states that “*Evidence from the Police and Public Health suggests that the availability of alcohol from premises authorised to sell alcohol for consumption off the premises has had a negative impact on the promotion of the licensing objectives*”. As such, there is a presumption that the sale of alcohol does not meet the licensing objectives. The WHRA therefore submits that there would need to be an overwhelmingly compelling reason to defeat this presumption and to allow the sale of alcohol.
- 2.14. Considering the history of substance abuse in Walrond House where groups of people have gotten access into the building to drink alcohol and smoke weed, there is a very real likelihood that approving the Licence Application could result in a worsening of substance abuse in this area, which could lead to public disorder and even crime. Sadly, Hackney is an area where the rate of drug related deaths and the rate of alcohol-specific hospital admission is higher than the England and London average.² We note the first core principle listed in the Annual Report of the Director of Public Health for City and Hackney 2019/20 is to reduce the availability of alcohol.³ The Requested Licensable Activities are in direct contradiction to this first principle and are likely to negatively impact the licensing objectives.
- 2.15. Residents believe that one of the reasons why Walrond House has become a target for trespassers is the availability [REDACTED]
[REDACTED]. With a Tesco Express, the courtyard, with the benches readily available, will also become

² Annual report of the Director of Public Health for City and Hackney 2019/20 (“DPH Report”), page 8
<https://democracy.cityoflondon.gov.uk/documents/s148616/Item%2013%20-%20DPH%20report%202019%20to%202020.pdf>

³ DPH Report, page 8

an attractive hang out spot to drink during the warmer months. As such, there is a real risk that substance abuse in the area could become worse.

Existing crime in the immediate vicinity

- 2.16. Hackney is said to be among the top 5 most dangerous boroughs in London⁴. Whilst Hackney is a large borough, residents unfortunately have had personal experiences with crime in the vicinity of Walrond House. One resident witnessed a visitor's car being stolen from them at gunpoint just outside the building. At least two residents and one resident's guest had their phones snatched on Newington Green or the end of Matthias Road where it meets Newington Green. Another resident, whose daughter attends Newington Green Primary School, shared that the Parents and Teachers Association of the school is well aware that Matthias Road is a target for phone-snatchers. Residents are concerned that the Tesco Express could cause these phone-snatchers to widen their target area to include patrons from the Tesco Express.
- 2.17. Residents are also concerned that, if there is a cash machine installed as part of the Tesco Express, that this could also attract further crime. Please see below a screenshot of a post by a member of the Stokey Folks 2.0 community Facebook group detailing how her 80-year-old father was a target at a cash point in Dalston. Given 28 of the apartments are occupied by vulnerable over-55s in the building, there is a real risk this could happen to one of them.



Dalson Special Policy Area

- 2.18. The WHRA notes that Walrond House is located a mere 500m away from the boundary of the Dalston Special Policy Area (“**SPA**”) (please see *Appendix B*:

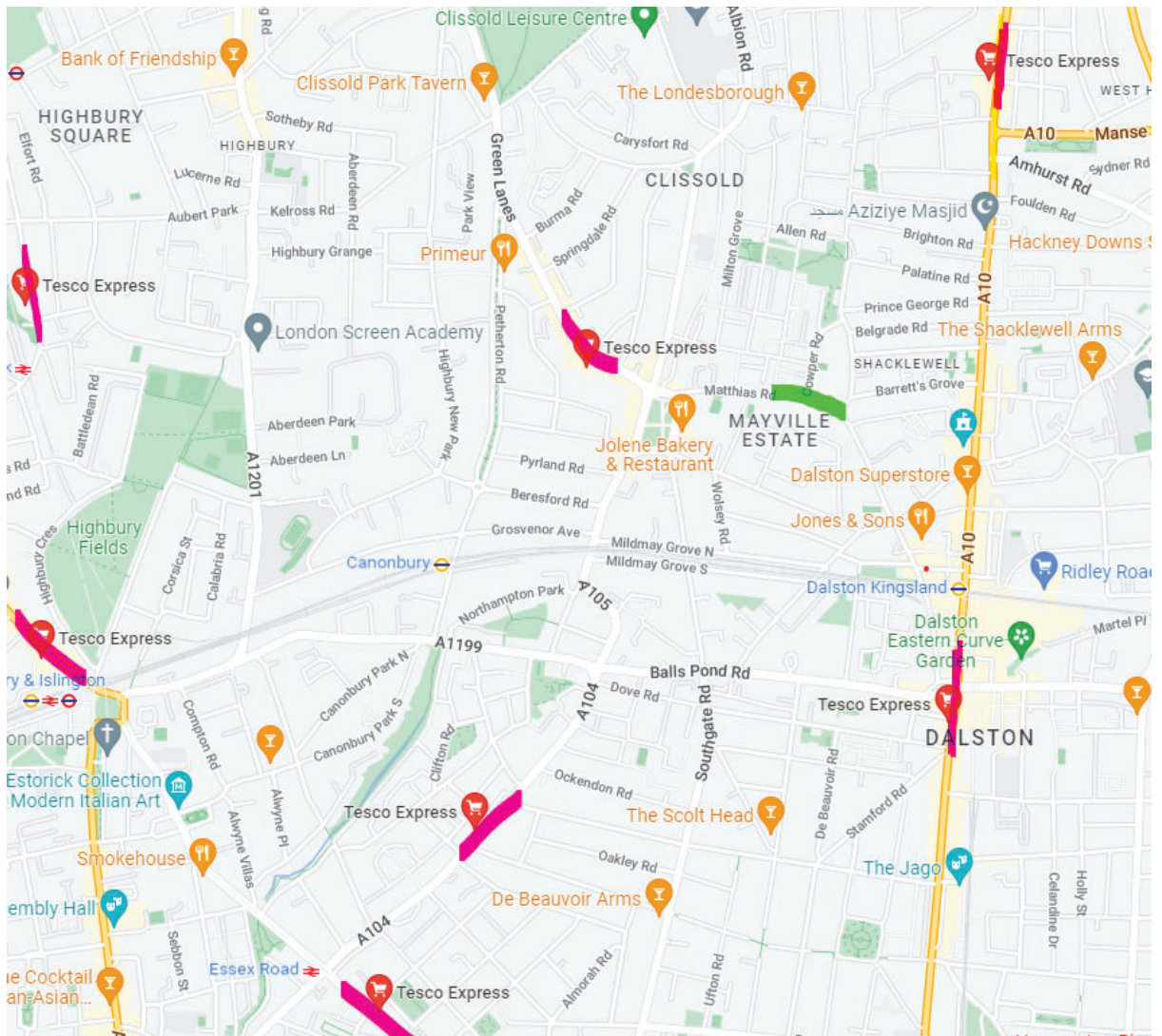
⁴ <https://crimerate.co.uk/london/hackney>

