

For Consideration By	Licensing Sub-Committee
Meeting Date	15 December 2022
Type of Application	Premises Licence
Address of Premises	Great Beyond Brewing Company, 416-418 Union Walk, London, E2 8HP
Classification	Decision
Ward(s) Affected	Haggerston
Group Director	Rickardo Hyatt

1. **Summary**

- 1.1. This is an application for a premises licence to allow authorisation for the sale of alcohol on Monday to Sunday.

2. **Application**

- 2.1. Great Beyond Brewing Company Ltd has made an application for a premises licence under section 17 of the Licensing Act 2003.
- 2.2. The premises is not located within a special policy area.
- 2.3. The applicant is seeking authorisation for the following licensable activities and times:

Supply of Alcohol (On sales)	Standard Hours: Mon 16:00-23:00 Tue 16:00-23:00 Wed 16:00-23:00 Thu 16:00-23:00 Fri 16:00-23:00 Sat 12:00-23:00 Sun 12:00-21:00
Supply of Alcohol (Off sales)	Standard Hours: Mon 10:00-23:00

	Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-23:00 Sat 10:00-23:00 Sun 10:00-21:00
The opening hours of the premises	Standard Hours: Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-23:00 Sat 10:00-23:00 Sun 10:00-21:00

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

3. **Current Status/History**

- 3.1. The premises is not currently licensed for any activity.
- 3.2. The application for a premises licence submitted in July 2022 was refused by the Licensing Sub-Committee on 8th September 2022.
- 3.3. Temporary event notices have given in current year at this premises as follows:

<u>Date of the event(s)</u>	<u>Hours</u>
03/11/2022-05/11/2022	12:00-23:00
10/11/2022-13/11/2022	12:00-23:00
17/11/2022-19/11/2022	12:00-23:00
24/11/2022-26/11/2022	12:00-23:00
29/11/2022-29/11/2022	16:00-23:00
01/12/2022-03/12/2022	12:00-23:00
08/12/2022-10/12/2022	12:00-23:00

4. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection) (Appendix B)	Representation received on the grounds of The Prevention of Public Nuisance and proposed conditions as set out in para 8.1

Environmental Health Authority (Environmental Enforcement)	Have confirmed no representation on this application
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	No representation received
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	No representation received
Police	Have confirmed no representation on this application
Licensing Authority	Have confirmed no representation after clarification from the applicant on a number of matters
Health Authority	No representation received

5. **Representations: Other Persons**

From	Details
39 representations opposing the application received from and on behalf of local residents. 16 representations received in support. (Appendices C1-C55)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm.

6. **Guidance Considerations**

- 6.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

7. **Policy Considerations**

- 7.1. Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives) and LP11 (Cumulative Impact) are relevant.

8. **Officer Observations**

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

Supply of Alcohol(On/Both)

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

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

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

Minimum Drinks Pricing

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

7.2 For the purposes of the condition set out in paragraph 7.1 above -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ Where -
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (c) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(d) “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;

(e) “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

(f) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

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

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

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

Conditions consistent with the Operating Schedule

8. The supply of alcohol for consumption on the premises shall at all times remain ancillary to the use of the premises as a brewery with beer production, storage and distribution.
9. There shall be no licensable activities or consumption of alcohol in external areas.
10. Customers shall not be permitted to access or exit the premises via the rear doors, except in cases of emergency.
11. The sale of alcohol for consumption off the premises shall be in sealed containers only.
12. A minimum of 60 seats shall be maintained in the premises at all times the premises is open for the sale of alcohol for consumption on the premises.

13. A copy of the premises dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of the Council or Police.
14. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
15. A direct telephone number or email for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or email is to be made available to residents and businesses in the vicinity.
16. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall be limited to 10 persons at any one time.
17. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance.
18. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
19. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
20. All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.
21. Signage shall be displayed informing customers that they are not permitted to use the gate located adjacent to the junction of Union Walk and Nazrul Street (except in cases of emergency) nor loiter around this area.
22. The gate located adjacent to the junction of Union Walk and Nazrul Street shall be locked at 19:00 on any evening that the premises are open for the supply of alcohol for consumption on the premises.
23. The premises maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas, entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
24. There will be a staff member at the premises who will be able to facilitate viewing and downloading of the CCTV system with the minimum of delay.

25. An incident log shall be kept at the premises, and made available immediately to an authorised officer of the Hackney Borough Council or the Police, which will record the following:
- all crimes reported to the venue
 - any complaints received
 - any incidents of disorder
 - any faults in the CCTV system that you have been made aware of
 - any refusal of the sale of alcohol
 - any visit by a relevant authority or emergency service.
26. All instances of crime or disorder to be reported by the Designated Premises Supervisor or responsible member of staff to an agreed police contact point, as agreed with the Police. (at this time this will be hackneylicensing@met.police.uk)
27. Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under 25 years of age (Challenge 25). Such evidence may include a driving licence or passport.
28. All staff engaged in the sale of alcohol shall be fully trained and made aware of the legal requirements relating to underage sales and other legal requirements relating to the sale and supply of alcohol. Such training must take place on a 12 monthly basis and written records of the training must be maintained on the premises for inspection by the Police or Authorities. This training is to include the WAVE (Welfare And Vulnerability Engagement) training.
29. A refusals log will be kept at the premises and completed on any occasion a sale is refused, this will be made available to all Responsible Authorities on request.
30. When the premises use a courier service, it will be with a written agreement that incorporates a challenge 25 Policy. Records of proof of age checks will be retained for a period of three months. Any courier used, will be made aware of the potential for proxy sales.
31. Deliveries will only be made to "post code" addresses, of businesses or residential properties.
32. The Premises Licence Holder shall ensure that all entrances, exits and passageways will be kept clear of debris or furniture.
33. No rubbish, including bottles, shall be moved, removed, or placed in outside areas between 2300hours and 0800hours.
34. When the premises use drivers for their deliveries, it will ensure that vehicles are respectfully parked, do not leave engines running or cause any public nuisance.

35. Staff will be diligent in observing those who attempt to make proxy purchases on behalf of underage persons and alert the DPS should this occur.
36. 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.
37. 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.
38. 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.
39. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
40. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
41. The current trade waste agreement/duty of care waste transfer document shall be displayed and maintained in the premises where it can be conveniently seen and read by persons. This should remain unobstructed at all times and should clearly identify:-
- the name of the registered waste carrier
 - the date of commencement of trade waste contract
 - the date of expiry of trade waste contract
 - the days and times of collection
 - the type of waste including the European Waste Code

Conditions derived from Responsible Authority representations

42. No music or amplified sound shall be generated within the premises, so as to give rise to nuisance within neighbouring residential dwellings.
43. The capacity of the premises shall be limited to up to a maximum of 66 patrons at any one time.

44. All patrons & staff shall only smoke in the designated smoking area.

45. All patrons and staff waiting for taxis or other forms of transport will be encouraged to wait within the premises and this includes delivery drivers and riders.

9. **Reasons for Officer Observations**

9.1. Conditions (8) to (41) are derived from the applicant's operating schedule, conditions (42) to (45) have been proposed by the Environmental Protection.

10. **Legal Comments**

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

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

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

11. **Human Rights Act 1998 Implications**

11.1. There are implications to;

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

12. **Members Decision Making**

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: Shan Uthayasangar Title: Licensing Officer Email: shan.uthayasangar@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

Thomas & Thomas

Partners LLP

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 Great Beyond Brewing Company Ltd

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Great Beyond Brewing Company 416-418 Union Walk			
Post town	London	Postcode	E2 8HP
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£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 | <input type="checkbox"/> | please complete section (B) |

- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

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

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

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input 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 Great Beyond Brewing Company LTD
Address 417 Union Walk, London, Greater London, United Kingdom, E2 8HP
Registered number (where applicable) 13936037
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited Company
Telephone number (if any)
E-mail address (optional)

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)
Independent brewery across 3 railway arches at ground floor level with ancillary tap room in Arch 416.

The application follows consultation with the Responsible Authorities and Local Residents.

The application proposes a new 11pm Premises Licence for the sale of alcohol only. There is no proposal for Regulated Entertainment or Late Night Refreshment.

The application includes a comprehensive operating schedule of conditions to prevent the consumption of alcohol in external areas and to ensure local residents are not disturbed.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input 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)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (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 performing plays</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<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)		
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (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 the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<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)		
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			
			<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)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (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						
Thur			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)			
Fri						
Sat						
Sun						
			<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)			

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (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 the performance of live music</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<u>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</u> (please read guidance note 6)		
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (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					
Thur			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Fri					
Sat			<u>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</u> (please read guidance note 6)		
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (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 the performance of dance</u> (please read guidance note 5)			
Thur						
Fri						
Sat			<u>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</u> (please read guidance note 6)			
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<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					

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

J

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 type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5) On sales shall not commence until 16:00 Monday to Friday and 12:00 Saturday & Sunday		
Mon	1000	2300			
Tue	1000	2300			
Wed	1000	2300			
Thur	1000	2300	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	1000	2300			
Sat	1000	2300			
Sun	1000	2100			

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

Name Oliver Anthony Parker	
Date of birth [REDACTED]	
Address (Private address)	
[REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

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

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	1000	2300	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	1000	2300	
Wed	1000	2300	
Thur	1000	2300	
Fri	1000	2300	
Sat	1000	2300	
Sun	1000	2100	

M

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

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

Please refer to the attached schedule of conditions for the promotion of all four licensing objectives.

b) The prevention of crime and disorder

Please refer to a) above.

c) Public safety

Please refer to a) above.

d) The prevention of public nuisance

Please refer to a) above.

e) The protection of children from harm

Please refer to a) above.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☒
- I have enclosed the plan of the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable (postal applications only) [Electronic Submission - LA to serve RA's] ☒
- 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	<i>Thomas and Thomas</i>
Date	28/10/2022
Capacity	Solicitors on behalf of applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
<div style="background-color: black; height: 15px; width: 100px; margin-bottom: 5px;"></div> Thomas & Thomas Partners LLP <div style="background-color: black; height: 15px; width: 150px; margin-bottom: 5px;"></div>			
Post town	London	Postcode	<div style="background-color: black; height: 15px; width: 80px;"></div>
Telephone number (if any)	<div style="background-color: black; height: 15px; width: 150px;"></div>		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
<div style="background-color: black; height: 15px; width: 150px;"></div>			

Notes for Guidance

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

**Application for a Premises Licence
Great Beyond Brewing Company
416-418 Union Walk, London, E2 8HP**

Proposed Licensable Activities:

	Sale of Alcohol for Consumption on the Premises	Sale of Alcohol for Consumption off the Premises	Opening Hours
Monday to Friday	16:00 – 23:00	10:00 – 23:00	10:00 – 23:00
Saturday	12:00 – 23:00	10:00 – 23:00	10:00 – 23:00
Sunday	12:00 – 21:00	10:00 – 21:00	10:00 – 21:00

NB:

- No non-standard timings
- No Regulated Entertainment
- No Late Night Refreshment

Proposed Conditions:

1. The supply of alcohol for consumption on the premises shall at all times remain ancillary to the use of the premises as a brewery with beer production, storage and distribution.
2. There shall be no licensable activities or consumption of alcohol in external areas.
3. Customers shall not be permitted to access or exit the premises via the rear doors, except in cases of emergency.
4. The sale of alcohol for consumption off the premises shall be in sealed containers only.
5. A minimum of 60 seats shall be maintained in the premises at all times the premises is open for the sale of alcohol for consumption on the premises.
6. A copy of the premises dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of the Council or Police.
7. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
8. A direct telephone number or email for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or email is to be made available to residents and businesses in the vicinity.

9. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall be limited to 10 persons at any one time.
10. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance.
11. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
12. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
13. All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.
14. Signage shall be displayed informing customers that they are not permitted to use the gate located adjacent to the junction of Union Walk and Nazrul Street (except in cases of emergency) nor loiter around this area.
15. The gate located adjacent to the junction of Union Walk and Nazrul Street shall be locked at 19:00 on any evening that the premises are open for the supply of alcohol for consumption on the premises.
16. The premises maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas, entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
17. There will be a staff member at the premises who will be able to facilitate viewing and downloading of the CCTV system with the minimum of delay.
18. An incident log shall be kept at the premises, and made available immediately to an authorised officer of the Hackney Borough Council or the Police, which will record the following:
 - a. all crimes reported to the venue
 - b. any complaints received
 - c. any incidents of disorder
 - d. any faults in the CCTV system that you have been made aware of
 - e. any refusal of the sale of alcohol
 - f. any visit by a relevant authority or emergency service.

19. All instances of crime or disorder to be reported by the Designated Premises Supervisor or responsible member of staff to an agreed police contact point, as agreed with the Police. (at this time this will be hackneylicensing@met.police.uk)
20. Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under 25 years of age (Challenge 25). Such evidence may include a driving licence or passport.
21. All staff engaged in the sale of alcohol shall be fully trained and made aware of the legal requirements relating to underage sales and other legal requirements relating to the sale and supply of alcohol. Such training must take place on a 12 monthly basis and written records of the training must be maintained on the premises for inspection by the Police or Authorities. This training is to include the WAVE (Welfare And Vulnerability Engagement) training.
22. A refusals log will be kept at the premises and completed on any occasion a sale is refused, this will be made available to all Responsible Authorities on request.
23. When the premises use a courier service, it will be with a written agreement that incorporates a challenge 25 Policy. Records of proof of age checks will be retained for a period of three months. Any courier used, will be made aware of the potential for proxy sales.
24. Deliveries will only be made to "post code" addresses, of businesses or residential properties.
25. The Premises Licence Holder shall ensure that all entrances, exits and passageways will be kept clear of debris or furniture.
26. No rubbish, including bottles, shall be moved, removed, or placed in outside areas between 2300hours and 0800hours.
27. When the premises use drivers for their deliveries, it will ensure that vehicles are respectfully parked, do not leave engines running or cause any public nuisance.
28. Staff will be diligent in observing those who attempt to make proxy purchases on behalf of underage persons and alert the DPS should this occur.
29. 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.
30. 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.

31. 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.
32. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
33. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
34. The current trade waste agreement/duty of care waste transfer document shall be displayed and maintained in the premises where it can be conveniently seen and read by persons. This should remain unobstructed at all times and should clearly identify:-
 - a. the name of the registered waste carrier
 - b. the date of commencement of trade waste contract
 - c. the date of expiry of trade waste contract
 - d. the days and times of collection
 - e. the type of waste including the European Waste Code

Licensing Act 2003: Application for a premises licence- Great Beyond Brewing Company, 416-418, Union Walk, Hackney, London, E2 8HP

1 message

George Wokorach <george.wokorach@hackney.gov.uk>
To: Shan Uthayasangar <shan.uthayasangar@hackney.gov.uk>

19 November 2022 at 21:49

Dear Shan

The EP Team has no objection to the application subject to the proposed draft conditions made by the applicant. However, I would like to amend two of those conditions:

Amended conditions:

27. When the premises use drivers for their deliveries, it will ensure that vehicles are respectfully parked, do not leave engines running or cause any public nuisance. A dedicated member of staff will monitor the external areas from time to time to ensure that drivers, riders and customers do not congregate in surrounding areas and cause public nuisance to neighbours. All reasonable steps shall be taken to stop patrons from congregating on the road outside the premises and from causing noise & nuisance to residents living in the vicinity of the premises

9. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall be limited to 6 persons at any one time.

Additional conditions

- 1.No music or amplified sound shall be generated within the premises, so as to give rise to nuisance within neighbouring residential dwellings
2. The capacity of the premises shall be limited to up to a maximum of 66 patrons at any one time
3. All patrons & staff shall only smoke in the designated smoking area
4. All patrons and staff waiting for taxis or other forms of transport will be encouraged to wait within the premises and this includes delivery drivers and riders

I hope these conditions are reasonable

Regards

George Wokorach
Environmental Protection Officer
Projects and Regulatory Services
Neighbourhoods & Housing Directorate
London Borough of Hackney
Hackney Service Centre
2 Hillman Street
London
E8 1FB

Tel: 0208 356 3403

Email: George.Wokorach@hackney.gov.uk

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

(16 November 2022)

Representations of [REDACTED] ([REDACTED] Long Street, London E2 [REDACTED])

Premises License Application for 416-418 Union Walk, Hoxton, E2 8HP

Submitted on 28th October 2022, by Great Beyond Brewing Company

To Hackney Council Licensing Team and Licensing Sub-Committee

My name is [REDACTED]. I am writing to you as both a resident at [REDACTED] Long Street (the 'Long & Waterson' residential complex which is adjacent to Arches 416-418), and as a representative of the management company for the freehold owner of the 'Long & Waterson' residential complex. I am writing to object to this application for the proposed licensable activities, specifically, the use of the Arches as a 'brewpub' (a combined brewery and pub/bar), for the reasons summarised below (and set out in detail in the sections of my representations): -

- the proposed venue would result in an unacceptable increase in noise nuisance and disturbance, particularly at sensitive times of the evening/night (elaborated in Section 2 below).
- the applicants' previous application was primarily refused because of concerns and objections of the Licensing Authority and the Environmental Protection Team that the proposal would have a negative impact on local residents in terms of noise disturbance, but also because of the applicants' failure to provide sufficient documentation to support the application. The current application similarly fails to take account of the Sub-Committee's concerns that sufficient supporting documentation should be provided to allow for a proper assessment of the potential public nuisance/noise impact of the proposed licensable activities. The following should be submitted and assessed before a decision is made on the current application - a noise impact report, an odour impact assessment, a customer management strategy, a customer dispersal plan, a traffic/servicing impact assessment, a Fire Risk Assessment, confirmation of the location of external designated smoking areas, and the details and arrangements for refuse storage and collection (elaborated in Section 2 below).
- the locality already suffers from severe traffic congestion and conflicts, as the Council and Police are aware, and the proposed venue will exacerbate the traffic problems that exists along Waterson Street (elaborated in Section 3 below).
- a pub/drinking venue will potentially increase the risks of antisocial and drunken behaviour in an area recognised by the Metropolitan Police to be a drug use 'hot spot' (elaborated in Section 3 below).
- the applicants' proposed conditions would provide insufficient mitigation and/or protection to safeguard the amenity of neighbouring residents, and additionally, they fail to address some of the key concerns of the Sub-Committee. In addition, the proposed conditions also contradict information given to local residents in the letter the applicants sent to them, and information I was given in a discussion with John Driebergen on 24th October (elaborated in Section 4 below).
- the applicants do not have planning permission for the proposed new use or for any external alterations and equipment required for the proposed brewpub, and they have not submitted a planning application to accompany the new Premises Licence application. The Licensing Sub-Committee should not therefore allow the application until planning permission has been sought and granted for the proposed new mixed [sui generis] use (elaborated in Section 5 below).

- I also object to both the 'brewery' operations and the 'licensable activities' operating outside the hours of 10:00 to 20:00 Mondays to Saturdays, and 12:00 to 19:00 on Sundays (elaborated in Section 1 below).

To summarize, the opening of a brewery and pub/bar within what is very much a residential area, would severely harm the peaceful enjoyment of the adjoining and surrounding residential properties, many of which are occupied by young families and children. The submitted application is contrary to, and would undermine, the objectives that underpin Licensing Policies LP1, LP2, LP3, LP4, LP5, LP6 and LP11 of the Council's Statement of Licensing Policy. My concerns and objections are set out in Sections 2 to 5 below.

The 'Long and Waterson' Residential Complex

'Long & Waterson', where I reside, is a residential complex of 119 apartments, inhabited by many young families, and it is located directly to the rear of Arches 416 – 418, as can be seen in the photograph below (Image 1). My concerns and objections to the current application are based on the close proximity of the arches to the 'Long & Waterson' apartments (and other residential properties along Union Walk).

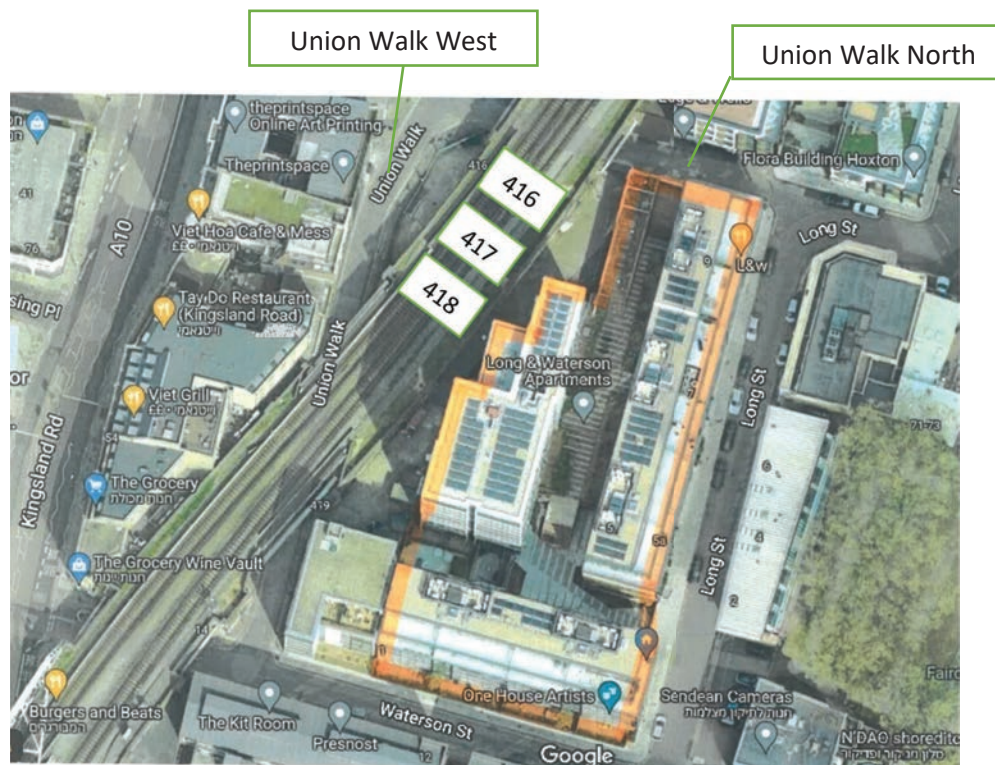


Image 1 - Long & Waterson

The applicant, the 'Great Beyond Brewing Company', have leased from Transport For London (TfL) three [historically] individual arches at 416, 417 and 418 Union Walk, and the adjacent rear and front external spaces (see Image 2 - **The leased property**).

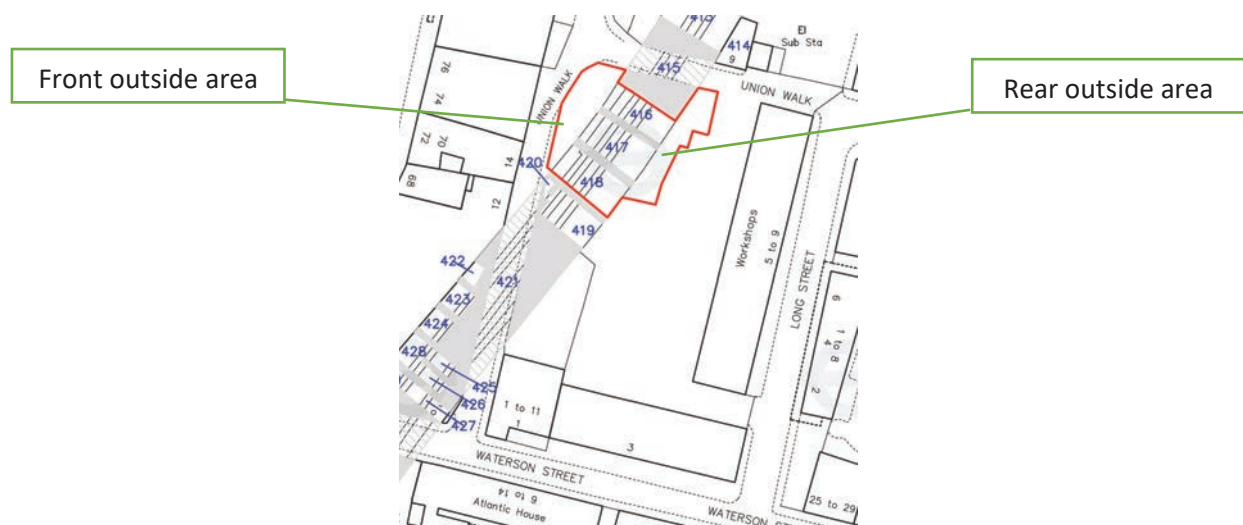


Image 2 - The leased property

Images 3 and 5 below show close the arches are to the residential apartments in 'Long & Waterson'.

Arch 418



Image 3 – View of the rear outside area facing south

Arch 417



Image 4 – View of the rear outside area facing north



Image 5 – 2nd View of the rear outside area facing south

TFL Union Walk North gate

L&W Union Walk North gate

Rear outside area

The shared asphalt area (marked in green in the image below) was an issue of concern/focus for the Metropolitan Police before the residential development was completed. The area is secured by two gates, (1) a 'Long & Waterson' gate, and (2) a 'TFL' gate, which together restrict pedestrian and vehicular access from Union Walk North. A key requirement of the Metropolitan Police was that, "TFL GATE MANAGEMENT - Gates to be kept locked at all times by tenants of industrial units."



Image 6 – The shared asphalt area

Rear outside area

TFL Union Walk North gate

L&W Union Walk North gate

Boundary line

Representations to the Premises License Application for Arches 416 - 418 Union Walk (The Great Beyond Brewing Company)

1. The Application Proposal

In a letter to local residents, dated 6th October 2022 (a copy is attached as **Appendix 1**), the applicants confirmed their plans “to open a microbrewery”, and they advised us that they “have long experience in the quality end of the brewing industry, including at Fourpure Brewing Company, Meantime Brewing Company, and Brooklyn Brewery”. Their letter goes on to state that:-

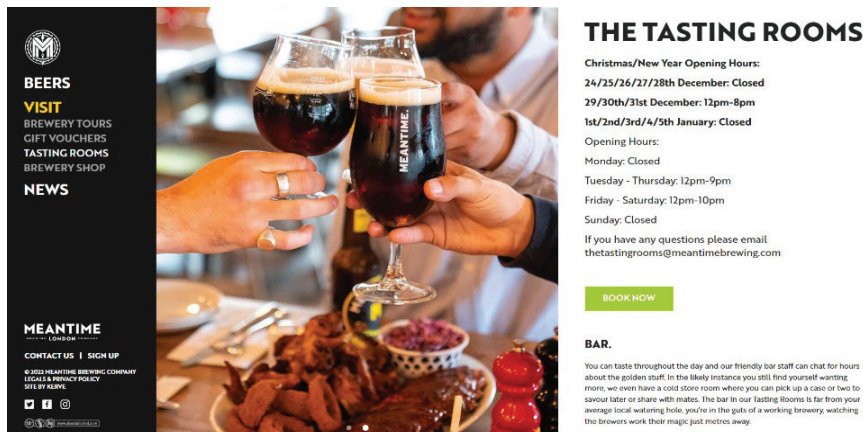
- the first of the railway arches “will house the brewery itself”, and the second arch unit will be used as “a cold store and small office area”.
- the third arch/unit will be used “for packing and distribution up to 4pm each day”, and from 4pm “as a tasting room, where customers will be able to taste and purchase our products”.
- the ‘tasting room’ will have a capacity of no more than 80 customers, and it would operate “five evenings per week ... closing between 9pm and 11pm depending on the day of week”.

The applicants’ letter also makes clear their intention “over the next few weeks ... to run some evenings on temporary event notices just to make sure that we are operating without any harm to the amenity of local residents”.

Although we were told that the proposed new use would be “a microbrewery”, the reality is that what is being proposed is a ‘brewpub’ (a combined brewery and bar) as is made clear from the information provided with the applicants previous Premises Licence application, and by the examples referenced by the applicants (see below, and www.fourpure.com and www.meantimebrewing.com). The ‘tasting room’ proposed for Arch 416 will be the pub/bar part of the enterprise.



Taproom – ‘Fourpure Brewing Company’



The banner features a central image of two hands clinking beer glasses. On the left is a dark sidebar with white text: 'BEERS', 'VISIT', 'BREWERY TOURS', 'GIFT VOUCHERS', 'TASTING ROOMS', 'BREWERY SHOP', 'NEWS', and 'MEANTIME London'. On the right, the text reads: 'THE TASTING ROOMS', 'Christmas/New Year Opening Hours: 24/25/26/27/28th December: Closed', '29/30th/31st December: 12pm-8pm', '1st/2nd/3rd/4/5th January: Closed', 'Opening Hours: Monday: Closed, Tuesday - Thursday: 12pm-9pm, Friday - Saturday: 12pm-10pm, Sunday: Closed', 'If you have any questions please email: thetastingrooms@meantimebrewing.com', a green 'BOOK NOW' button, and a 'BAR.' section with a paragraph about the bar staff and atmosphere.

‘Meantime Brewing Company’

... the proposed opening days and hours ...

The current application proposes that the ‘licensable activities’ involving the sale and consumption of alcohol ‘on the premises’ (within Arch 416) will operate seven days a week (not the “five evenings per week” we were told), up to 11pm for six days of the week, and from 12pm at weekends. The sale and distribution of alcohol will take place daily, from 10am.

The applicants had previously advised the Licensing Sub-Committee that their venue would “*brew beer two times a week*”. I am concerned that the current application submission is silent on the actual operating hours of the brewery/industrial part of the proposed use, especially when considering that the applicants are proposing that the sale/distribution of alcohol ‘for consumption off the premises’ will take place daily from 10am until 11pm Mondays to Saturdays, and until 9pm on Sundays.

The Sub-Committee will note and compare, the hours of operation sought by the current Premises Licence application, with the operating hours of the brewpub examples referenced by the applicants, namely, the opening times for (i) the ‘*Fourpure Brewery*’ are Thursdays and Fridays 4pm to 10pm, Saturdays 12pm to 10pm, and 12pm to 6pm on Sundays, and (ii) the ‘tasting rooms’ at the ‘*Meantime Brewing*’ establishment are Tuesdays to Thursdays 12pm to 9pm and Fridays and Saturdays 12pm to 10pm (the business is closed on Mondays and Sundays).

Further to Licensing Policy LP3 of the Council’s Statement of Licensing Policy, which allows for restrictive hours of operation depending “*on the character of the area and if the individual circumstances require it*”, the hours of operation of the proposed venue should be restricted to avoid pedestrian/traffic activity occurring at times when the potential risks of nuisance or disturbance would be greater. I therefore object to the venue (including the ‘brewery’ operations and the sale of alcohol ‘off the premises’) operating outside the hours of 10:00 to 20:00 on Mondays to Saturdays, and 12:00 to 19:00 on Sundays, particularly as the applicants have not provided any documentation to prove that the brewery plant and machinery can be operated without causing noise nuisance or disturbance to adjoining residents.

I have set out below my additional concerns and objections to the current application submission.

2. The proposal will have a detrimental impact on local adjoining and surrounding residents

The applicants' previous application was primarily refused because of the concerns and objections of the Licensing Authority and the Environmental Protection Team, that the proposal would have a negative impact on local residents in terms of noise disturbance (and internal and external) noise outbreak, and taking into account (i) the close proximity of local residential properties (namely those along Union Walk, Kingsland Road and the adjoining 'Long and Waterson' apartments), and (ii) that insufficient information had been provided to demonstrate that the proposed activities would not have a negative nuisance/noise impacts (such as a noise impact report or noise management plan).

The previous application was therefore refused on the grounds that it was contrary to a number of the Licensing Policies of the Council's Statement of Licensing Policy, such as Policies LP1, LP2, LP3 LP6 and LP11. The concerns and objections of the Licensing Authority and the Environmental Protection Team are attached as **Appendix 2**.

Whilst I am pleased that the applicants are no longer proposing an external seating/drinking area to the rear of Arch 416, I still have concerns, as the current submission is silent on exactly how the rear area to Arch 416 is to be used, particularly as the applicants' floorplans show access/double doors at the rear of Arch 416.

I [therefore] maintain my objections to the application, on the grounds that the introduction of a bar/pub facility would result in an unacceptable increase in noise, nuisance and disturbance to the detriment of local residents (especially the upper floor residential properties directly opposite on Union Walk), from patrons arriving and leaving the venue, from delivery driver/car/uber/taxi/mini cab arrivals and departures along Union Walk, from the revving of engines, the opening and closing of car doors, and the sounding of horns. All of this will be taking place at the more sensitive times of the late evening and night, fundamentally and detrimentally changing the quiet, less busy, and more 'residential' environment that exists after 7pm.

... potential impact of the brewing operations ...

As with the previous submission, the current application fails to provide sufficient information to demonstrate that the proposed brewery element of the proposed new use would not have a negative public nuisance and noise impact.

During our meeting on 24th of October, John Driebergen advised us that a filter would be used to prevent smells emanating during the production of the beer. This is not mentioned in any of the applicants' 'Proposed Conditions'. More importantly, the applicants have not submitted an odour/fume assessment to demonstrate that no smells or odorous emissions will be generated by brewery machinery/plant. In addition, no details have been provided regarding the magnitude of the production or the facility's brewing manufacturing and distribution capacity. The photographs below, of the proximity of some of the apartments within the 'Long Waterson' complex, demonstrate the potential for nuisance and disturbance that could be caused by the operations of the brewery, in terms of noise and odour emissions.

Arch 418



Image 3 – View of the rear outside area facing south



Image 5 – View of the rear outside area facing north

The Sub-Committee will further note that 'Box E' and 'Box F' of the Premises Licence Application Form (pages 9 and 10), state that no live or recorded music is to be played within the premises, and yet John Driebergen stated, in the meeting on 24th October, that any music played within the premises will not be louder than the volume of a conversation. Is recorded music to be played or not?

In summary, the current application is contrary to Licensing Policies LP1 and LP2, as it cannot be properly assessed as to its potential public nuisance/noise impact, without the following information being provided for the Council's assessment - a noise impact report (including in relation to the operation of the 'brewery' plant and machinery), an odour impact assessment, a customer management and dispersal strategy, a Fire Risk Assessment, confirmation of the location of designated smoking areas, and the details of the proposed refuse/recycling storage arrangements (especially for bottle disposal).

AS stated above, I would also object, further to Licensing Policy LP3, and to avoid pedestrian/traffic activity occurring at times when the potential risks of nuisance or disturbance would be greater, to either the brewery operations (including for the sale of alcohol 'off the premises') or the pub/bar being permitted to operate outside the hours of 10:00 to 20:00 Mondays to Saturdays, and 12:00 to 19:00 on Sundays.

3. The proposed facility will exacerbate existing local area disturbance issues

There are currently two major sources of nuisance and disturbance within the immediate locality. One is the traffic chaos and conflicts that lead to road rage incidents on Waterson Street. The other is the fact that Union Walk West is a drug trafficking 'hot spot', as made clear by PC Helen King in an email sent following a meeting held with the Police Officers who are members of the Safer Neighbourhoods Team (SNT) during a meeting last October - *"I just wanted to reassure yourself and fellow residents that Waterson Street, Long Street and surrounding areas are part of Haggerston SNT default patrols as they are currently one of our Hotspots for ASB and Drug Use"*. I am concerned that the proposed pub/bar will make an already difficult situation even worse, by increasing the risks of anti-social behaviour by adding more people under the influence of alcohol in a drug use hot spot.

... Waterson Street existing traffic chaos and conflicts ...

There are continuous daily traffic jams/conflicts and incidents of road rage-violence, loud shouting and screaming along Waterson Street (see images 8 and 10), as traffic diverts from Hackney Road and Kingsland Road, and negotiates what is essentially a very narrow street. This is a major source of disturbance for the residents along Waterson Street and within the 'Long & Waterson' complex. The chaos is especially evident during weekends.

Both the Council and the Metropolitan Police are well aware of these problems. The Council, due to appeals by residents to change the traffic situation (such as The Shoreditch Investment and Management Ltd appeal from April 2021), and the Metropolitan Police, by the number of calls received every weekend (as confirmed by the Haggerston SNT, see above).