Dalston Special Policy Area). Residents are concerned that the Requested Licensable Activities would effectively widen the area of concern that had been previously identified. The WHRA also submits that there is an imminent risk of negative cumulative impact to the licensing objectives, given the history of security breaches in the area as already explained above and as seen in Appendix A.

3. Public nuisance

Predominantly residential road

- 3.1. One of the main concerns amongst residents is the public nuisance that could result. The key point here is that Walrond House is located in the middle of a residential area, and such the opening of a Tesco Express is likely to lead to an increase in public nuisance.
- 3.2. Please see below a map showing seven Tesco Express outlets in the vicinity and a green mark indicating the location of Walrond House. The map clearly shows that the existing Tesco Express outlets are on main roads which either have commercial units on the ground floor lining large stretches of the road or are main thoroughfares with heavy traffic throughout the day and night including night bus routes. This is in contrast to the road on which Walrond House is located, Matthias Road, which is predominantly residential. Whilst there is one bus route on Matthias Road, it is not a double decker bus and does not run 24/7. Therefore the impact on public nuisance due to a Tesco Express outlet at Walrond House would be a lot greater than the impact at these other Tesco Express locations which already have other contributing disturbances.



Map 1: Tesco Express outlets in the vicinity and location of Walrond House

Public nuisance in the courtyard

- 3.3. The proposed Tesco Express would be located right next to a large open space courtyard with benches. This courtyard is on land that is privately owned by Anchor Hanover, though the public has access to it (a Privately Owned Public Space or POPS). This would be a tempting spot for patrons from Tesco Express to loiter around. Should the Requested Licensable Activities be granted, this may also encourage patrons from the Army and the Navy, the pub down the road, to make their way to Tesco after the pub closes to purchase more alcohol and continue drinking in the courtyard. The availability of alcohol right next to the courtyard could turn the courtyard into a place like Gillett Square where people loiter and drink.
- 3.4. Whilst there is nothing wrong with the public being in the courtyard, the availability of alcohol may cause such members of the public who are tempted to loiter and drink in the courtyard to become rowdy and noisy,

causing nuisance. In the extreme, drunken people are known to be prone to aggression and violence. This, coupled with the history of crime and disorder in the building, and the fact that many female residents regularly return home late at night from work, is causing residents to be concerned about their safety.

Specific nuisance concerns

- 3.5. Other specific types of nuisance that are likely to occur if the Requested Licensable Activities are approved are: (i) the noise caused by loading and unloading and what times that would take place; (ii) the loading carts or trolleys and other rubbish being left on the sidewalk and/or street; (iii) increase in rubbish leading to increased costs through residents' service charges for cleaning and maintenance of the courtyard; (iv) light pollution; (v) reduction in noise and air quality due to cars from patrons being parked on the road while awaiting someone at the shop; and (vi) the risk that homeless people or others would be tempted to beg in front of the Tesco Express.
- 3.6. Residents are concerned that the unloading of deliveries or waste collection to the Tesco Express would cause excessive noise at unsociable hours of the day, given the proposed opening hours of 06:00-00:00. This is especially since it is proposed that alcohol is to be sold on the premises.
- 3.7. Residents expressed that they have seen various Tesco's in the vicinity leaving unsightly loading carts or trolleys, empty crates, boxes and/or rubbish on the street, disrupting the general public enjoyment of the space. Please see *Appendix C* for photo evidence showing such items left outside various Tesco outlets in the vicinity, including Tesco Express Green Lanes and Tesco Express Essex Road. Some residents have noted that the unloading trolleys seem to be left permanently outside those stores.
- 3.8. Residents view it is reasonably likely to expect an increase in rubbish in the immediate vicinity of the proposed Tesco Express, and are concerned that this could lead to increased costs through residents' service charges for cleaning and maintenance of the courtyard. The courtyard forms part of the private land owned by Anchor Hanover but is accessible by the public. If the Tesco Express were to open, it could lead to an increase in unsightly rubbish in the immediate vicinity from Tesco or its patrons, or, worse, if the courtyard becomes a spot for patrons to drink and loiter, could result in property damage. If the burden falls on Anchor Hanover to deal with such litter or damage to the courtyard, this would lead to a negative financial burden on the residents as any cost would be passed back to residents via the service charge.
- 3.9. Residents are concerned about the impact of light pollution on the community, given that the store will be directly under people's homes, the long opening hours applied for, and types of lighting found at other Tesco sites nearby. For example, we have observed that several Tesco outlets, for example the Tesco

Express Green Lanes and Tesco Express Dalston Junction, have a strong light at the cash machine which is switched on throughout the night as the cash machine is accessible 24/7.

- 3.10. Residents are concerned that there will be an increase in noise pollution and a reduction in air quality due to cars from patrons being parked on the road while awaiting another patron at the shop, in particular on Cowper Road. Residents have noted that some drivers like to leave their engine running whilst parked on Cowper Road and are concerned this behaviour would be more rampant if the Licence Application is approved.
- 3.11. Residents are also concerned that the Tesco Express will attract people experiencing homelessness people to shelter at the building, especially since there is a covered area in front of the entrance to Unit B. Residents have observed that many supermarkets in the area tend to have people experiencing homelessness outside them, for example, Tesco Express Green Lanes, the Co-op Food Dalston Junction and Co-Op Food Stoke Newington High Street.

4. Protection of children from harm

- 4.1. Walrond House is located 100m from one of the entrances to St Matthias Church of England Primary School on Cowper Road and 160m from one of the entrances to Newington Green Primary School on Matthias Road. There are at least ten households with children in Walrond House and at least one household that is expecting.
- 4.2. Residents are concerned about the exposure of children to harm, whether from alcohol or from other anti-social behaviour perpetrators. As previously mentioned, there have been occasions where past trespassers in the building had intimidated a resident who was with a toddler at the time, causing residents to fear for the safety of their children.
- 4.3. Some of the past perpetrators have been youths who should, themselves, be protected from exposure to alcohol.

5. Summary

- 5.1. In summary, residents believe that the granting of the licence to Tesco would fail to meet the licensing policy objectives of prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.
- 5.2. We look forward to hearing from you regarding the next steps.

Kind regards,
The Walrond House Residents Association

APPENDIX A SECURITY INCIDENTS

Please see attached Excel document “Appendix A: Security Incidents”

APPENDIX B
DALSTON SPECIAL POLICY AREA

Please see attached PDF document “Appendix B: Dalston Special Policy Area” which contains an extract of Appendix B of Hackney’s Licensing Policy showing the Dalston SPA, with an added annotation by the WHRA showing where Walrond House (and therefore where the proposed Tesco Express would be) is in relation to the Dalston SPA. The calculation of a distance of 500m between Walrond House and the boundary of Dalston SPA was done via Google Maps.

APPENDIX C
PHOTOS SHOWING RUBBISH AND CARTS OUTSIDE TESCO

Please see attached PDF document "Appendix C: Rubbish and Carts". This document shows supermarkets within a 2km radius of Walrond House and shows pictures of the facade of certain of those stores. Five of those are Tesco Express stores with clear rubbish and carts left outside the store.

In addition to the PDF document, please also see below photos of the exterior of Tesco Express Green Lanes.





APPENDIX D PHOTOS OF WALROND HOUSE



Photo showing courtyard right next to where the proposed Tesco Express would be



Photo showing proximity of residents' entrance to proposed Tesco Express entrance