In the last two years since Cremer Street was turned into a one-way street, Waterson Street has become the main connection route between Hackney Road and Kingsland Road (see image 9). As Waterson Street has rows of parking bays along most of its length, it is practically a 'single file' road, with only small clear sections to allow cars to pass (see image 11). The proposed venue will unacceptably increase traffic on Waterson Street, as it will be the only way to access the pub/bar by a motor vehicle (see image 7).

I would urge the committee to request a traffic impact assessment (and delivery/servicing assessment) to demonstrate that the proposed activities, the pub/bar element especially, would not result in any harmful parking or traffic impacts, or nuisance and disturbance (including from delivery trips).

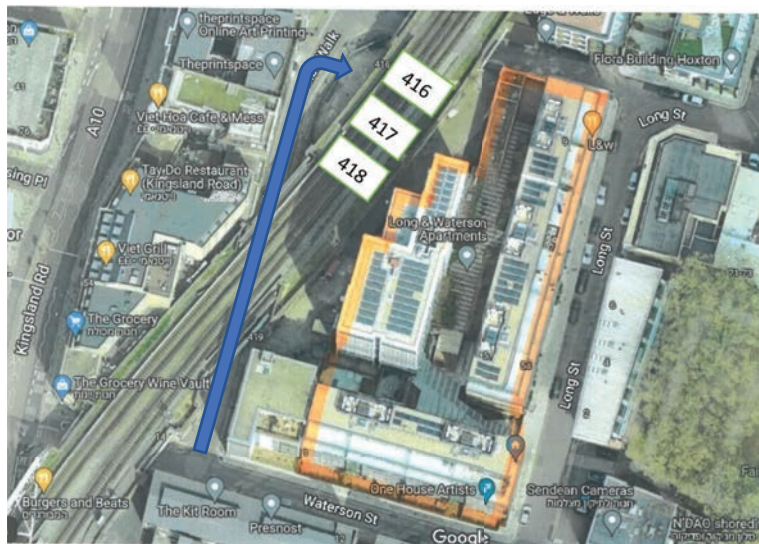


Image 7 – Motor vehicles way in to the brewery / bar

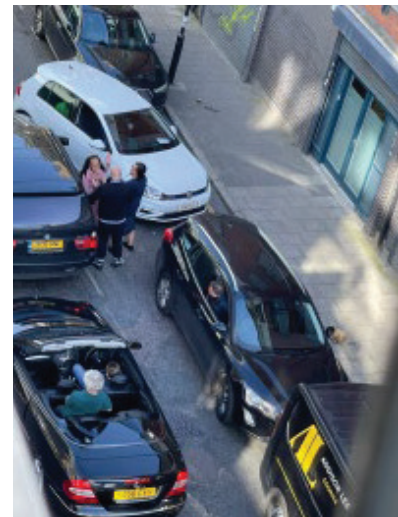


Image 8– Road rage on Waterson St.



Image 9– Local area traffic analysis



Image 10 – Traffic jam on Waterson St.

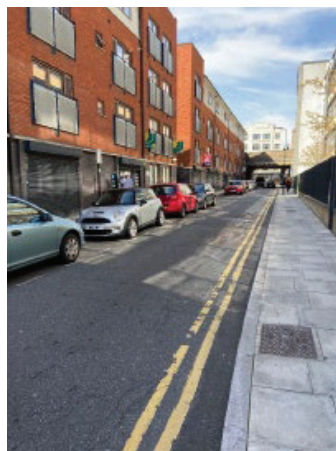


Image 11 – Single row parking bays on Waterson St.

4. The Applicant's Suggested Conditions

As already mentioned, the current application fails to provide sufficient information to allow for a proper understanding and assessment of the potential public nuisance and noise impact that may be result from the (internal and external) activities that would arise from the operation of the proposed brewpub. It is also the case, for the reasons set out below, that the conditions being suggested by the applicants are not sufficiently robust enough to ensure that the proposed brewpub would not undermine the Council's applicable licensing objectives, such as those that underpin Licensing Policies LP1, LP2, LP3 and LP4.

... Condition 2 (use of the rear external area) ...

Although the applicant is suggesting that no 'licensable activities' (including the consumption of alcohol) will take place in the rear external areas, the submission provides no details as to exactly what activities will take place to the external rear areas. For example, will the refuse storage facilities be located here? Will they be used for incoming/outgoing deliveries? Given the proximity of the 'Long & Waterson' apartments, it is important that clarification is provided before a decision is made on the application, and thereafter conditions should be imposed to restrict the use of the rear areas.

.. Condition 2 (consumption of alcohol) ...

In addition to the requirement that no licensable activities or consumption of alcohol taking place in external areas, a requirement/condition is needed to restrict the consumption of alcohol to within Arch 416 only, and not at any time within Arches 417 and 418.

.. Condition 3 (rear access doors) ...

Any rear doors for each of the arches should be self-closing so that they are not left open (except in an emergency). The rear doors should also be appropriately fire rated.

... Condition 5 (customer capacity) ...

Condition 5 states that a minimum of 60 seats will be maintained within the premises, however in the applicants' letter to local residents, we were advised that the 'tasting room' will have a capacity of "up to 80". That could be 'persons' or 'seating capacity'. Any condition relating to 'customer capacity' should impose a maximum, whether seated or not (in this case, 80 persons as stated by the applicants). Confirmation of that 'maximum' should be provided before any decision is made on the application.

... Condition 6 (premises dispersal policy) ...

Condition 6 refers to "a copy the premises dispersal policy". If the applicants have submitted a 'dispersal plan' then it was not distributed to local residents. This is an important area of concern for the residents of 'Long & Waterson' due to our proximity to possible customer gathering areas close to the Union Walk Gate entrance for the 'Long & Waterson' complex (as the pub/bar entrance is less than 20 meters - see image 12). No decision should be made on the application until the strategy to manage the dispersal of customers from the premises has been distributed to local residents, and the arrangements have been 'signed-off' by the Licensing Authority, the Environmental Protection Team and the Metropolitan Police.



Figure 1Image 12 - Union Walk Gate, Bar entrance & exit point, potential Gathering Area

... Conditions 7, 9 and 10 (designated smoking areas) ...

The submission fails to provide details of the location of the designated customer smoking area(s). This information, together with the applicants' arrangements to supervise and control any customers smoking outside the premises during the hours of operation, should be provided before any decision is made on the application, and thereafter conditions should be imposed to ensure compliance with any details 'signed-off' by the appropriate 'responsible authorities'.

... Conditions 11, 12 and 13 (the potential for noise nuisance and disturbance) ...

As I have already mentioned, one of the most significant omissions from the current submission is the lack of details and information on the proposed 'brewery' operations. A noise impact assessment must be provided to ensure that the noise emissions generated by the 'brewery' operations and the associated plant and machinery [and the operation of the pub/bar] would not result in any negative noise, nuisance and disturbance impacts.

I would also add that the rear façade of Arch 416 (see image 4), where the pub/bar will be located, comprises an old wooden structure with a single glazed glass windows. Any glazing for each of the individual arches should be sufficient to ensure that any noise generated from within the units (including any 'background music' played within Arch 416) will not be heard outside the units.

Condition 12 refers to the possibility of loudspeakers being provided, but as previously mentioned, the current application [form] suggests that no live or recorded music is to be played within the premises, and yet John Dribergen advised, in our meeting on 24th October, that music would be played within the premises. The location of any loudspeakers must be made known before any decision is made on the application. Noise limiters should also be fitted to the PA system/loudspeakers, and only the premises' speakers should be used, with no additional speakers being allowed by any hirers of the premises.

... Condition 13 (windows and external doors) ...

All windows and external doors should be kept closed after 19:00.

... Conditions 14 and 15 (security gates - Union Walk/Nazrul Street) ...

The closure of the Union Walk security gates during the times when the bar/pub is operating will prevent customers of the pub/bar from being able to exit via Long Street, and therefore any requirement for the closure of the gates must from a time much earlier than the 19:00 set out in proposed Condition 15, i.e. from 16:00 Mondays to Fridays, and 12:00 on Saturdays and Sundays.

That still leaves the potential problem of customers gathering next to the gate before going home. During the meeting on the 24th October, John Dribergen said there will be a security guard during the bar/pub operating hours, and that person's responsibility will include making sure people will not gather beside the gates. Whilst I have my doubts as to whether it will be possible for the applicants to control the behaviour of customers after they have left the premises, there is no mention of this in the conditions.

During the meeting on 24th October, John Dribergen also stated lights would be installed towards any potential gathering area(s), and these would also be covered by CCTV cameras. This is not included in the conditions.

... Conditions 24 and 27 (servicing/delivery strategy) ...

No details have been provided of the strategy for deliveries in/distribution out, including in relation to the delivery hours. In their letter to local residents, the applicants stated that packing and distribution will stop at 16:00. This is not included in any of the conditions.

Details of the servicing/delivery strategy should be provided before any decision is made on the application, and no deliveries/servicing should be permitted during very early/late hours of the day, and they should not be permitted to take place from the rear after 17:00 on any day. The hours of servicing/delivery should not be allowed to place after 19:00. Conditions should be imposed to ensure compliance with any details 'signed-off' by the appropriate 'responsible authorities'

... Conditions 26, 29, 31 and 34 (refuse storage and collection arrangements) ...

No information has been provided in relation to the proposed refuse storage facilities, and the collection arrangements. This information should be provided before any decision is made on the application (including in relation to the bottle storage).

Proposed Condition 26 states that refuse will not be placed in external areas between 2300 and 0800. 2300 hours is very late, and many people, particularly those with young children, will already be asleep by this time. The placement of refuse to any agreed designated external areas should only be allowed to take place between the hours of 10:00 to 20:00 on Mondays to Saturdays, and 12:00 to 19:00 on Sundays.

5. The Applicant's Failure to Apply For Planning Permission

Appendix B2 of the report to the 8th September 2022 Licensing Sub-Committee is attached as **Appendix 3**, and it comprises the Planning Department's representations on the applicant's previous application. The activities of the proposed use were described as offering "*a full range of wines, spirits and associated alcoholic beverages*" as well as "*Craft ales on tap*" (both for sale "*on and off*" the premises), and online sales via the company website. This further confirms that the applicants are proposing a brewpub, which as a mixed industrial/drinking establishment use is classified as a '*sui generis*' planning use.

Planning permission is therefore clearly required for the proposed activities, i.e. for the [change of] use of the three [historically] separate arch premises ['planning units' as a new a brewpub, a mixed [sui generis] brewery/drinking establishment use. Planning permission is also required for any external plant and equipment that is required for the proposed enterprise, and for any associated external alterations that have been carried out, and are proposed (including the roller shutters).

The applicants do not have planning permission for the proposed new use (or for the '*temporary notice events*' they are planning) or for any external alterations and equipment required for the proposed brewpub. Moreover, they have not submitted a planning application to accompany their new Premises Licence application.

The notes of the 8 September 2022 meeting of the Licensing Sub-Committee is attached as **Appendix 4**, and it confirms that the lack of planning permission for the proposed activities was "*a significant concern*" for the Sub-Committee. As before, the current application is contrary to Policy LP5 of the Council's Statement of Licensing Policy, and the Licensing Sub-Committee should not allow the application until planning permission has been sought and granted for the proposed mixed [sui generis] use.

Appendix 1

(Arches 416, 417 and 418 Union Walk)

Copy of Applicants' Letter to Local Residents (28 October 2022)

Dear neighbour,

416-418 Union Walk

Please allow us to introduce ourselves. We are John Dribergen, Oliver Parker, and Nicholas Walsh, and we are planning to open a microbrewery underneath the arches at Union Walk. We have long experience in the quality end of the brewing industry, including at Fourpure Brewing Company, Meantime Brewing Company, and Brooklyn Brewery. We hope to bring our experience to this small new business in Union Walk. We will be producing a range of artisan beers including Hoxton Lager, which will be made using all English ingredients, and Hoxton Fresh, a light and refreshing Session IPA.

Our business will occupy three railway arches. The first will house the brewery itself. The second will be a cold store and small office area. The third will be used for packing and distribution up to 4pm each day. After 4pm we hope to use the third arch as a tasting room, where customers will be able to taste and purchase our products. The tasting room will be small with a capacity for up to 80 customers and full toilet facilities. We hope to operate the tasting room for five evenings per week, well within the core hours under Hackney's licensing policy, closing between 9pm and 11pm depending on the day of week.

We would love to invite you to view our facilities and discuss our plans, with complimentary beer, wine and pizza on Monday the 24th of October at 6:30pm. We will keep this informal, for no more than an hour or two. Please just book your spot by emailing [REDACTED]. We hope this will give you the opportunity to ask any questions which you may have about our proposed operation. If you are unable to make that date we would of course be delighted to meet you in person or on the phone. Please email us to make an arrangement.

You may be aware that Hackney Council recently refused a licence for these premises. However since then we have reconsidered our proposals so that there will be no consumption outside, no live entertainment, no late night refreshment, no outdoor brewing equipment - simply a low-key internal use for the hours that we have mentioned. Over the next few weeks we hope to run some evenings on temporary event notices just to make sure that we are operating without any harm to the amenity of local residents and to modify our operation in the very unlikely event that there are any issues. We shall be submitting a new licence application shortly and if you would like us to notify you individually of the application, again please do let us know by email.

We are intent on providing a welcome local service to those living and working in our locality while being the best of neighbours, so if at any time there is anything you would like to discuss please do just drop in or get in touch by email.

With kind regards,

John, Ollie and Nick

Appendix 2

(Arches 416, 417 and 418 Union Walk)

Representations of Hackney Council Licensing Authority
and Environmental Protection Team
to the Licensing Sub-Committee (8 September 2022)

Licence Application- 416-418 Union Walk

1 message



George Wokorach <george.wokorach@hackney.gov.uk>
To: Shan Uthayasangar <shan.uthayasangar@hackney.gov.uk>
Cc: Ashraful Haque <Ashraful.haque@hackney.gov.uk>

4 August 2022 at 16:38

Dear Shan

Hope you are well

There is insufficient information supplied by the applicant to support the application in terms of management of noise from live, recorded music and noise from the external areas.

I would like to know how the applicant is going to uphold the Licensing objective of Public Nuisance before I can withdraw my objection to the application

The applicant needs to either produce a noise impact report or noise management plan to support the application

I would object to the application and ask the applicant to provide the information requested

I hope this is useful

Regards

George Wokorach
Environmental Protection Officer
Projects and Regulatory Services
Neighbourhoods & Housing Directorate
London Borough of Hackney
Hackney Service Centre
2 Hillman Street
London
E8 1FB

Tel: 0208 356 3403

Email: George.Wokorach@hackney.gov.uk

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	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	David Tuitt
TELEPHONE NUMBER	020 8356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

APPLICATION PREMISES

Premises	416-418 Union Walk Hoxton E2 8HP
Applicant	Great Beyond Brewing Company Ltd

COMMENTS

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

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

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

I write to make a representation in relation to this application for a new premises licence.

The premises is situated within three railway arches. It is intended that one of these arches will serve as a taproom. I am concerned that the proposed taproom and the associated consumption of alcohol on site could have a negative impact on the promotion of the licensing objectives, in particular, the promotion of public nuisance.

There is a large external yard and it is suggested in the application that these may be used as seating areas. The proposal seeks hours beyond those set out within LP3 (Core Hours) and LP4 (Off-sales of Alcohol) and also seeks to authorise live and recorded music, although it is noted that between 08:00 and 23:00 these activities may be exempt. There are no details on overall capacity nor a dispersal plan although it is accepted that this may not be known at this stage. It would also be useful to know of the planning status of the site.

Taken together, all of these factors could have a negative impact on the residential occupants in the properties along Union Walk/Kingsland Road and the adjacent Long and Waterson Apartments.

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

The Licensing Act 2003, guidance issued by the Home Office under s182 of the Licensing Act 2003

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

Discussion with the applicant in relation to additional measures to mitigate the issues raised above.