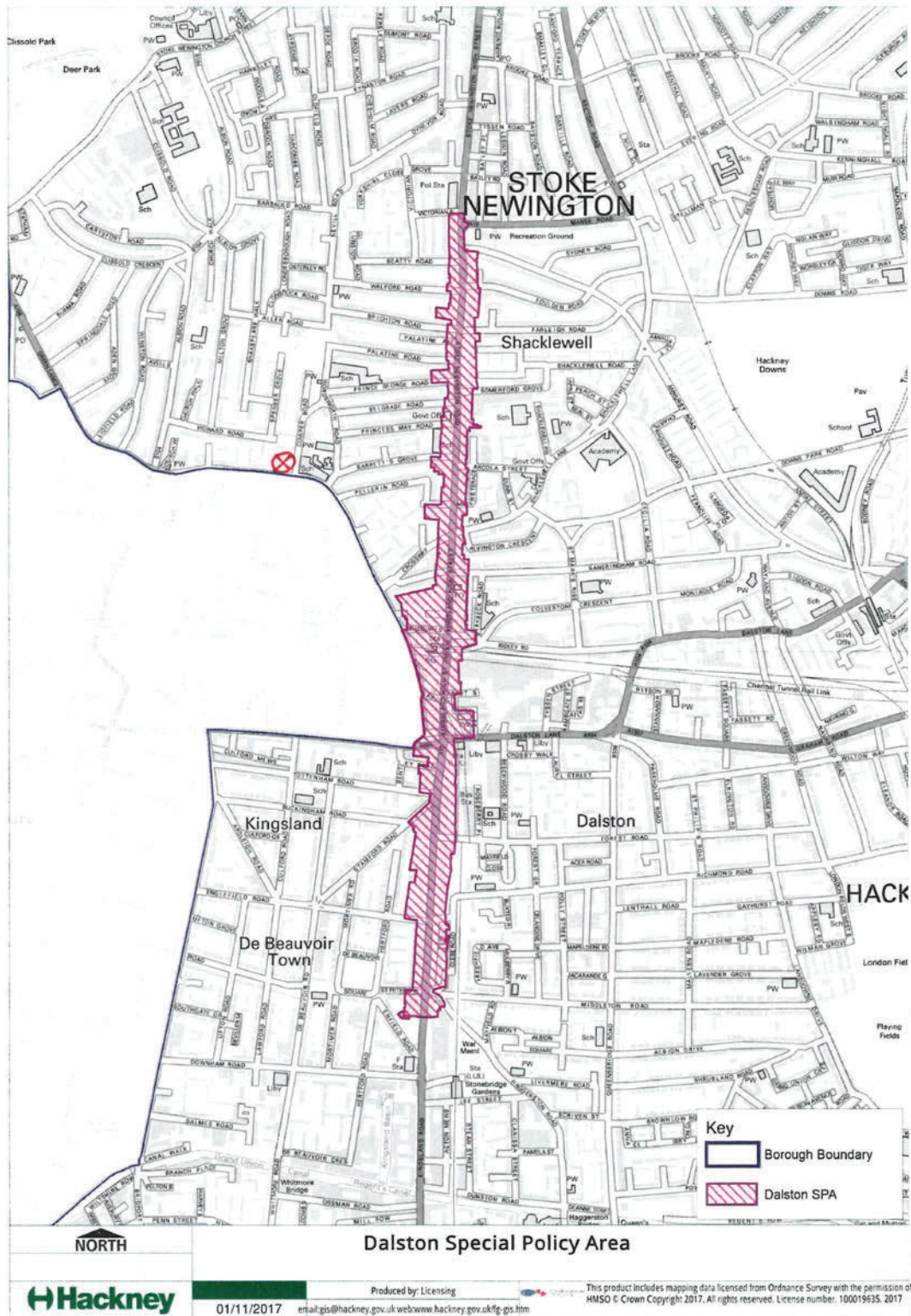


Photo showing side of commercial unit A and entrance to commercial bin store right next to side exit (where the black fencing is) to Walrond House



Photo showing close up of commercial bin store, side exit to Walrond House and fencing to Walrond House

Appendix B: Dalston Special Policy Area





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

Fwd: Imminent opening of a Tesco Express store in Matthias Road, N16, London

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 June 2022 at 16:56

Appendix C21

Kind Regards,

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

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

From: [REDACTED]
Date: Tue, 31 May 2022 at 23:01
Subject: Imminent opening of a Tesco Express store in Matthias Road, N16, London
To: <licensing@hackney.gov.uk>

Dear Sanaria,

I am writing to you to show my concern regarding opening a Tesco Express store on Ground Floor, Retail Units B and C, [Newington Gate, 48 Matthias Road, Newington Green, London, N16 8LH](#). Generally speaking, I would be happy to have this store next to our flat. However, I am worried about the store activities that Tesco wants to carry on, like:

- provision of late-night refreshment (Monday to Sunday --> 23:00-00:00)
- sale by retail of alcohol (Monday to Sunday --> 06:00-00:00)

Especially this second point (sale of alcohol) is quite worrying as it compromises the prevention of crime and disorder, the prevention of public nuisance and the protection of children from harm.

We are afraid that noise in the area will increase radically at night. Also, other problems could be foreseen as fly-tipping in our fenced-in area, garbage left behind by potential Tesco customers, and an increase in noise during the night as there is a space where alcohol buyers could stay to drink their alcoholics' drinks between the store and our buildings.

Please, if you could have in mind these reasons. We think that a reduction in the times that alcohol is sold is essential to keep our area safe and clean.

[REDACTED] ks in advance for your time.

[REDACTED], Flat [REDACTED] King House, [60 Matthias Road, London, N16 8](#) [REDACTED]

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



Mayor (Shared Mailbox) <mayor@hackney.gov.uk>

Tesco's licence application - Concerns and objections

[REDACTED]
To: Mayor (Shared Mailbox) <mayor@hackney.gov.uk>

31 May 2022 at 16:36

Appendix C22

Dear Sir/Madam,

My name is [REDACTED] and I live at Walrond House, Matthias Road N16 8BF. In Hackney Borough.

I'm writing to you in regards to the application for a premises licence by Tesco Stores Limited in relation to Tesco Express, Ground Floor Retail Units B&C (Amalgamated), [Newington Gate, 48 Matthias Road, Newington Green, London N16 8LH](#). These are retail units located on the ground floor of Walrond house, where I live with my partner and our daughter.