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

5 August 2022

Appendix 3

(Arches 416, 417 and 418 Union Walk)

Notes of The Licensing Sub-Committee Meeting
(8 September 2022)



London Borough of Hackney – Decisions taken by the Licensing Sub Committee E on Thursday 8 September 2022

Agenda Item No	Topic	Decision
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Part A – Items considered in public

6	Premises Licence: 416-418 Union Walk, London, E2 8HP	<p>The decision</p> <p>The Licensing Sub-committee in considering this decision from the information presented to it within the report and at the hearing today has determined that having regard to the promotion of all the licensing objectives:</p> <p>The prevention of crime and disorder; Public safety; Prevention of public nuisance; The protection of children from harm;</p> <p>the application to vary a premises licence has been refused in accordance with Licensing Policies LP1, LP2, LP3, LP4, LP6 and LP11 within the Council's Statement of Licensing Policy.</p> <p>Reasons for the decision</p> <p>The Licensing Sub-committee, having heard from the Responsible Authorities (Environmental Protection, the Metropolitan Police Service, and the Licensing Authority) believed that granting the application would result in the licensing objectives being undermined, and would have a negative impact on the area.</p> <p>The Sub-committee took into consideration the representations of the Responsible Authorities who objected to this application due the impact it would have on local residents.</p> <p>The Sub-committee heard submissions from the Environmental Protection Team that local residents are 15 metres from the outside area of the premises. The Sub-committee took into account that Environmental Protection had concerns that local residents would be disturbed</p>
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London Borough of Hackney – Decisions taken by the Licensing Sub Committee E on Thursday 8 September 2022

Agenda Item No	Topic	Decision
		<p>and the Applicant needed to consider an outdoor acoustic structure. The Sub-committee heard that the Applicant needed to install sound monitoring equipment, and they noted submissions from Environmental Protection that the noise pollution will have an impact on the flats above and in close proximity to the premises. The Sub-committee took into account that the Police supported Environmental Protection's objection.</p> <p>The Sub-committee heard that the Applicant did not make contact with the Police regarding their objections until 7 September. However, the Applicant reduced the hours which allayed some of the Police concerns. The Police had received complaints from local residents about this application.</p> <p>The Sub-committee heard submissions from the Licensing Authority that they had also received correspondence from local residents who were unaware of the application.</p> <p>The Licensing Authority made representations regarding noise nuisance, and the close proximity to local residents. The Sub-committee took into account that the noise outbreak internally and externally affected local residents, and that the noise issues were too great to overcome the noise nuisance. The Sub-committee heard from the Licensing Authority that no noise systems were in the premises to evaluate the level of noise.</p> <p>The Sub-committee heard representations from the Licensing Authority that the premises had no Planning Permission which is a significant concern. The Sub-committee noted that the Applicant needed, amongst other things, transport and design assessments to obtain Planning Permission. The Sub-committee heard concerns from the Licensing Authority about the permitted use and activity of the premises with no Planning Permission in place, and there was no mitigation given by the Applicant for the issues arising.</p> <p>The Sub-committee heard submissions from the Applicant's legal representative that the Tap room would be ancillary to the use of the Brewery, and the Applicant intends to use the space</p>

London Borough of Hackney – Decisions taken by the Licensing Sub Committee E on Thursday 8 September 2022

Agenda Item No	Topic	Decision
		<p>to store pallets. The Sub-committee noted the premises would be a small brewery that intends to brew beer two times per week and deliveries will be by cargo bike.</p> <p>The Sub-committee also noted that the capacity of the premises is subject to a Fire Risk Assessment being carried out in due course.</p> <p>The Sub-committee heard from the Applicant's legal representative that they tried to mediate on a number of occasions with the Responsible Authorities and no local residents objected during the consultation period. The Applicant made submissions that he spoke to the building manager where local residents live and when he spoke to people passing in the street the Applicant contended that he received nothing but positive feedback about the premises.</p> <p>The Sub-committee heard submissions from the Applicant's legal representative that the premises would offer a high quality experience to customers, the Applicant had made a substantial investment of half a million pounds into the premises and 11 local staff would be employed at the premises. The Applicant's representative also confirmed that work had been done on the process and procedures, and they submitted a number of policies for the premises. The Sub-committee noted that the Applicant provided a Noise Plan and Dispersal Plan.</p> <p>The Sub-committee took into account that the proposed hours were less than core hours under Policy LP3, and they wanted to continue working with the Responsible Authorities. The Sub-committee noted that the Applicant worked with the Responsible Authorities during the consultation period, and the Applicant intended to play low level music.</p> <p>The Sub-committee heard submissions from the Applicant that they had good engagement with local residents. The Applicant contended that they put up notices around the perimeter of the building and they said they spoke to passing residents and the building manager of the residential block.</p>

London Borough of Hackney – Decisions taken by the Licensing Sub Committee E on Thursday 8 September 2022

Agenda Item No	Topic	Decision
		<p>The Sub-committee carefully considered the representations made by the Applicant, and the Applicant's legal representative, and they took into consideration the work they had done to improve the premises to prevent noise breakout alongside the representations of the Responsible Authorities (Environmental Protection and the Licensing Authority). The Applicant did not allay the concerns raised by the Licensing Authority and Environmental Protection who maintained their objections to the application.</p> <p>The Sub-committee after hearing from the Applicant and their legal representative felt that the Applicant did not fully appreciate the potential impact such an operation would have on local residents living nearby. The Sub-committee was not convinced that the Applicant had carried out the required consultation for this application with local residents. This led to subsequent complaints being made to the Responsible Authorities because local residents were not given the opportunity to make representations, and have their objections considered in advance of the hearing. The Sub-committee felt this was an important factor given that the premises are situated in a large residential area that will have a negative impact on local residents, and could give rise to public nuisance and disturbance to families.</p> <p>The Sub-committee took into account that the Applicant contended that there had been no written request by Environmental Protection to install noise equipment. The Sub-committee noted that in mitigation of the noise issues the Applicant made submissions that they intend to install double glazing on 2 metre tall windows and installation of hedges. The Sub-Committee felt it would have been good for the Applicant to have proposed solutions one month ago. The Sub-committee also noted the concerns in relation to Late Night Refreshment, and the fact that the premises had no kitchen</p> <p>In accordance with Policy LP5 the Sub-committee took into account that the premises did not have Planning Permission, and there were no Planning records or pending planning application for the premises.</p>

London Borough of Hackney – Decisions taken by the Licensing Sub Committee E on Thursday 8 September 2022

Agenda Item No	Topic	Decision
		<p>The Sub-committee cannot take into consideration financial circumstances as a reason to grant the application.</p> <p>The Sub-committee took into consideration when refusing this application that each case is considered on its own merits. The Sub-committee believed that the licensing objectives would be undermined by granting this application, and as such believed it was appropriate to refuse the application in its entirety.</p> <p>PLANNING INFORMATIVE</p> <p>It also should be noted for the public record that the local planning authority should draw no inference or be bound by this decision with regard to any future planning application which may be made.</p>

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Appendix 4

(Arches 416, 417 and 418 Union Walk)

Hackney Council Planning Department's Representations to
The Licensing Sub-Committee (8 September 2022)

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

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

APPLICATION PREMISES

Name and address of premises	416-418 Union Walk Hoxton London E2 8HP
Applicant name	Great Beyond Brewing Company Ltd

COMMENTS

I make the following relevant representation in relation to the above application at the above address.

- ☐ Prevention of crime and disorder
- ☐ Public safety
- ☐ Prevention of public nuisance
- ☐ Protection of children from harm

Please supply any relevant evidence/information to support the above representation.

The application proposes for a new premises licence as a craft ale establishment. There are a row of three buildings, 416 – 418; 416 is the main tap room and 417 the cold store and distribution point for shipping. It will offer a full range of wines, spirits and assorted alcoholic beverages, and its key product is the line of Craft ales on tap. The tasting rooms for Craft drinks will be consumed in seated areas and then growlers along with bottles/cans permitted for takeaway. The premises will offer both on and off sales, as is usual for a craft ale outlet, in addition to online sales via the website. There are small seating areas both to the front and rear of the premises on private land under the Licensing Act 2003.

The licensable activities are:

Live Music Mon-Sun 23:00-00:00

Recorded Music Mon- Sun 23:00-00:00

Late Night Refreshment Mon-Sun 23:00-00:00

Supply of Alcohol Mon- Sun 11:00-00:00

Hours of Opening Mon-Sun 10:00-00:30

Planning Permission Ref: 2018/1697 Erection of a gate at the boundary with Union Walk.

No record could be found for the approval for the use of the premises as a Craft Beer Establishment (tap room, distribution, storage). Therefore the applicant is advised that planning permission may be required for the usage of the premises. Operation of the premises without

appropriate planning permission is unlawful and may result in enforcement action.

No representation with informatives

Please provide the following information (if applicable)

Area (that permission applies to)	Ground Floor
Permitted use	Class B1, B2 and B8
Permitted hours	N/A
Specific/restrictive conditions	N/A
Recent applications	N/A
Decisions	N/A
Pending Decisions	N/A
Reasons for refusal	N/A
Relevant Conditions/discharges	N/A

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

No representation with Informatives

No record could be found for the approval of the use of the premises as a craft ale establishment . Therefore the applicant is advised that planning permission may be required for the usage of the premises. Operation of the premises without appropriate planning permission is unlawful and may result in enforcement action.

The applicant is advised that these comments do not represent a formal decision of the Local Planning Authority as to the acceptability or otherwise of the proposed use and that the decision of the Licensing Authority is not prejudicial to the determination of any subsequent planning application.

Signed	
Name	Gareth Barnett
Date	28.07.2022

Arches 416-418 Union Walk London E2 8HP

1 message

21 November 2022 at 12:02

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

Dear Licensing Officer,

We are writing to express our concerns about the Great Beyond Brewery's licensing application.

As you can see from the attached photograph and plans, our property is [REDACTED] from the nearest railway arch door. The [REDACTED] drops to [REDACTED] and [REDACTED] respectively for the two properties located below ours.

We object to the application because planning permission was never granted to allow the use of the venue as a brewery. We understand that the licensing applicants had to dismantle the equipment, to avoid being penalized by Hackney Council. Some equipment remains on site as of today.

We have not seen engineers on site to collect dbA measurements to prove that the proposed noise level is achievable. We are unaware of any requests for information about the sound proofing qualities of our windows, which is needed for accurate noise modelling. Information about background hum or noise generated by the new brewing equipment (now relocated indoors) remains undisclosed - would it remain the same if production level or temperature changes?

Once beer production is ramped up, what is the proposed metric for acceptable smell level? Will wind and ventilation carry any smell over into our backyard?

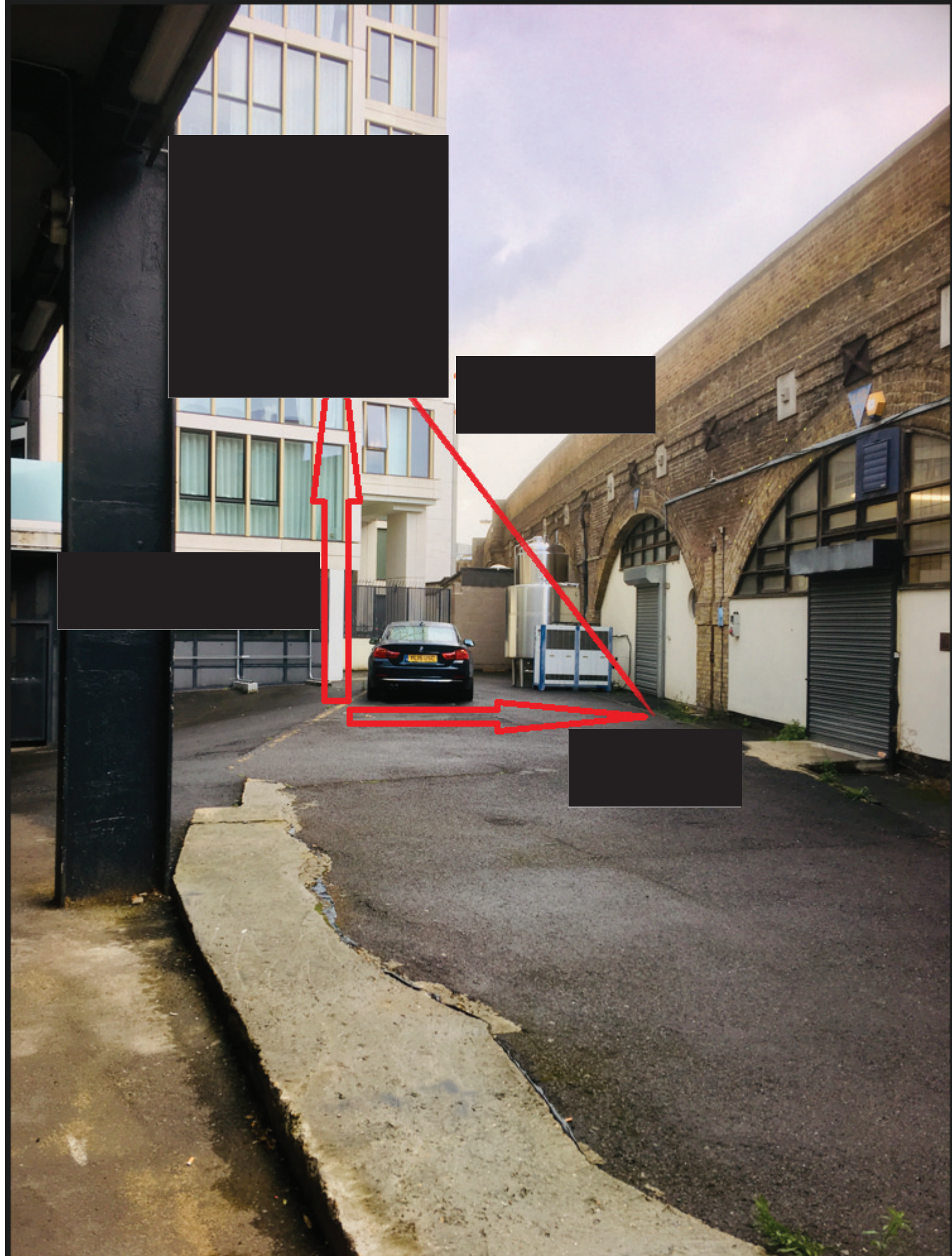
We have not seen the proposal to fence up the shared tarmac between Long & Waterson estate and the TFL land. A secure fence is vital to manage the risk of trespassing. When the beer tasting sessions get busy, I am unconvinced that a few CCTVs or security guards can provide a cast iron guarantee that there will be no patrons who wander into our backyard via the railway arch doors (designated as "emergency exits"). As you are aware, there are pockets of our neighbourhood with a history of antisocial activities. In the absence of a secure fence, I am concerned about the possibility of unsavoury characters posing as brewery patrons on a busy night to trespass into our backyard. Risks include assaults, begging, drug dealings, fights, harassment, muggings, property damage, sleepovers, vehicle theft, and so on.

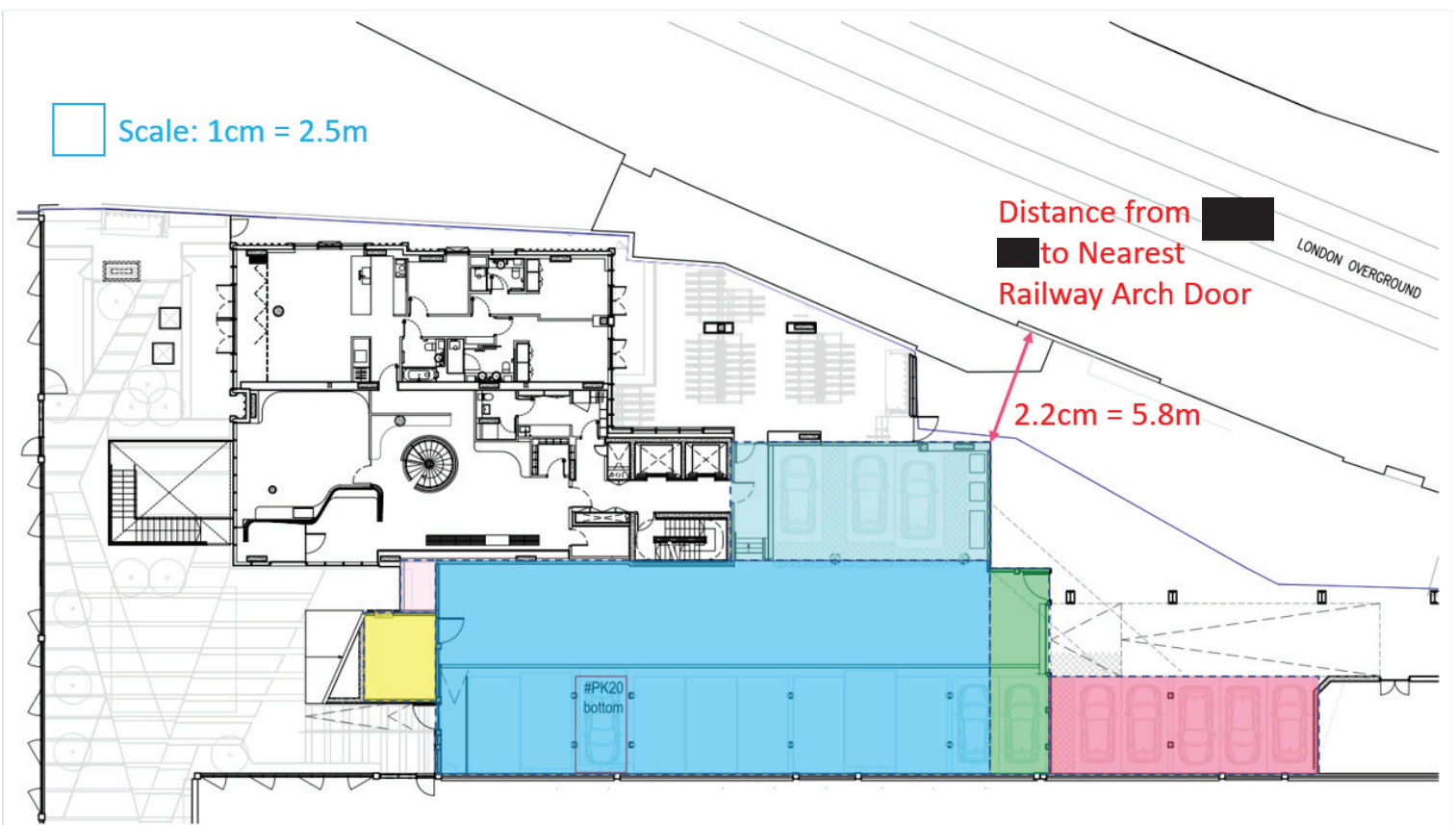
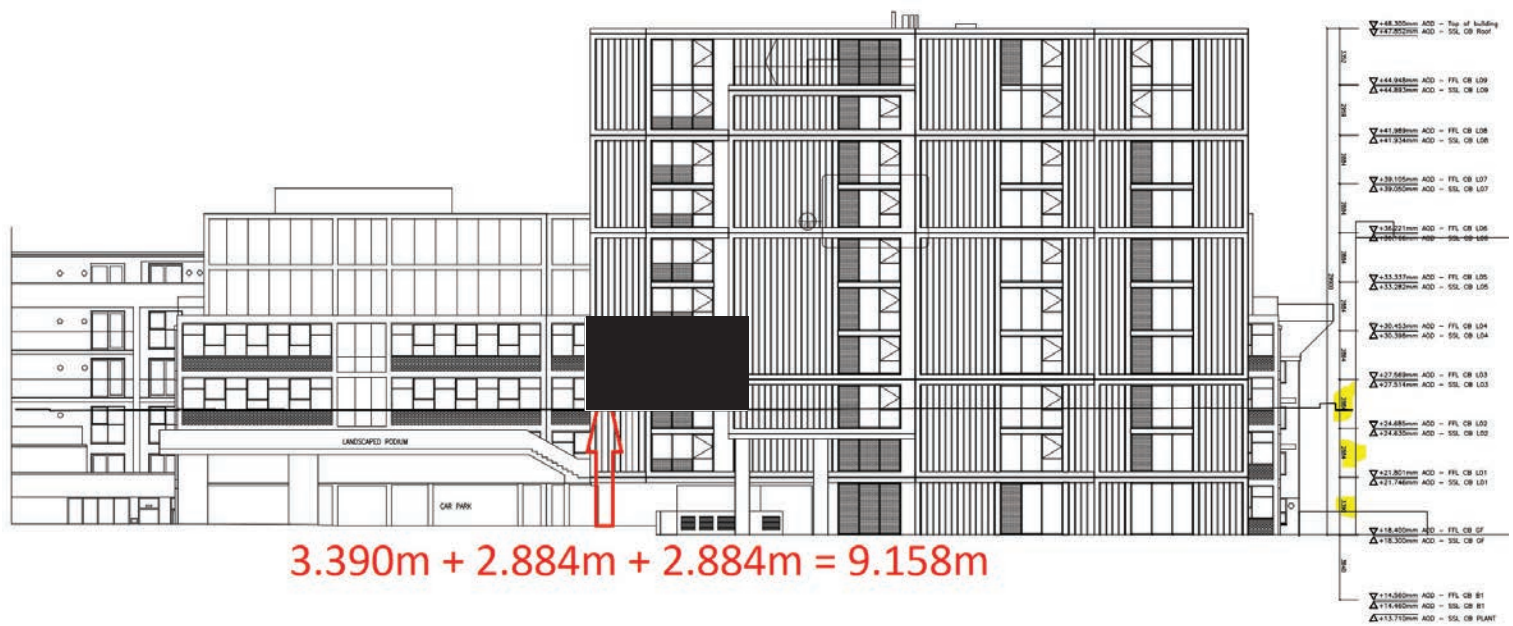
If a fence is proposed, then we expect a traffic impact assessment to be made available. This is because the fence will drastically reduce the space available for vehicles to manoeuvre in a tight space that is shared by (a) car-owning residents (b) bicycle shed users (c) tradesmen (d) and pedestrians. Risks around pedestrian safety ought to be carefully considered.