The Licence Application proposes that the following licensable activities are permitted to take place:

- 1- The provision of late-night refreshment (indoors) on Monday-Sunday, 23:00-00:00; and
- 2- The sale by retail of alcohol (off the premises) on Monday-Sunday, 06:00-00:00,

As a resident of Walrond House, I have huge concerns that Hackney Council can end approving such licences and I'm completely opposed to the granting of the application on the grounds that it is reasonably foreseeable that the approval of the Requested Licensable Activities will further aggravate existing issues faced by residents in relation to crime and disorder, public safety and public nuisance, and could jeopardise the protection of children from harm.

My fears are not unfounded. Taking into account, amongst other factors. Unfortunately we have a (i) pre-existing history of crime and disorder at Walrond House, including the (ii) pre-existing history of substance abuse at Walrond House, and the nuisance that has arisen at other Tesco Express outlets or other supermarkets in the near vicinity. Not without mentioning the proximity of the location to primary schools and local children.

I would venture to say that it is reasonably likely that the Tesco Express and the Requested Licensable Activities will negatively impact the licensing policy objectives. I am entirely opposed to the approval of the licences mentioned above to this Tesco Express, or any other business to that matter.

Pre-existing history of crime and disorder at Walrond House

1. Walrond House is a joint development between Anchor Hanover and Hill. It is a mixed development consisting of 72 apartments, 28 of which are reserved for affordable rental to over-55s. The community also includes numerous young families with young children and/or toddlers, single women and expecting mothers. We estimate that around 70% of the apartments are occupied by what we would deem to be more vulnerable members of the population (over 55s, young children, single women and expecting mothers).
2. Unfortunately, since the first residents started moving in in mid-September 2020, the building has been plagued with numerous security issues. Between the three-month period of October 2020 to December 2020, there were 24 known security incidents raised by residents. From February 2021 to April 2021, there were a further seven. These pertained to thefts of delivery parcels from the internal corridor, anti-social behaviour around the building and entrance, trespassing in the building, drug use, amongst others. On 14 November 2020, a resident reported that someone smashed the window of the moving van she had rented and stole her handbag. On 9 March 2021, another resident reported that her bike was stolen from the bike store.
3. In response to the severity of these issues, Anchor Hanover and Hill agreed to provide a temporary on-site security guard for seven weeks from mid-April 2021 to early June 2021 until additional security prevention features could be installed in the building. The presence of this on-site security guard did assist in deterring potential trespassers for a period of time.
4. However, after a mere few weeks, trespassers started targeting Walrond House again. As early as July 2021, a resident reported that her parcel was stolen. As far as I am aware, at least one to two parcels were reported

missing by residents each month between July 2021 and December 2021. A resident witnessed a visitor's car being stolen at gunpoint in October 2021. These perpetrators (it is unknown if it is the same group of persons) became bolder, and between January 2022 and April 2022, there were 21 known security incidents.

5. The latest series of incidents have been more worrying than the first wave of incidents as many involved confrontation. Trespassers have been aggressive towards residents and threatened them, including residents with their children. On one occasion, some youths who were trespassing, when politely asked to leave by two residents, threatened to lie and say that the residents had physically abused them. There have been several of these latest incidents which involved a group of youths gaining access to the building and smoking marijuana in the stairwells.
6. The Walrond House Residents Association (WHRA) have kept a log of security incidents, which if needed, I can happily share with you at your request.
7. 25 out of 66 total logged incidents were thefts, including parcels, bicycles, a car and a handbag. Nine incidents involved aggressive confrontation, five of which occurred in March 2022 alone. Clearly, these security incidents have unfortunately escalated in terms of their threatening nature.
8. One of the additional security features that was undertaken following the first wave of security incidents, at the cost of residents, was to move the benches that had previously been installed near the main entrance to Walrond House to the side of the courtyard along Matthias Road, far from the main entrance, with the sole purpose of discouraging people from loitering near the main entrance to the building looking for a tailgating opportunity. Residents are concerned that the opening of a Tesco from 06:00 till 00:00 selling alcohol next to the front door of the building, where there's a darker corner with reduced visibility under the first floor balconies, will now render this measure meaningless.
9. The concern is that the presence of the Tesco Express would encourage and enable the existing perpetrators who have already targeted Walrond House to loiter outside the building more often and at odd times of the day, camouflaging themselves amongst the patrons at the Tesco. It would also create opportunities for a new, wider group of potential perpetrators to target the building. I am worried that it would then be easier for them to find opportunities to sneak into the building since they would have had an "excuse" to hang around the building for longer, and that once they get into the building, they could potentially steal parcels, smoke marijuana, drink alcohol and/or threaten residents, as has occurred in the past (please see Appendix A) or even escalate to more serious crimes.
10. The sale of alcohol from 06:00 to 00:00 right at the same building they have been targeting would not be helpful to the situation. The worsening of any of these criminal and anti-social behaviour would cause residents to fear even more for their safety.
11. The licensing policy of promoting public safety states that the licence applicant must demonstrate that the public will be kept safe both within and in close proximity to the premises. The proposed Tesco Express would be in the same building as the residents, with a shared courtyard and entrances close to each other. Taking into account the existing levels of crime and disorder in the area, it is reasonably likely that the Requested Licensable Activities will negatively impact the public safety of the residents of Walrond House.