Thank you for considering our representation, and I look forward to hearing from you.

Your sincerely,

[REDACTED]
Waterson Building
Long Street
E2 [REDACTED]





License application Great Beyon Brewing Company Arches 416-418, Union Walk1 message

22 November 2022 at 17:51

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

To whom this may concern

I am a homeowner of a flat in the Waterston Building, ■ [Long Street, E2 8GT](#).

I have recently purchased the apartment unit to enjoy a quiet and safe environment for myself and for my beloved ones.

I recently got to know about the licence application of the Great Beyond Brewing Company, a throw away from where I live.

I am concerned about the noise, the smell, the crowds, the potential antisocial behaviour that will most likely come with brewery.

I am objecting on the grounds of public nuisance and public safety.

I would be thankful if you could take my objection and deep concern into consideration and reject the licence application

Yours faithfully

■
■ The Waterson Building

Get [Outlook for Android](#)

brewery Arches 416-418 union walk application

1 message

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

22 November 2022 at 20:59

Dear ladies and gentlemen,

My name is [REDACTED] and I live in apartment [REDACTED] at long and Waterson E28 [REDACTED]
I am objecting to this application of the brewery in Arches 416-418 union walk on the ground of public nuisance and safety. Our apartment community has a detailed objection on the way to you.

Thanks in advance,

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

22 November 2022 at 21:03

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

Dear Sir/Madam,

As a resident of [REDACTED] Long Street, E2 [REDACTED] I would like you to note that I am objecting to this application on the ground of public nuisance and safety. The proposed application will have a significant negative impact on our well being, safety and the overall development of Hackney as a family-friendly residential area. I don't feel satirised with the measures taken to prevent that and given already the significant number of pub/bar premieres in the area as well as still not address issue of traffic and congestion on Waterson Street I am not happy as a resident to have a pub effectively in our "backyard".

Many thanks and best,

[REDACTED]

Sent from my iPhone

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

22 November 2022 at 21:09

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

Dear Madam, Sir,

My name is [REDACTED] and I live in the Long & Waterson Buildings in [REDACTED] [Long Street](#).

I am objecting to this application on the ground of public nuisance and safety.

Feel free to contact me if you need any further arguments or information from my side.

With best regards,

[REDACTED]



License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company

1 message

22 November 2022 at 21:25

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

Hi,

My name is [REDACTED]. I live at [REDACTED] [Long Street, London, E2](#) [REDACTED] and I am writing to object to the application for a licence at 416-418 Union Walk from 28th October by Great Beyond Brewing Company.

This is the 2nd application made by Great Beyond Brewing Company and the concerns I raised to the prior application largely remain despite the updated application which superficially appears to address some of the initial concerns:

Security/ Anti-social behaviour

The rear of [416-418 Union Walk](#) is within a security gate protecting the car park and rear entrance to the Long and Waterston property. I am not at all comfortable that customers of Great Beyond will have access to this area, significantly reducing the security of the car park and flats at Long and Waterson. I note that recently the gate at the rear of Long and Waterson and joining Union Walk has been open much more frequently recently raising my concerns about more people accessing the Long and Waterson Property.

Noise Pollution

No soundproofing has been added to the premises as I understand. Given the proximity to nearby flats and the late opening times, I am concerned about disruption to what has been a quiet area.

Smells

I am very concerned that this application will lead to significant pollution in the form of smokers outside and the smell of brewing. How is Hackney going to monitor this. There are families living very close to the proposed brewery and I don't think having smoking areas close to a residential block of flats.

I urge the licensing board to consider whether they think it is appropriate to allow a brewery to continue operating in such a residential area.

Kind regards

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

22 November 2022 at 22:06

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

To Hackney licensing committee,

My name is [REDACTED] and I live in the Waterson building [REDACTED] long street, Hackney, E2 [REDACTED]

I would like to express my objection to the application due to the following:

- 1) my flat [REDACTED] [REDACTED] the area of which the brewery is operating and I'm concerned about the level of privacy.
- 2) noise pollution. The times the brewery has been operating you can hear the drinkers leaving and causing lots of noise disrupting the public peace.
- 3) safety. Union street already has what appears to be drug related activity. My 9 year old niece asked me why a man was handing over a small package in exchange for money whilst we were walking home.

Recently when drinkers have been leaving the brewery (with my window open) you can hear drinkers asking where they can get drugs from and generally hanging around the area (even if they are asked to leave the area outside of the brewery).

Whilst I support local businesses I strongly oppose the opening of the brewery largely due to concerns over public safety and improving this already troublesome street.

Kind regards
[REDACTED]

416-418 Union Walk: Great Beyond Brewing Company

1 message

22 November 2022 at 22:10

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

Cc: [REDACTED]

Hello,

My name is [REDACTED] and I live with my partner [REDACTED] (copied) in [REDACTED] Long Street ([REDACTED] E2 [REDACTED]). We have lived here for two and a half years.

I am very concerned to learn about the plans to build a brewery adjacent to our home. We chose to live here in 2020 because it was a quiet street and a huge part of our decision was related to safety. I have previously lived above a pub and I felt incredibly unsafe walking home at night as a young woman, as there were often drunk men hanging around my home. I am therefore objecting to this application on the grounds of public nuisance and potential safety implications. I am also uncomfortable with the amount of misinformation that has been provided by the company trying to build the brewery - we have heard a huge variety of contradicting information and I don't feel they are being honest in their applications.

Regards,

[REDACTED]

Premises License Application for 416-418 Union Walk

1 message

22 November 2022 at 22:57

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

Cc: [REDACTED]

To Hackney Council Licensing Team,

My name is [REDACTED], I am [REDACTED] at the Long and Watersons building, 1-9 Long street. I would like to object to **Premises License Application for 416-418 Union Walk**, [Hoxton, E2 8HP](#)

Let me bring to your attention the major security risks and challenges that the opening of the brewery will effect on our site:

- 1: the car park of our building is always parked with residents vehicles which are likely to be vandalised by the brewery customers.
- 2: there is open access to bike racks which are susceptible to theft by the brewery customers.
- 3: this area is mainly residential, so I am greatly concerned about the level of noise pollution that will come with the opening of the brewery extension.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

To: licensing@hackney.gov.uk

22 November 2022 at 23:02

Hello,

My name is [REDACTED] and I'm a resident of the Waterson Building, Long Street, E2 [REDACTED]

I am objecting to this application on the grounds of public nuisance and safety. I do not feel the revised application adequately addresses my previous concerns shared with the councillors around safety / access or nuisance.

Waterson Street is categorically unsafe even at present due to traffic congestion on the road. As a pedestrian it is already unsafe to cross the road at any hour of the day given the volume of cars and no cross walk on the entire street. Often cars pull up on to the pavement and block pedestrian routes because they are trying to swerve out the way of traffic. The impact of the brewery on this means there will be more cars on Waterson Street particularly at night to drop off / pick up customers.

Second there is the issue of broader safety for residents. Already a problem area I don't see the application adequately protecting residents from the brewery giving access to its rear which adjoins the Long & Waterson property. Currently a secure fob is required to access the rear gate however the brewery poses a risk to this as anyone with access to the interior could just leave out the back and by catching just one door have access to our entire building which is a huge safety risk.

The rear is also where our bike store is located and the Borough will certainly be aware of bike theft being an issue more broadly. More people accessing this area means more risk to our bicycles.

Third there is the issue of noise nuisance. This is already a huge problem for the area given the numerous establishments just around the corner whose customers cause noise nuisance when arriving and leaving (Rolling stock, jaguar shoes to name a couple). One security guard at the brewery is not going to effectively disperse rowdy/ drunk crowds quietly and quickly and this will just result in residents constantly complaining to the council about the noise.

I hope this will be considered seriously and that the application is revised to reflect solutions to these concerns before it is considered further.

Thank you

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

23 November 2022 at 08:17

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

Cc: [REDACTED]

We are writing to lodge our objection to this planning application. We believe that there are clear grounds to reject this application on the basis of public nuisance and safety. It is beyond any reasonable doubt that the activities associated with this application will spill over into neighbouring properties not to mention the appalling access that already exists which will only be exacerbated by this project.

We live at [REDACTED] [Long Street E2](#) [REDACTED]

Best regards

[REDACTED]

Premises License

1 message

23 November 2022 at 09:41

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

Dear council,

This email is to discuss about an Application for [416-418 Union Walk](#) from 28th October by Great Beyond Brewing Company

Name: [REDACTED]

Address: [REDACTED] [long street London E2](#) [REDACTED]

I am objecting to this application on the ground of public nuisance and safety

Best

[REDACTED]

Sent from [REDACTED] iPhone


premises license application 416-418 union walk

1 message

23 November 2022 at 09:55



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

Premises License application [416-418 Union Walk](#) from October 28th by Great Beyond Brewing Company

I am objecting to this application on the grounds of noise and nuisance. My flat is on the  level and backs onto the yard that the brewery proposes to use.

If the brewery is permitted a license to utilise the back of the arches for delivery/bin collection or for their customers to use as an additional outdoor drinking space, then this will undoubtedly create a noise disturbance which I will hear clearly.

The brewery will also pose problems as they share an area with the Long & Waterson development: namely the space behind the arches which is used by residents of L&W as it's the car park and bicycle park. It's used continually by residents and having a brewery in the space (with all that that entails) will cause problems.

I reside at FLAT  [LONG STREET, E2](#). We are already in a densely populated street (Long Street) that is currently experiencing drug related nuisance and general public nuisance (from free car parking for those visiting the area's numerous bars). Granting an application to the above brewery will only add to the existing problem and have a knock on effect for the Police and the Council who have to clean up the mess left by those visiting the bars / clubs.

Kind Regards



OBJECTION to Premises License Application for 416-418 Union Walk1 message

23 November 2022 at 10:13

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

Hello,

I hope you're well.

My name is [REDACTED] and I'm an owner at [REDACTED] The Waterson, Long Street, London, E2 [REDACTED] My flat overlooks 416-418 Union Walk which I understand has been included in a license application by the Great Brewing Company. I would like to strongly object to this license application.

Firstly, the license to serve alcohol, have entertainment and late night refreshments is not in keeping with a right to peace and quiet to its neighbours. My space is directly next to the Long and Waterson residential development which has 119 apartments. My flat is on the seventh floor and directly above the outside area. Some flats are on the first and second floor just feet away from where outdoor drinking and music is supposed to take place. I don't understand how an application like this could be granted given the proximity to families, children, etc. It would be like sleeping next to or above an outdoor beer garden.

As I mentioned above, I am usually in full support of new businesses opening up in the area, but I don't see how operating a new bar and potential for anti social behaviour seven days a week directly below and next to flats is appropriate.

It is with the strongest terms that I reject this application.

Thank you so much,

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

23 November 2022 at 10:23

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

Hello Hackney Licensing Department,

My name is [REDACTED], and I live in the Long & Waterson development in Shoreditch. I am in [REDACTED] of the Waterson Building ([REDACTED]), which is physically the closest to the Great Beyond Brewery.

I am objecting to this application on the grounds of public nuisance and safety. I have been following their application process and have observed many blatant lies and empty promises by the brewery. Given how close they are to our building and other residences, I don't believe this application should be approved, especially if the brewery is not upholding their promises.

Please let me know if you have any specific questions or need further information from me.

Thank you,

[REDACTED]

416-418 Union Walk - Premises License Application OBJECTION DRAFT

1 message

23 November 2022 at 12:43

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

RE: 416-418 Union Walk - License Application for Brewery

I write in response to the application for a brewery at the above address.

I have previously raised my concerns re this application/use and understood that the original application had been refused for good reason. I am concerned that this has been raised again although just for the licence, this issues do still apply.

I am objecting to this application on the ground of public nuisance and safety for the following reasons:

I live and work on Long street and feel this email is the only way my comments will be considered when reviewing the application.

I understand the licence application is to create a brewery and sale alcohol every day 7 days a week for a large number of paying customers. I urge the committee to refuse this license application.

The immediate area suffers from a real issue of people loitering around the archways and along Long Street dealing and taking drugs, I have seen this firsthand and the police are aware of this as we have made them aware on various occasions, however very little has been done to combat this.

If the License is approved, this will only add to the amount of people in the area and the introduction of alcohol being served and people shouting/drinking until late in the night will only increase the issues and as such I fear for my safety and the others around me.

I cannot stress enough how important it is to restrict the sale of alcohol in this location, not enough has been done to protect the residents and local workers in this immediate area and adding a bar/club here will be seriously detrimental.

I apologies once again for the direct email, however it is too important for this license to not be objected to formally.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

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

23 November 2022 at 15:46

Dear Hackney council,

My name is [REDACTED], I am the tenant at [REDACTED] Long Street within the Long & Waterston Apartments, writing also on behalf of my mother [REDACTED], the owner of the property.

We are objecting to this application on the ground of public nuisance and safety concerns. We believe that our courtyard should be for tenants only, and sharing it with the bar customers will greatly compromise the security and noise levels of the property.

Thank you for your time and consideration,
[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company

1 message

23 November 2022 at 16:21

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

Dear committee,

My name is [REDACTED], I live at the Long and Waterson Building, [REDACTED].

I am greatly concerned about the license Application for 416-418 and I want to object to it.

In addition to all the public nuisance and public safety that this brewery is likely to generate, I want to point out **an alarming fact about the applicant:**

He bluntly lied to the committee during the hearing about their initial application which was thankfully rejected. The applicant claimed that they spoke to residents and to the building manager and that they were in favor of the brewery which was absolutely not true.

I was watching the live stream of the hearing with other residents and we couldn't believe the extent to which the applicant was willing to go to get their license, disregarding the negative impact that they could have on the resident and public safety and going as far as lying on the record to the committee.

Despite this, you thankfully rejected their initial application and I trust you will make the right call once again.

All the best,

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company

1 message

23 November 2022 at 16:44

To: licensing@hackney.gov.uk

Dear Licensing Team,

I am objecting to this application on the grounds of public nuisance and safety.

The development of this potential application is very concerning as a leaseholder-resident of Long and Waterson (L&W).

I sincerely believe that by allowing usage of the **rear area** of the arches - which is **adjacent AND shares the same space** within closed gates with the L&W building, aside from affecting the wellbeing, also poses a security risk to the residents of L&W.

1. **Proximity** - The rear area of the arches is literally less than 1 meter away from all of the North-facing residents, as well as being **directly below** the only communal area of the entire L&W development. The smell and noise from the food/beer/live music/revellers will be highly disruptive for all residents.

2. **Security** - Union Walk is renowned in the area for being unsafe with unsavoury characters and addicts who are often dealing/taking drugs, as well as sleeping/loitering/begging. Having our **shared** private gates opened up for the brewery to conduct their business, as well as the very presence of alcohol, will **inevitably** lure and allow these people easy access into the compound - jeopardising the safety and security of our building and the residents.

3. **Inappropriateness** - There are families with **young children** living in our buildings. The residents often use the communal terrace that directly overlooks (less than 1m away) the rear area of the proposed brewery. As the only communal outdoor space within the L&W development, the young children use the terrace for play. It will be **highly inappropriate** for there to be partying/drinking/smoking activities and possible rowdy behaviour in such close proximity.

I strongly urge you to consider the concerns of the residents, and please request TfL and the prospective tenant to conduct a proper consultation.

Thanks and regards,



Resident of L&W

Premises License Application for 416-418 Union Walk from 28th October by great Beyond Brewing Company1 message

23 November 2022 at 17:08

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

L.S. / dear licensing committee,

I am objecting to this application on the ground of public nuisance and safety. I believe the opening hours of the brewery in combination with the selling of alcohol will have a negative effect on my living situation as I will be disturbed by noisy and drunk people leaving the premises. There is also no guarantee whatsoever that the smell of the brewing process will be contained within the premises. Note that there are living hundreds of people in the nearby area.

Besides that The application of the brewing company and the plans they have communicated with the nearby residents are not consistent. Their current application contains way too many degrees of freedom to be aligned with what they told residents during information evenings. Note that this is a continuation of trying to deceive residents (as their initial application was not presented nor communicated to nearby residents), also note that the applicants were lying in the application process and hearing about numerous things ("all residents are happy", "we spoke with L&W development ceo and he is supportive" and so on). In my opinion and a lot of other residents opinion the applicant has so far proven to be untrustworthy.

I will be calling the authorities on a daily basis if this brewery is added to the list of problems long street and waterson street is confronted with (drunk and drugs using people shouting and loitering in long street, and the very dangerous and noisy traffic situation in waterson street since making Cremer street a one way street).

Thanks and kind regards,

[REDACTED]

Long street

[REDACTED] E2 [REDACTED]

[REDACTED]


Premises licence, 416-418 Union Walk

1 message

23 November 2022 at 17:27


To: licensing@hackney.gov.uk

I refer to the licensing application for the above premises made by Great Beyond Brewing Company dated 28-Oct-22

My name is . I am a resident at the neighbouring Long & Waterson development.

To date I have remained silent on the issue as I am supportive of local small businesses. However, having viewed a recording of the initial panel discussion and representations made by the applicant that were plainly false and misleading, if not outright fraudulent, I no longer have faith that these applicants will subsequently act in the common interest if granted a licence.

That aside, the area is already prone to public nuisance and I fear such an establishment will only exacerbate those issues if not properly managed. Unfortunately it saddens me to say the applicants have shown, up to now, a callous disregard for due process and I have no doubt this attitude will be carried into such promises being made to enforce security and safety.

I understand licensing is a separate process from development, but under the circumstances and the flagrant disregard for planning rules demonstrated by the applicants to date (such as placing industrial machinery to our boundary without planning approval), the two processes cannot be taken without regard for the other.

Trust you will consider these points carefully. As I said, I'm not against development or social venues in particular, however the prospective licensees have already demonstrated a lack of care for their neighbours or community, which is concerning to see so early on.

Thanks,



Sent from my iPhone




Premises License

1 message

23 November 2022 at 19:57


To: licensing@hackney.gov.uk

Dear council,
This email is to discuss about an Application for [416-418 Union Walk](#) from 28th October by
Great Beyond
Brewing Company

Name: 
Address:  waterson building long street London E2 

I am objecting to this application on the ground of public nuisance and safety

Best


Sent from  iPhone

C24

License Application of Great Beyond Brewing Company Ltd – Arches 416-418, Union Walk, E2 8HP1 message

24 November 2022 at 08:05

To: licensing@hackney.gov.uk

Good morning,

My name is [REDACTED], I live in Long & Waterson, which is adjacent to the above proposed Brewery / Bar.

I am objecting to the above license on the grounds of public nuisance and public safety.

Kind regards

[REDACTED]

--

[REDACTED]

sent from a mobile device.

**[REDACTED] Long Street - license application of Great Beyond Brewing Company Ltd -
Arches 416-418, Union Walk, E2 8HP - [REDACTED]**

1 message

24 November 2022 at 09:28

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

Cc: [REDACTED]

Dear Sirs

We have been advised of the proposed license application of Arches 416-418 to Great Beyond Brewing Company Ltd.

We are the owners of [REDACTED] Long Street and we rent our property for investment purposes. We object to the licence to the Great Beyond Brewing Company Ltd as this will have detrimental affect to market our property to new and upcoming tenants on grounds on public nuisance and public safety. Our tenants would not be able to enjoy peaceful enjoyment of the property.

We also have concerns in regard to noise nuisance and disturbance especially at sensitive times, the bad impact on the already congested Waterson Street, lack of dispersal plan and possible groups of intoxicated loud people shouting next to the tenants windows from 11pm onwards, lack of odour impact assessment report. We note that the letter from the brewery to the neighbours committed for no more than 8- people, but this is not mentioned within the brewery's application for a licence and the applicants do have planning permission for the proposed new use or for any external alternation and equipment for the brewery/pub.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

24 November 2022 at 13:08

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

Dear Hackney licensing committee,

My name is [REDACTED] and I live in the Waterson Building [REDACTED], [Long Street, Hackney, E2](#) [REDACTED].

I would like to express my objection to the brewery.

This is because:

The addition of a brewery would cause commotion disturbing not only myself but also many residents who have a flat near to the brewery.

Also, there are concerns regarding substance use in this area and I don't think that the addition of a brewery where alcohol is served would help this already dire situation.

I have also heard fights break out often in this area, obviously the addition of a brewery will not help. It could reduce the public's confidence in this area's safety potentially making it an unpleasant place to live.

I completely understand the proposition of a brewery and the benefits it would bring on a social level and local economic level. However I believe these benefits are outweighed by the potential negatives it could bring in terms of privacy and quality of living.

Kind regards,

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

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

24 November 2022 at 18:24

Hello,

My name is [REDACTED]. I live at [REDACTED] Long Street [REDACTED] E2 [REDACTED]. I am objecting to this application on the ground of public nuisance and safety.

Thank you,

[REDACTED]

licensing application of Great Beyond Brewing Company Ltd - Arches 416-418, Union Walk, E2 8HP

1 message

24 November 2022 at 19:01

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear licensing team,

I am the owner of apartment [REDACTED] long street [REDACTED] Long & Waterson which is neighbouring the proposed brewery.

I became a resident at Long & Waterson based on my expectations for a quiet enjoyment of the apartment and I have concerns that the proposed brewery/pub, being so close to a residential site, would severely harm my peaceful enjoyment of the apartment.

I am therefore objecting the application for a license on the grounds of public nuisance and public safety.

My main concerns are as follows:

- I am concerned that the brewery will create noise nuisance and disturbance, especially at sensitive times.
- I am concerned that the brewery will have a bad impact on the already congested Waterson Street.
- I am worried about the lack of dispersal plan and possible groups of intoxicated loud people shouting next to our windows, from 11pm onwards.
- I am concerned of the lack of odour impact assessment report
- While a letter from the brewery to the neighbours committed for no more than 80 people, this is not mentioned within the brewery's application for a license.
- The applicants do not have a planning permission for the proposed new use or for any external alternations and equipment required for the brewery/pub.

Kind regards,

[REDACTED]

Premises License Application for 416-418 Union Walk from October 28th by Great Beyond Brewing Company1 message

24 November 2022 at 19:10

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

Dear Councillors

I purchased a property at [REDACTED] Long Street in September and upon moving in was alarmed to hear of this application for a licensed premises opposite my new apartment.

My apartment directly overlooks the rear of 416-418 Union Walk and I am very concerned that the opportunity for their customers to access the rear shared yard area (which is not expressly precluded in the application) will mean the possibility of undue noise and public nuisance outside of my dwelling late into the night.

I am also greatly concerned that granting of a license per this application will have a direct impact on the safety of access to the Long and Waterson development car park if there is any chance of customers in the shared areas.

I am therefore objecting to this application on the grounds of public nuisance and safety.

Dawn Worgan

[REDACTED] [Long Street, E2](#) [REDACTED]

License Application of Great Beyond Brewing Company Ltd - Arches 416-418, Union Walk, E2 8HP1 message

24 November 2022 at 19:45

To: licensing@hackney.gov.uk

Hi There,

I am the owner of [REDACTED] Long St at Long and Waterson which is actually on the same premises as the proposed brewery. As a resident of a year here now I was actually mortified to find out that there was a Brewery license being requested actually on a residential property. Yes, I appreciate there is a demarcation but the fact remains this will directly effect a number of residents as well as potentially lead to Crime in the facilities.

If you come to the property you will see there are resident apartments whose windows will directly overhang this area as well as a dedicated garden area that will be unusable if people are able to drink in this carpark area.

I became a resident at Long & Waterson based on my expectations for quiet enjoyment of the apartment and I have major concerns as already stated above. Being so close or on the border of a residential site will severely harm my and other residents' peaceful enjoyment of the apartment.

I am therefore firmly objecting to the application for a license on the grounds of public nuisance and public safety.

Kind Regards


[REDACTED]
[REDACTED] Long St
London E2 [REDACTED]

Great Beyond Brewing Company Ltd - License application for Arches 416-418, Union Walk E2 8HP1 message

24 November 2022 at 20:10

To: licensing@hackney.gov.uk

Cc: 

I am writing as owner and resident of  Long Street to vigorously object to the application for an on/off license for the above premises.

I believe the granting of such a license would have a substantial impact on the quality of life for both myself and family and other residents of the immediately adjacent Long & Waterson development.

The streets surrounding the Brewery are overwhelmingly residential with less than a handful of small commercial units which do not operate in the evening and generate very little noise when they are open.

The proposed license would result in a substantial increase in the number of visitors to these streets with the inevitable accompanying noise and antisocial behaviour late into the night and the consequent distress to a large number of residents living nearby. The wider local area (including Kingsland Road, Hackney Road and Shoreditch High Street) is already extremely well served by bars, pubs and restaurants and I and my fellow residents see no merit in extending this to the quiet streets in between.

My concerns include:

- Noise and disturbance at unsocial times
- The lack of adequate dispersal plans
- Potential odour from the brewing process and the lack of an assessment thereof
- The lack of a noise impact assessment
- The lack of planning permission for external alterations
- The somewhat disingenuous approach by the brewery who recently wrote to residents committing to the absence of certain activities but which are not mentioned in the latest application.

I looks forward to hearing from you.

Regards



License application of great brewing company ltd - Arches 416-418 union walk E2 8HP1 message

24 November 2022 at 22:08

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

I am the owner of [REDACTED] long street London E2 [REDACTED] neighbouring the proposed brewery.

I am strongly against this proposed brewery. I have lived here for 3.5 years and have spent a lot of money and time to make this my home which I am happy with.

I am concerned this will be ruined by the people the brewery will bring to the area and the noise levels that will ruin my sleeping and homely environment.

I am also concerned it will ruin my view as my flat faces the site. As well as the traffic as the street is already badly congested.

Please can you take this objection into consideration.

Many thanks,

[REDACTED]

Sent from my iPhone

license application of Great Beyond Brewing Company Ltd - Arches 416-418, Union Walk, E2 8HP

1 message

24 November 2022 at 23:49

To: licensing@hackney.gov.uk

Cc: [REDACTED]

I would like to object to the license application of Great Beyond Brewing Company Ltd - Arches [416-418, Union Walk, E2 8HP](#) and I am objecting on the grounds of public nuisance and public safety


My name is [REDACTED]. I am writing to you as both a resident at [REDACTED] Long Street. I am writing to object to this application for the proposed licensable activities, specifically, the use of the Arches as a 'brewpub' (a combined brewery and pub/bar), for the reasons summarised below (and set out in detail in the sections of my representations):

I would like to object to the license application of Great Beyond Brewing Company Ltd - Arches [416-418, Union Walk, E2 8HP](#) and I am objecting on the grounds of public nuisance and public safety

- the proposed venue would result in an unacceptable increase in noise nuisance and disturbance, particularly at sensitive times of the evening/night (elaborated in Section 2 below).
- the applicants' previous application was primarily refused because of concerns and objections of the Licensing Authority and the Environmental Protection Team that the proposal would have a negative impact on local residents in terms of noise disturbance, but also because of the applicants' failure to provide sufficient documentation to support the application. The current application similarly fails to take account of the Sub-Committee's concerns that sufficient supporting documentation should be provided to allow for a proper assessment of the potential public nuisance/noise impact of the proposed licensable activities. The following should be submitted and assessed before a decision is made on the current application - a noise impact report, an odour impact assessment, a customer management strategy, a customer dispersal plan, a traffic/servicing impact assessment, a Fire Risk Assessment, confirmation of the location of external designated smoking areas, and the details and arrangements for refuse storage and collection (elaborated in Section 2 below).
- the locality already suffers from severe traffic congestion and conflicts, as the Council and Police are aware, and the proposed venue will exacerbate the traffic problems that exists along Waterson Street (elaborated in Section 3 below).
- a pub/drinking venue will potentially increase the risks of antisocial and drunken behaviour in an area recognised by the Metropolitan Police to be a drug use 'hot spot' (elaborated in Section 3 below).
- the applicants' proposed conditions would provide insufficient mitigation and/or protection to safeguard the amenity of neighbouring residents, and additionally, they fail to address some of the key concerns of the Sub-Committee. In addition, the proposed conditions also contradict information given to local residents in the letter the applicants sent to them, and information I was given in a discussion with John Driebergen on 24th October (elaborated in Section 4 below).
- the applicants do not have planning permission for the proposed new use or for any external alterations and equipment required for the proposed brewpub, and they have not submitted a planning application to accompany the new Premises Licence application. The Licensing Sub-Committee should not therefore allow the application until planning permission has been sought and granted for the proposed new mixed [sui generis] use (elaborated in Section 5 below)
- lack of dispersal plan and possible groups of intoxicated loud people shouting next to your windows from 11pm onwards
- Lack of odour impact assessment report
- While the letter from the brewery to the neighbours (enclosed – **document D**) committed for no more than 80 people – this is not mentioned within the brewery's application for a license.

- I also object to both the ‘brewery’ operations and the ‘licensable activities’ operating outside the hours of 10:00 to 20:00 Mondays to Saturdays, and 12:00 to 19:00 on Sundays (elaborated in Section 1 below).

To summarize, the opening of a brewery and pub/bar within what is very much a residential area, would severely harm the peaceful enjoyment of the adjoining and surrounding residential properties, many of which are occupied by young families and children. The submitted application is contrary to, and would undermine, the objectives that underpin Licensing Policies LP1, LP2, LP3, LP4, LP5, LP6 and LP11 of the Council’s Statement of Licensing Policy. My concerns and objections are set out in Sections 2 to 5 below.

I would like to be taken into considera on
Thanks a lot for your help in sor ng that ma er
Kind Regards


The 'Long and Waterson' Residential Complex

'Long & Waterson', where I reside, is a residential complex of 119 apartments, inhabited by many young families, and it is located directly to the rear of Arches 416 – 418, as can be seen in the photograph below (Image 1). My concerns and objections to the current application are based on the close proximity of the arches to the 'Long & Waterson' apartments (and other residential properties along Union Walk).

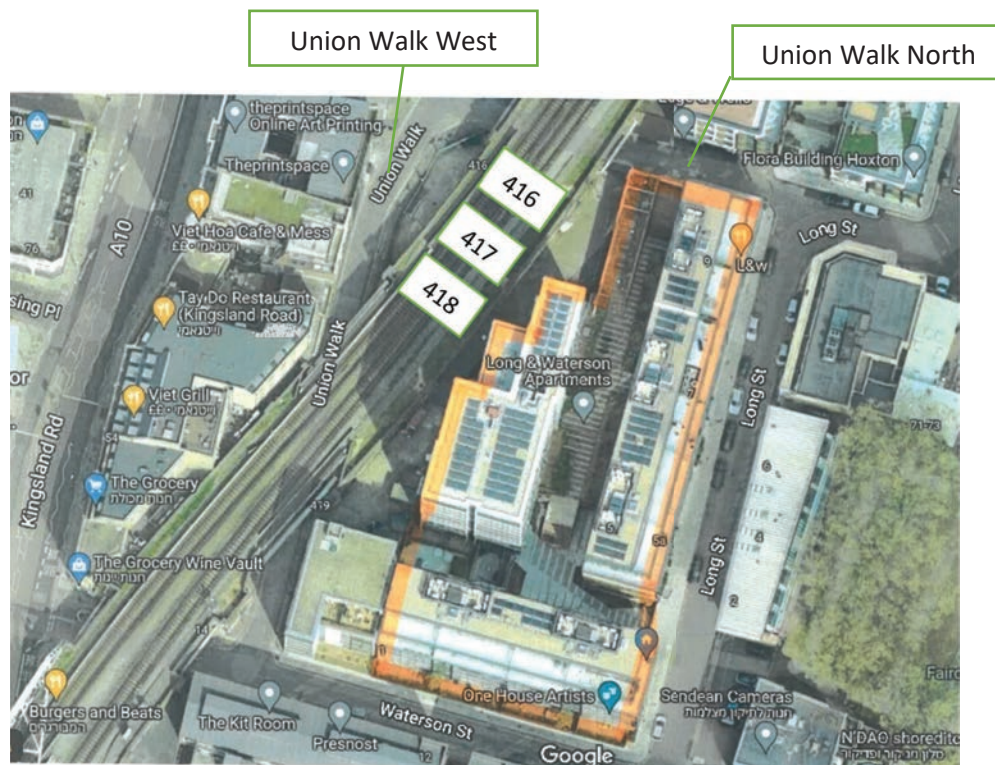


Image 1 - Long & Waterson

The applicant, the 'Great Beyond Brewing Company', have leased from Transport For London (TFL) three [historically] individual arches at 416, 417 and 418 Union Walk, and the adjacent rear and front external spaces (see Image 2 - **The leased property**).

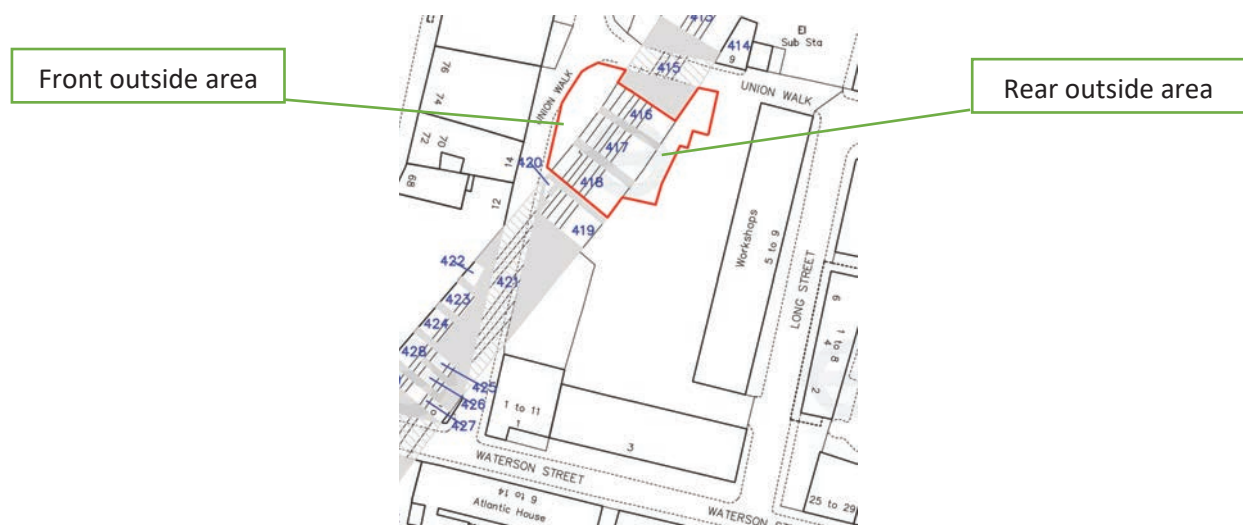


Image 2 - The leased property

Images 3 and 5 below show close the arches are to the residential apartments in 'Long & Waterson'.