Substance abuse

1. Section 2.21 of the Hackney Council Licensing Policy 2018-2023 (the "**Hackney Licensing Policy**") states that "*Evidence from the Police and Public Health suggests that the availability of alcohol from premises authorised to sell alcohol for consumption off the premises has had a negative impact on the promotion of the licensing objectives*". As such, there is a presumption that the sale of alcohol does not meet the licensing objectives. Therefore I submit that there would need to be an overwhelmingly compelling reason to defeat this presumption and to allow the sale of alcohol.
13. Considering the history of substance abuse in Walrond House where groups of people have gotten access into the building to drink alcohol and smoke weed, there is a very real likelihood that approving the Licence Application could result in a worsening of substance abuse in this area, which could lead to public disorder and even crime. Sadly, Hackney is an area where the rate of drug related deaths and the rate of alcohol-specific hospital admission is higher than the England and London average. I note the first core principle listed in the

Annual Report of the Director of Public Health for City and Hackney 2019/20 is to reduce the availability of alcohol. The Requested Licensable Activities are in direct contradiction to this first principle and are likely to negatively impact the licensing objectives.

14. I believe that one of the reasons why Walrond House has become a target for trespassers is the availability of various common areas within Walrond House itself for a group to gather and drink alcohol and/or smoke weed, such as the stairwells or sofas on the ground floor. With a Tesco Express, the courtyard, with the benches readily available, will also become an attractive hang out spot to drink during the warmer months. As such, there is a real risk that substance abuse in the area could become worse.

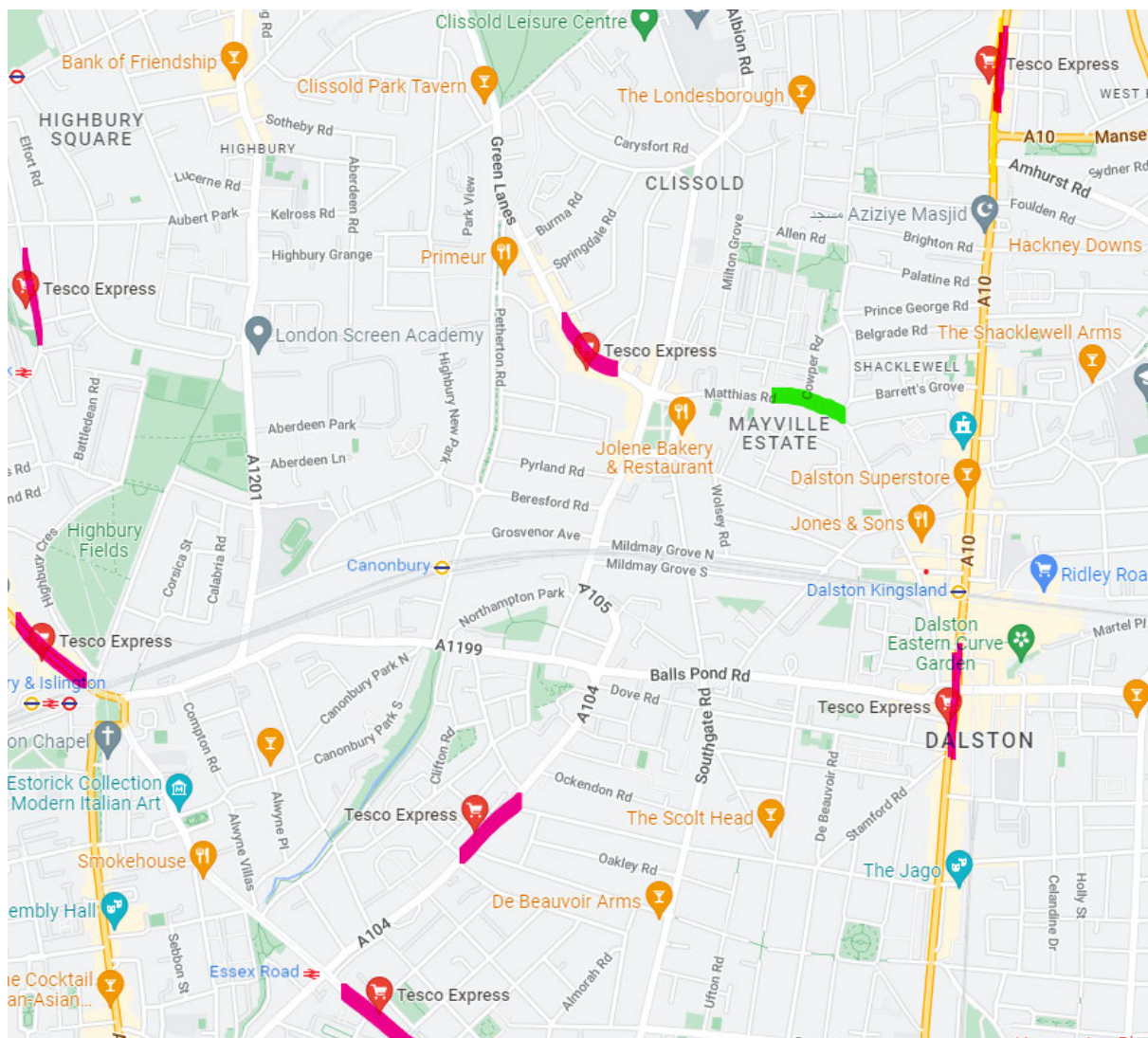
Existing crime in the immediate vicinity

15. Hackney is said to be among the top 5 most dangerous boroughs in London. Whilst Hackney is a large borough, residents unfortunately have had personal experiences with crime in the vicinity of Walrond House. One resident witnessed a visitor's car being stolen from them at gunpoint just outside the building. At least two residents and one resident's guest had their phones snatched on Newington Green or the end of Matthias Road where it meets Newington Green. Another resident, whose daughter attends Newington Green Primary School, shared that the Parents and Teachers Association of the school is well aware that Matthias Road is a target for phone-snatchers. As you can imagine, myself and other residents are concerned that the Tesco Express could cause these phone-snatchers to widen their target area to include patrons from the Tesco Express.

2. Public nuisance

Predominantly residential road

1. Another main concern is the public nuisance that could result. The key point here is that Walrond House is located in the middle of a residential area, and such the opening of a Tesco Express is likely to lead to an increase in public nuisance.
2. Please see below a map showing seven Tesco Express outlets in the vicinity and a green mark indicating the location of Walrond House. The map clearly shows that the existing Tesco Express outlets are on main roads which either have commercial units on the ground floor lining large stretches of the road or are main thoroughfares with heavy traffic throughout the day and night including night bus routes. This is in contrast to the road on which Walrond House is located, Matthias Road, which is predominantly residential. Whilst there is one bus route on Matthias Road, it is not a double decker bus and does not run 24/7. Therefore the impact on public nuisance due to a Tesco Express outlet at Walrond House would be a lot greater than the impact at these other Tesco Express locations which already have other contributing disturbances.



Map 1: Tesco Express outlets in the vicinity and location of Walrond House

Public nuisance in the courtyard

3. The proposed Tesco Express would be located right next to a large open space courtyard with benches. This courtyard is on land that is privately owned by Anchor Hanover, though the public has access to it (a Privately Owned Public Space or POPS). This would be a tempting spot for patrons from Tesco Express to loiter around. Should the Requested Licensable Activities be granted, this may also encourage patrons from the Army and the Navy, the pub down the road, to make their way to Tesco after the pub closes to purchase more alcohol and continue drinking in the courtyard. The availability of alcohol right next to the courtyard could turn the courtyard into a place like Gillett Square where people loiter and drink.
4. Whilst there is nothing wrong with the public being in the courtyard, the availability of alcohol may cause such members of the public who are tempted to loiter and drink in the courtyard to become rowdy and noisy, causing nuisance. In the extreme, drunken people are known to be prone to aggression and violence. This, coupled with the history of crime and disorder in the building, and the fact that many female residents regularly return home late at night from work, is causing residents to be concerned about their safety.

Specific nuisance concerns

5. Other specific types of nuisance that are likely to occur if the Requested Licensable Activities are approved are: (i) the noise caused by loading and unloading and what times that would take place; (ii) the loading carts or trolleys and other rubbish being left on the sidewalk and/or street; (iii) increase in rubbish leading to increased costs through residents' service charges for cleaning and maintenance of the courtyard; (iv) light pollution; (iv) reduction in noise and air quality due to cars from patrons being parked on the road while awaiting someone at the shop; and (v) the risk that homeless people or others would be tempted to beg in front of the Tesco Express.

6. I am concerned that the unloading of deliveries or waste collection to the Tesco Express would cause excessive noise at unsociable hours of the day, given the proposed opening hours of 06:00-00:00. This is especially since it is proposed that alcohol is to be sold on the premises.
7. Residents expressed that they have seen various Tesco's in the vicinity leaving unsightly loading carts or trolleys, empty crates, boxes and/or rubbish on the street, disrupting the general public enjoyment of the space. Please see *Appendix C* for photo evidence showing such items left outside various Tesco outlets in the vicinity, including Tesco Express Green Lanes and Tesco Express Essex Road. Some residents have noted that the unloading trolleys seem to be left permanently outside those stores.
8. It is reasonably likely to expect an increase in rubbish in the immediate vicinity of the proposed Tesco Express, and I am concerned that this could lead to increased costs through residents' service charges for cleaning and maintenance of the courtyard. The courtyard forms part of the private land owned by Anchor Hanover but is accessible by the public. If the Tesco Express were to open, it could lead to an increase in unsightly rubbish in the immediate vicinity from Tesco or its patrons, or, worse, if the courtyard becomes a spot for patrons to drink and loiter, could result in property damage. If the burden falls on Anchor Hanover to deal with such litter or damage to the courtyard, this would lead to a negative financial burden on the residents as any cost would be passed back to residents via the service charge.
9. I am concerned about the impact of light pollution on the community, given that the store will be directly under people's homes, the long opening hours applied for, and types of lighting found at other Tesco sites nearby. For example, I have observed that several Tesco outlets, for example the Tesco Express Green Lanes and Tesco Express Dalston Junction, have a strong light at the cash machine which is switched on throughout the night as the cash machine is accessible 24/7.
10. I am concerned that there will be an increase in noise pollution and a reduction in air quality due to cars from patrons being parked on the road while awaiting another patron at the shop, in particular on Cowper Road. Residents have noted that some drivers like to leave their engine running whilst parked on Cowper Road and are concerned this behaviour would be more rampant if the Licence Application is approved.
11. I am also concerned that the Tesco Express will attract people experiencing homelessness people to shelter at the building, especially since there is a covered area in front of the entrance to Unit B. I have observed that many supermarkets in the area tend to have people experiencing homelessness outside them, for example, Tesco Express Green Lanes, the Co-op Food Dalston Junction and Co-Op Food Stoke Newington High Street.