Arch 418



Image 3 – View of the rear outside area facing south

Arch 417



Image 4 – View of the rear outside area facing north

Arch 416



Image 5 – 2nd View of the rear outside area facing south

TFL Union Walk North gate

L&W Union Walk North gate

Rear outside area

The shared asphalt area (marked in green in the image below) was an issue of concern/focus for the Metropolitan Police before the residential development was completed. The area is secured by two gates, (1) a 'Long & Waterson' gate, and (2) a 'TFL' gate, which together restrict pedestrian and vehicular access from Union Walk North. A key requirement of the Metropolitan Police was that, "TFL GATE MANAGEMENT - Gates to be kept locked at all times by tenants of industrial units."



Image 6 – The shared asphalt area

Rear outside area

TFL Union Walk North gate

L&W Union Walk North gate

Boundary line

Representations to the Premises License Application for Arches 416 - 418 Union Walk (The Great Beyond Brewing Company)

1. The Application Proposal

In a letter to local residents, dated 6th October 2022 (a copy is attached as **Appendix 1**), the applicants confirmed their plans “to open a microbrewery”, and they advised us that they “have long experience in the quality end of the brewing industry, including at Fourpure Brewing Company, Meantime Brewing Company, and Brooklyn Brewery”. Their letter goes on to state that:-

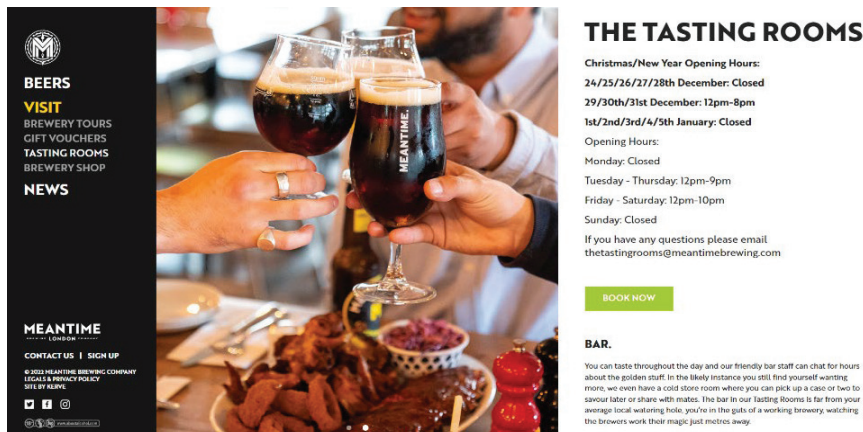
- the first of the railway arches “will house the brewery itself”, and the second arch unit will be used as “a cold store and small office area”.
- the third arch/unit will be used “for packing and distribution up to 4pm each day”, and from 4pm “as a tasting room, where customers will be able to taste and purchase our products”.
- the ‘tasting room’ will have a capacity of no more than 80 customers, and it would operate “five evenings per week ... closing between 9pm and 11pm depending on the day of week”.

The applicants’ letter also makes clear their intention “over the next few weeks ... to run some evenings on temporary event notices just to make sure that we are operating without any harm to the amenity of local residents”.

Although we were told that the proposed new use would be “a microbrewery”, the reality is that what is being proposed is a ‘brewpub’ (a combined brewery and bar) as is made clear from the information provided with the applicants previous Premises Licence application, and by the examples referenced by the applicants (see below, and www.fourpure.com and www.meantimebrewing.com). The ‘tasting room’ proposed for Arch 416 will be the pub/bar part of the enterprise.



Taproom – ‘Fourpure Brewing Company’



The banner features a central image of two hands clinking beer glasses. On the left is a dark sidebar with white text: 'BEERS', 'VISIT', 'BREWERY TOURS', 'GIFT VOUCHERS', 'TASTING ROOMS', 'BREWERY SHOP', 'NEWS', and 'MEANTIME London'. On the right, the text reads 'THE TASTING ROOMS', followed by Christmas/New Year opening hours, regular opening hours, a 'BOOK NOW' button, and a 'BAR' section describing the venue's atmosphere.

‘Meantime Brewing Company’

... the proposed opening days and hours ...

The current application proposes that the ‘licensable activities’ involving the sale and consumption of alcohol ‘on the premises’ (within Arch 416) will operate seven days a week (not the “five evenings per week” we were told), up to 11pm for six days of the week, and from 12pm at weekends. The sale and distribution of alcohol will take place daily, from 10am.

The applicants had previously advised the Licensing Sub-Committee that their venue would “*brew beer two times a week*”. I am concerned that the current application submission is silent on the actual operating hours of the brewery/industrial part of the proposed use, especially when considering that the applicants are proposing that the sale/distribution of alcohol ‘for consumption off the premises’ will take place daily from 10am until 11pm Mondays to Saturdays, and until 9pm on Sundays.

The Sub-Committee will note and compare, the hours of operation sought by the current Premises Licence application, with the operating hours of the brewpub examples referenced by the applicants, namely, the opening times for (i) the ‘*Fourpure Brewery*’ are Thursdays and Fridays 4pm to 10pm, Saturdays 12pm to 10pm, and 12pm to 6pm on Sundays, and (ii) the ‘tasting rooms’ at the ‘*Meantime Brewing*’ establishment are Tuesdays to Thursdays 12pm to 9pm and Fridays and Saturdays 12pm to 10pm (the business is closed on Mondays and Sundays).

Further to Licensing Policy LP3 of the Council’s Statement of Licensing Policy, which allows for restrictive hours of operation depending “*on the character of the area and if the individual circumstances require it*”, the hours of operation of the proposed venue should be restricted to avoid pedestrian/traffic activity occurring at times when the potential risks of nuisance or disturbance would be greater. I therefore object to the venue (including the ‘brewery’ operations and the sale of alcohol ‘off the premises’) operating outside the hours of 10:00 to 20:00 on Mondays to Saturdays, and 12:00 to 19:00 on Sundays, particularly as the applicants have not provided any documentation to prove that the brewery plant and machinery can be operated without causing noise nuisance or disturbance to adjoining residents.

I have set out below my additional concerns and objections to the current application submission.

2. The proposal will have a detrimental impact on local adjoining and surrounding residents

The applicants' previous application was primarily refused because of the concerns and objections of the Licensing Authority and the Environmental Protection Team, that the proposal would have a negative impact on local residents in terms of noise disturbance (and internal and external) noise outbreak, and taking into account (i) the close proximity of local residential properties (namely those along Union Walk, Kingsland Road and the adjoining 'Long and Waterson' apartments), and (ii) that insufficient information had been provided to demonstrate that the proposed activities would not have a negative nuisance/noise impacts (such as a noise impact report or noise management plan).

The previous application was therefore refused on the grounds that it was contrary to a number of the Licensing Policies of the Council's Statement of Licensing Policy, such as Policies LP1, LP2, LP3 LP6 and LP11. The concerns and objections of the Licensing Authority and the Environmental Protection Team are attached as **Appendix 2**.

Whilst I am pleased that the applicants are no longer proposing an external seating/drinking area to the rear of Arch 416, I still have concerns, as the current submission is silent on exactly how the rear area to Arch 416 is to be used, particularly as the applicants' floorplans show access/double doors at the rear of Arch 416.

I [therefore] maintain my objections to the application, on the grounds that the introduction of a bar/pub facility would result in an unacceptable increase in noise, nuisance and disturbance to the detriment of local residents (especially the upper floor residential properties directly opposite on Union Walk), from patrons arriving and leaving the venue, from delivery driver/car/uber/taxi/mini cab arrivals and departures along Union Walk, from the revving of engines, the opening and closing of car doors, and the sounding of horns. All of this will be taking place at the more sensitive times of the late evening and night, fundamentally and detrimentally changing the quiet, less busy, and more 'residential' environment that exists after 7pm.

... potential impact of the brewing operations ...

As with the previous submission, the current application fails to provide sufficient information to demonstrate that the proposed brewery element of the proposed new use would not have a negative public nuisance and noise impact.

During our meeting on 24th of October, John Driebergen advised us that a filter would be used to prevent smells emanating during the production of the beer. This is not mentioned in any of the applicants' 'Proposed Conditions'. More importantly, the applicants have not submitted an odour/fume assessment to demonstrate that no smells or odorous emissions will be generated by brewery machinery/plant. In addition, no details have been provided regarding the magnitude of the production or the facility's brewing manufacturing and distribution capacity. The photographs below, of the proximity of some of the apartments within the 'Long Waterson' complex, demonstrate the potential for nuisance and disturbance that could be caused by the operations of the brewery, in terms of noise and odour emissions.

Arch 418



Image 3 – View of the rear outside area facing south



Image 5 – View of the rear outside area facing north

The Sub-Committee will further note that 'Box E' and 'Box F' of the Premises Licence Application Form (pages 9 and 10), state that no live or recorded music is to be played within the premises, and yet John Driebergen stated, in the meeting on 24th October, that any music played within the premises will not be louder than the volume of a conversation. Is recorded music to be played or not?

In summary, the current application is contrary to Licensing Policies LP1 and LP2, as it cannot be properly assessed as to its potential public nuisance/noise impact, without the following information being provided for the Council's assessment - a noise impact report (including in relation to the operation of the 'brewery' plant and machinery), an odour impact assessment, a customer management and dispersal strategy, a Fire Risk Assessment, confirmation of the location of designated smoking areas, and the details of the proposed refuse/recycling storage arrangements (especially for bottle disposal).

AS stated above, I would also object, further to Licensing Policy LP3, and to avoid pedestrian/traffic activity occurring at times when the potential risks of nuisance or disturbance would be greater, to either the brewery operations (including for the sale of alcohol 'off the premises') or the pub/bar being permitted to operate outside the hours of 10:00 to 20:00 Mondays to Saturdays, and 12:00 to 19:00 on Sundays.

3. The proposed facility will exacerbate existing local area disturbance issues

There are currently two major sources of nuisance and disturbance within the immediate locality. One is the traffic chaos and conflicts that lead to road rage incidents on Waterson Street. The other is the fact that Union Walk West is a drug trafficking 'hot spot', as made clear by PC Helen King in an email sent following a meeting held with the Police Officers who are members of the Safer Neighbourhoods Team (SNT) during a meeting last October - *"I just wanted to reassure yourself and fellow residents that Waterson Street, Long Street and surrounding areas are part of Haggerston SNT default patrols as they are currently one of our Hotspots for ASB and Drug Use"*. I am concerned that the proposed pub/bar will make an already difficult situation even worse, by increasing the risks of anti-social behaviour by adding more people under the influence of alcohol in a drug use hot spot.

... Waterson Street existing traffic chaos and conflicts ...

There are continuous daily traffic jams/conflicts and incidents of road rage-violence, loud shouting and screaming along Waterson Street (see images 8 and 10), as traffic diverts from Hackney Road and Kingsland Road, and negotiates what is essentially a very narrow street. This is a major source of disturbance for the residents along Waterson Street and within the 'Long & Waterson' complex. The chaos is especially evident during weekends.

Both the Council and the Metropolitan Police are well aware of these problems. The Council, due to appeals by residents to change the traffic situation (such as The Shoreditch Investment and Management Ltd appeal from April 2021), and the Metropolitan Police, by the number of calls received every weekend (as confirmed by the Haggerston SNT, see above).

In the last two years since Cremer Street was turned into a one-way street, Waterson Street has become the main connection route between Hackney Road and Kingsland Road (see image 9). As Waterson Street has rows of parking bays along most of its length, it is practically a 'single file' road, with only small clear sections to allow cars to pass (see image 11). The proposed venue will unacceptably increase traffic on Waterson Street, as it will be the only way to access the pub/bar by a motor vehicle (see image 7).

I would urge the committee to request a traffic impact assessment (and delivery/servicing assessment) to demonstrate that the proposed activities, the pub/bar element especially, would not result in any harmful parking or traffic impacts, or nuisance and disturbance (including from delivery trips).



Image 7 – Motor vehicles way in to the brewery / bar

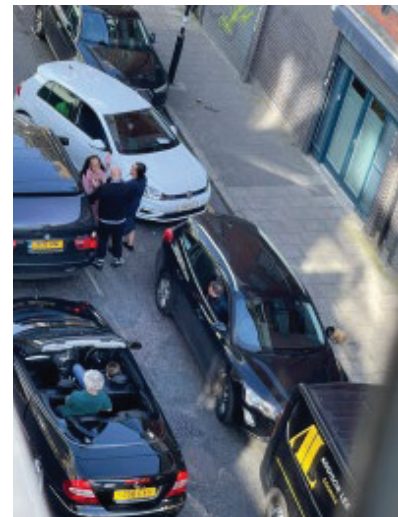


Image 8 – Road rage on Waterson St.



Image 9– Local area traffic analysis



Image 10 – Traffic jam on Waterson St.

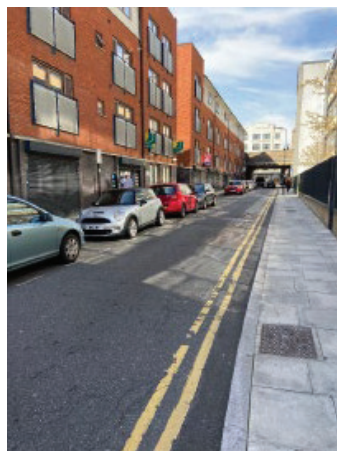


Image 11 – Single row parking bays on Waterson St.

4. The Applicant's Suggested Conditions

As already mentioned, the current application fails to provide sufficient information to allow for a proper understanding and assessment of the potential public nuisance and noise impact that may be result from the (internal and external) activities that would arise from the operation of the proposed brewpub. It is also the case, for the reasons set out below, that the conditions being suggested by the applicants are not sufficiently robust enough to ensure that the proposed brewpub would not undermine the Council's applicable licensing objectives, such as those that underpin Licensing Policies LP1, LP2, LP3 and LP4.

... Condition 2 (use of the rear external area) ...

Although the applicant is suggesting that no 'licensable activities' (including the consumption of alcohol) will take place in the rear external areas, the submission provides no details as to exactly what activities will take place to the external rear areas. For example, will the refuse storage facilities be located here? Will they be used for incoming/outgoing deliveries? Given the proximity of the 'Long & Waterson' apartments, it is important that clarification is provided before a decision is made on the application, and thereafter conditions should be imposed to restrict the use of the rear areas.

.. Condition 2 (consumption of alcohol) ...

In addition to the requirement that no licensable activities or consumption of alcohol taking place in external areas, a requirement/condition is needed to restrict the consumption of alcohol to within Arch 416 only, and not at any time within Arches 417 and 418.

.. Condition 3 (rear access doors) ...

Any rear doors for each of the arches should be self-closing so that they are not left open (except in an emergency). The rear doors should also be appropriately fire rated.

... Condition 5 (customer capacity) ...

Condition 5 states that a minimum of 60 seats will be maintained within the premises, however in the applicants' letter to local residents, we were advised that the 'tasting room' will have a capacity of "up to 80". That could be 'persons' or 'seating capacity'. Any condition relating to 'customer capacity' should impose a maximum, whether seated or not (in this case, 80 persons as stated by the applicants). Confirmation of that 'maximum' should be provided before any decision is made on the application.

... Condition 6 (premises dispersal policy) ...

Condition 6 refers to "a copy the premises dispersal policy". If the applicants have submitted a 'dispersal plan' then it was not distributed to local residents. This is an important area of concern for the residents of 'Long & Waterson' due to our proximity to possible customer gathering areas close to the Union Walk Gate entrance for the 'Long & Waterson' complex (as the pub/bar entrance is less than 20 meters - see image 12). No decision should be made on the application until the strategy to manage the dispersal of customers from the premises has been distributed to local residents, and the arrangements have been 'signed-off' by the Licensing Authority, the Environmental Protection Team and the Metropolitan Police.



Figure 1Image 12 - Union Walk Gate, Bar entrance & exit point, potential Gathering Area

... Conditions 7, 9 and 10 (designated smoking areas) ...

The submission fails to provide details of the location of the designated customer smoking area(s). This information, together with the applicants' arrangements to supervise and control any customers smoking outside the premises during the hours of operation, should be provided before any decision is made on the application, and thereafter conditions should be imposed to ensure compliance with any details 'signed-off' by the appropriate 'responsible authorities'.

... Conditions 11, 12 and 13 (the potential for noise nuisance and disturbance) ...

As I have already mentioned, one of the most significant omissions from the current submission is the lack of details and information on the proposed 'brewery' operations. A noise impact assessment must be provided to ensure that the noise emissions generated by the 'brewery' operations and the associated plant and machinery [and the operation of the pub/bar] would not result in any negative noise, nuisance and disturbance impacts.

I would also add that the rear façade of Arch 416 (see image 4), where the pub/bar will be located, comprises an old wooden structure with a single glazed glass windows. Any glazing for each of the individual arches should be sufficient to ensure that any noise generated from within the units (including any 'background music' played within Arch 416) will not be heard outside the units.

Condition 12 refers to the possibility of loudspeakers being provided, but as previously mentioned, the current application [form] suggests that no live or recorded music is to be played within the premises, and yet John Dribergen advised, in our meeting on 24th October, that music would be played within the premises. The location of any loudspeakers must be made known before any decision is made on the application. Noise limiters should also be fitted to the PA system/loudspeakers, and only the premises' speakers should be used, with no additional speakers being allowed by any hirers of the premises.

... Condition 13 (windows and external doors) ...

All windows and external doors should be kept closed after 19:00.

... Conditions 14 and 15 (security gates - Union Walk/Nazrul Street) ...

The closure of the Union Walk security gates during the times when the bar/pub is operating will prevent customers of the pub/bar from being able to exit via Long Street, and therefore any requirement for the closure of the gates must from a time much earlier than the 19:00 set out in proposed Condition 15, i.e. from 16:00 Mondays to Fridays, and 12:00 on Saturdays and Sundays.

That still leaves the potential problem of customers gathering next to the gate before going home. During the meeting on the 24th October, John Dribergen said there will be a security guard during the bar/pub operating hours, and that person's responsibility will include making sure people will not gather beside the gates. Whilst I have my doubts as to whether it will be possible for the applicants to control the behaviour of customers after they have left the premises, there is no mention of this in the conditions.