3. Protection of children from harm

1. As a father of a toddler I am extremely concerned about the exposure of children to harm, whether from alcohol or from other anti-social behaviour perpetrators. As previously mentioned, there have been occasions where past trespassers in the building had intimidated a resident who was with a toddler at the time, causing residents to fear for the safety of their children.
2. Walrond House is located 100m from one of the entrances to St Matthias Church of England Primary School on Cowper Road and 160m from one of the entrances to Newington Green Primary School on Matthias Road. There are at least ten households with children in Walrond House and at least one household that is expecting.
3. Some of the past perpetrators have been youths who should, themselves, be protected from exposure to alcohol.

Summary

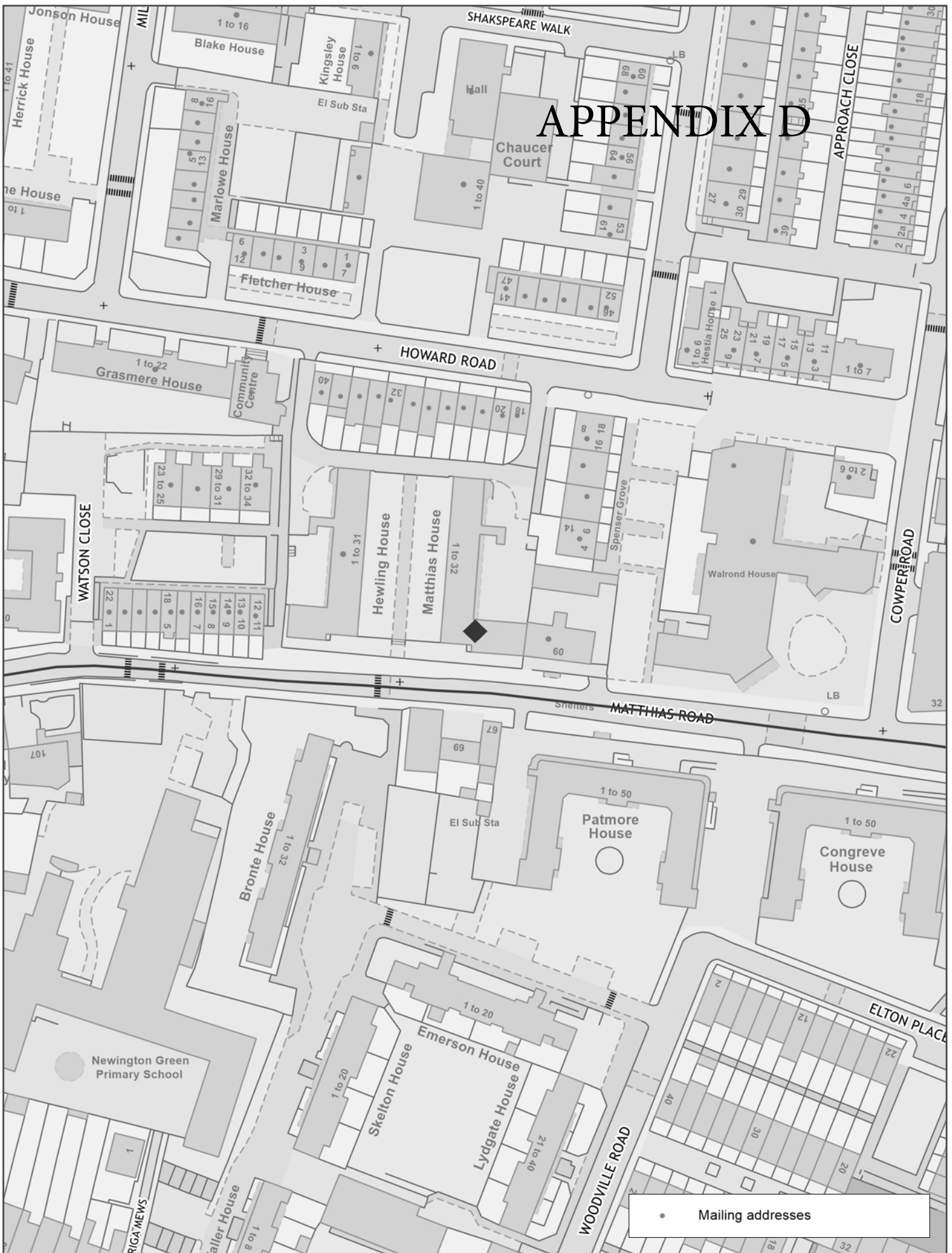
In summary, I believe that the granting of the licence to Tesco would fail to meet the licensing policy objectives of prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

I look forward to hearing from you regarding the next steps.

Kind regards,



APPENDIX D



NORTH

Scale: 1:1250 at A4



Ref:

Tuesday, July 19, 2022

Produced by: unspecified

email:

please specify copyright statement