During the meeting on 24th October, John Dribergen also stated lights would be installed towards any potential gathering area(s), and these would also be covered by CCTV cameras. This is not included in the conditions.

... Conditions 24 and 27 (servicing/delivery strategy) ...

No details have been provided of the strategy for deliveries in/distribution out, including in relation to the delivery hours. In their letter to local residents, the applicants stated that packing and distribution will stop at 16:00. This is not included in any of the conditions.

Details of the servicing/delivery strategy should be provided before any decision is made on the application, and no deliveries/servicing should be permitted during very early/late hours of the day, and they should not be permitted to take place from the rear after 17:00 on any day. The hours of servicing/delivery should not be allowed to place after 19:00. Conditions should be imposed to ensure compliance with any details 'signed-off' by the appropriate 'responsible authorities'

... Conditions 26, 29, 31 and 34 (refuse storage and collection arrangements) ...

No information has been provided in relation to the proposed refuse storage facilities, and the collection arrangements. This information should be provided before any decision is made on the application (including in relation to the bottle storage).

Proposed Condition 26 states that refuse will not be placed in external areas between 2300 and 0800. 2300 hours is very late, and many people, particularly those with young children, will already be asleep by this time. The placement of refuse to any agreed designated external areas should only be allowed to take place between the hours of 10:00 to 20:00 on Mondays to Saturdays, and 12:00 to 19:00 on Sundays.

5. The Applicant's Failure to Apply For Planning Permission

Appendix B2 of the report to the 8th September 2022 Licensing Sub-Committee is attached as **Appendix 3**, and it comprises the Planning Department's representations on the applicant's previous application. The activities of the proposed use were described as offering "*a full range of wines, spirits and associated alcoholic beverages*" as well as "*Craft ales on tap*" (both for sale "*on and off*" the premises), and online sales via the company website. This further confirms that the applicants are proposing a brewpub, which as a mixed industrial/drinking establishment use is classified as a '*sui generis*' planning use.

Planning permission is therefore clearly required for the proposed activities, i.e. for the [change of] use of the three [historically] separate arch premises ['planning units' as a new a brewpub, a mixed [sui generis] brewery/drinking establishment use. Planning permission is also required for any external plant and equipment that is required for the proposed enterprise, and for any associated external alterations that have been carried out, and are proposed (including the roller shutters).

The applicants do not have planning permission for the proposed new use (or for the '*temporary notice events*' they are planning) or for any external alterations and equipment required for the proposed brewpub. Moreover, they have not submitted a planning application to accompany their new Premises Licence application.

The notes of the 8 September 2022 meeting of the Licensing Sub-Committee is attached as **Appendix 4**, and it confirms that the lack of planning permission for the proposed activities was "*a significant concern*" for the Sub-Committee. As before, the current application is contrary to Policy LP5 of the Council's Statement of Licensing Policy, and the Licensing Sub-Committee should not allow the application until planning permission has been sought and granted for the proposed mixed [sui generis] use.

Objection to Licence application for Brewer at: 416-418 Union Walk, Hoxton E2 8HP

1 message

25 November 2022 at 11:26

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

Cc: [REDACTED]

To Whom It May Concern:

I act as property manager, and therefore represent the landlords and tenants, for the buildings at the following address:

[REDACTED] Long Street

[REDACTED] Hackney Road

[REDACTED] Kingsland Road (adjacent to Nazrul St)

It has come to our attention that the above application is being considered to grant a licence for the brewery to provide alcohol to the public.

I must stress that this application should be objected on the grounds that having people in and around union walk/Nazrul street who have been drinking will dramatically affect the area.

There is already an issue with these roads feeling unsafe and with the addition of bar/pub to this will not help.

I am objecting on the grounds of safety to the public and the nuisance it will cause to local residents and businesses, as this road provides a key service route for goods and commercial vehicles but provides no safe walkways for pedestrians.

I hope this is all taken into consideration and the application will be refused.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]


Subject: license application of Great Beyond Brewing Company Ltd - Arches 416-418, Union Walk, E2 8HP

1 message

25 November 2022 at 12:52


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

Dear Licensing team, Hackney

I am the tenant of flat  [Long Street](#) at Long & Waterson which is neighbouring the proposed brewery. I became a resident at Long & Waterson based on my expectations for a quiet enjoyment of the apartment and I have concerns that the proposed brewery/pub, being so close to a residential site, would severely harm my peaceful enjoyment of the apartment.

I am therefore objecting the application for a license on the grounds of public nuisance and public safety.

My main concerns are as follows:

- I am concerned that the brewery will create noise nuisance and disturbance, especially at sensitive times.
- I am concerned that the brewery will have a bad impact on the already congested Waterson Street.
- I am worried about the lack of dispersal plan and possible groups of intoxicated loud people shouting next to our windows, from 11pm onwards.
- I am concerned of the lack of odour impact assessment report
- While a letter from the brewery to the neighbours committed for no more than 80 people, this is not mentioned within the brewery's application for a license.
- The applicants do not have a planning permission for the proposed new use or for any external alternations and equipment required for the brewery/pub.

Kind regards,



License application of Great Beyond Brewing Company Ltd - Arches 416-418, Union Walk, E2 8HP

1 message

24 November 2022 at 16:12

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

To: Licensing team, Hackney

I am the owner of apartment, [REDACTED] [Long Street](#) at Long & Waterson which is neighbouring the proposed brewery.

I became a resident at Long & Waterson based on my expectations for a quiet enjoyment of the apartment and I have concerns that the proposed brewery/pub, being so close to a residential site, would severely harm my peaceful enjoyment of the apartment.

I am therefore objecting the application for a license on the grounds of public nuisance and public safety.

My main concerns are as follows:

- I am concerned that the brewery will create noise nuisance and disturbance, especially at sensitive times.
- I am concerned that the brewery will have a bad impact on the already congested Waterson Street.
- I am worried about the lack of dispersal plan and possible groups of intoxicated loud people shouting next to our windows, from 11pm onwards.
- I am concerned of the lack of odour impact assessment report
- While a letter from the brewery to the neighbours committed for no more than 80 people, this is not mentioned within the brewery's application for a license.
- The applicants do not have a planning permission for the proposed new use or for any external alternations and equipment required for the brewery/pub.

Kind regards,

[REDACTED]

license application of Great Beyond Brewing Company Ltd - Arches 416-418, Union

1 message

25 November 2022 at 15:45

To: licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Sirs/ Madam

I am the owner of apartment [REDACTED] at Long & Waterson which is neighbouring the proposed brewery.

I became a resident at Long & Waterson based on my expectations for a quiet enjoyment of the apartment and I have concerns that the proposed brewery/pub, being so close to a residential site, would severely harm my peaceful enjoyment of the apartment.

I am therefore objecting the application for a license on the grounds of public nuisance and public safety.

My main concerns are as follows:

- I am concerned that the brewery will create noise nuisance and disturbance, especially at sensitive times.
- I am concerned that the brewery will have a bad impact on the already congested Waterson Street.
- I am worried about the lack of dispersal plan and possible groups of intoxicated loud people shouting next to our windows, from 11pm onwards.
- I am concerned of the lack of odour impact assessment report
- While a letter from the brewery to the neighbours committed for no more than 80 people, this is not mentioned within the brewery's application for a license.
- The applicants do not have a planning permission for the proposed new use or for any external alternations and equipment required for the brewery/pub.

Kind regards,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Fwd: License Application Great Beyond Brewing Company.416-418 Union Walk, Hoxton, E28HP1 message

25 November 2022 at 18:08

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

As a resident and owner of apartment [REDACTED], [REDACTED] Loong street in the Long & Waterson, its has been brought to my attention that yet another application for a liquor license has been applied for by The Great Beyond Brewing Company.

I do not understand how another license can be applied for or granted after the original was turned down.

As a resident of Long Street, the nuisance noise of people parking in the street until the early hours, waking up to Laughing gas bottles every, where the last thing we need in the locality is another bar and only feet from my rear window.

To reiterate my concerns:

1. It will create even more noise nuisance and disturbance on top of that which we have at the moment.
2. The Brewery will add to the terrible traffic problem we have on Waterson Street
3. I am worried about the lack of dispersal and possible groups of intoxicated loud people shouting next to my bedroom windows
4. The applicants do not have a planning permission for the proposed new use or for any external alterations and equipment required for the pub/brewery
5. There is no mention of limitation of people in the application
6. We have a drugs problem in the area already and this application certainly does not help to reduce this.

Overall I do not see any different circumstances to the previously refused application and am fully against this being granted.

Kind Regards

[REDACTED]

Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company1 message

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

25 November 2022 at 18:15

Subject: Premises License Application for 416-418 Union Walk from 28th October by Great Beyond Brewing Company

Dear Sirs

This is [REDACTED], from Apartment [REDACTED], in Long and Waterson.

I am objecting to this application on the ground of public nuisance and safety.

The brewery and its customers will be in extreme proximity to our communal gardens and parking lot, with risk of disturbance, damage and breach of privacy.

Thanks!

[REDACTED]

Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

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

23 November 2022 at 17:11

Hi there,

I hope you are well.

I currently live and own [REDACTED], The Waterson Building, E2 8GT which is on the [REDACTED] and overlooking the rear elevation of the premises for The Great Beyond Brewing Company.

My husband and I had the pleasure of meeting the business owners for a tour of the premises and a Q+A session a few weeks ago, we are confident any of our concerns have been addressed and we have nothing to be worried about in respect to their scaled down operations. The business owners took our questions very seriously and elevated any concerns or worries. Main concerns being the use/operation of the back of the premises being open to the public as a drinking area (backs onto Long & Waterson Building) and operational hours.

Great Beyond has now been open for the last 10-14 days and we would have no idea that they are open due to almost no activity at the rear (just the odd delivery) and no noise in our flat. Which is the basis of my husband and I offering our support.

I can speak for myself and the other residents in saying that we welcome a responsibly and professionally operated business in these otherwise vacant railway arches. I commend and appreciate Great Beyond for their co-operation and care of wellbeing for the local residents in regards to noise pollution and disturbance.

I do hope that the Hackney Council supports the proposal and grants the application accordingly. I have full confidence in the cohesive operation and management from the owners of Great Beyond and look forward to supporting the business when fully operational on the basis there is no disturbance to the peace of the area during operational hours.

Thank you for taking the time to read my email and please do let me know if you have any other questions or require additional information.

With Kind Regards,

Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

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

14 November 2022 at 19:46

Afternoon,

Writing to voice support of the Great Beyond Brewing Company obtaining a permanent licence at Arches 416-418 Union Walk.

I am a resident at [REDACTED] Union Walk, [REDACTED] onto the Brewery. Prior to them opening, our homes entry was one of the only front entries along that part of Union Walk. The majority otherwise being restaurant back of houses, garages or service corridors. This has meant that the street has been prone to drug deals, people high on drugs milling around, people peeing on our front door step and a general sense of emptiness.

Since the brewery has opened the street already feels safer and has a bit more life to it. As a female resident, I feel a lot safer walking to my front door now at any time of day, and know even my male housemate feels the same.

Our house has felt no disruption due to noise or opening hours since the tasting room has opened (we live next to the overground so that beats anyone). The brewery instead provides a great place for the local community to gather and breathe life into the street. The owners have already made it super welcoming to the local residents, showing that they genuinely care about local interests and concerns.

In early September our house was also robbed opportunistically on an early Sunday evening, and I strongly believe had the brewery been open at this time it would have been enough of a deterrent.

In summary, I feel really strongly supportive about Great Beyond Brewing being able to obtain a licence, enhancing the local area in so many different ways. Union Walk really needs it.

Thank you.

[REDACTED]

Sent from my iPhone

Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

15 November 2022 at 18:53

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

Dear Sirs,

I hope you are well.

I currently live at [REDACTED], The Waterson Building, E2 [REDACTED] which is on the [REDACTED] and overlooking the rear elevation of the premises for The Great Beyond Brewing Company.

We had the pleasure of meeting the business owners for a tour of the premises and a Q+A session a few weeks ago, we are confident any of our concerns have been addressed and we have nothing to be worried about in respect to their scaled down operations. The business owners took our questions very seriously and allayed any concerns or worries. I would like to reiterate that our flat would be the most affected by their activity and we have no concerns about the ongoing operations of the business.

Great Beyond has now been open for the last 10-14 days and we would have no idea that they are open due to almost no activity at the rear and no noise in our flat. I am aware many of the residents are in agreement with us now too and we believe this will bring benefit to the area.

I can speak for myself and the other residents in saying that we welcome a responsibly and professionally operated business in these otherwise vacant railway arches. Additionally, with the exclusion of external areas from the license, the biggest disturbance by far is the railway track running alongside the residential amenities and premises.

The local residents commend Great Beyond before opening a new independent business during a difficult time and hope that Hackney Council supports the proposals and grant the application accordingly. We are confident that the premises will be managed professionally and sympathetically alongside the local residents and also look forward to supporting the business as well!

Thank you for taking the time to read my email and please do let me know if you have any other questions or require additional information.

With Kind Regards,

[REDACTED]

Great Beyond Brewing Company

1 message

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

22 November 2022 at 17:39

We are the immediate neighbours of the Gret Beyond Brewing Company at [REDACTED] Union walk and fully support a business that is going occupy the 3 arches that have been left empty and open to vandals and drug dealings. So, it is a great comfort to see the people at the great beyond brewing company bring some much-needed security and a place for local people and business to socialise.

Kind regards,

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

[REDACTED]
[REDACTED]

[REDACTED]

Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

23 November 2022 at 21:51

To: licensing@hackney.gov.uk

Dear Licensing Team,

I would like to express my support for the Great Beyond Brewing Company.

I live at ■ [Kingsland Road E2](#) ■ and the back entrance to the building is exactly opposite of their taproom. Since the opening, this little back street has become much more pleasant. The venue is very quiet and doesn't cause any noise or disturbance. It was great to see that outside of their great range of beers they also serve products from local Hackney businesses with locally sourced ingredients.

The staff is very friendly and welcoming. I was lucky to get a tour and see their very modern, clean and professional brewing equipment.

It is really a positive influence for the Union Walk, which apart from the beautiful street art didn't have too much going for it until now.

Sincerely,

“Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP”

1 message

24 November 2022 at 10:58

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

“Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP”

Hello Hackney Licensing team.

I'm writing to lend my support to Great Beyond's License application.

Great Beyond are located on a corner of our neighbourhood that has been blighted by the presence of drug users and their dealers carrying out, and waiting to carry out their transactions.

The presence of GB's "Tasting Room" has considerably improved this situation as the characters now appear to have sought out a more secluded spot while the Tasting Room is open and staffed.

It would be to the detriment of our neighbourhood if we lost the foot traffic from local customers visiting the premises and the onsite presence of staff during the dark winter months..

As a business resident of some ten years beside Union Walk, GB have brought an onsite presence that we have not had while previous tenants of their premises were incumbent. The creation of their evening trading presence makes the street a warmer and somehow safer environment as residents and the general public travel beneath the otherwise unlit, adjoining railway bridge.

Having met the management team at GB I hope that you will support their trading activity in Union Walk and will grant their application for licensed operations accordingly. The management team are clearly a professional, responsible and community minded group of people and their success will bring value to an otherwise neglected local area.

Warmest regards



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Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

24 November 2022 at 11:02

To: licensing@hackney.gov.uk

To Whom it may concern,

I am writing in support of Great Beyond Brewing Company that is located on [416-418 Union Walk, E2 8HP](#).

I went to visit the location a week ago and found it to be really welcoming, professional and already making an impact on improving Union Walk.

I am a resident in Long and Waterson apartments and feel no concern around having the brewery where it is located. In fact, I am thrilled to have a new place that I can visit, that is pleasant, with professional service on a road that is notoriously dangerous. I personally feel less concerned about walking down Union Walk in the evening knowing that the brewery is there.

I have received and reviewed the scaled-back proposals and have completely welcomed the changes that the brewery has proposed. They are making a huge effort to make the local community feel welcome and also listen to any concerns and adjust accordingly. They take their responsibility to the local community very seriously.

This is evident in the revised hours, the licensable activities and the conditions ensuring the licensing objectives are promoted, including and in particular, the prevention of public nuisance and the prevention of crime and disorder. For example, they have a bouncer outside of the main doors every night

I'm very happy to welcome the responsible and professionally operated business in the otherwise vacant and, to be frank, dangerous railway arches. It is also worth bearing in mind, with the exclusion of the external areas from the licence, there is no realistic possibility that local residents will be disturbed, particularly bearing in mind the railway track running alongside the residential amenity and premises.

Having met and visited the brewery owners I feel absolutely no qualms about it remaining as an establishment in the area, and in fact, am thrilled to welcome a new, independent business to the area that is cleaning up a dangerous road and making the area nicer.

Thank you

Long And Waterson Apartments
Long street

Great Beyond Brewing Company Arches 416 - 418 Union Walk E2 8HP

1 message

24 November 2022 at 11:17

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

To whom it may concern,

I have lived at [REDACTED] [Union walk E2](#) [REDACTED] for the past three years. In fact, I am likely the closest neighbor to the Great Beyond brewery. Union walk has for too long a time been a back alley in which multiple nefarious activities take place. The lack of general public footfall has meant that it is primarily used for illicit activities.

When I discovered that there was to be a brewery opening with a small tasting room my immediate thought was that this would be a massive positive for the area. We really will benefit from more public footfall - this will reduce the crime in the area - and create a more community feel in what has been a forgotten part of Shoreditch.

The company has taken significant steps to ensure that noise/disruption will be kept to a minimum. The area is crying out for rejuvenation and having a well-run pubic business will only benefit the area.

The alternative would be vacant arches or a storage facility which will do nothing for the area. Again i can make the importance of my point enough Union walk currently does not feel safe to me - and has multiple issues with crime and illicit activities. A well-run business would solve so much of this. It would be a crying shame to not have it running.

Disclaimer - I have no commercial interest at all nor any personal relationship with the business owners. I am simply a resident of Union walk - and one who would love for it to benefit from keeping the Great beyond operating.

Thanks,

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

Great Beyond Brewery Company Arches 416-418 Union Walk E2 8HP

1 message

24 November 2022 at 11:42

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

Hi,

I hope this email finds you well. My name is [REDACTED], I am a resident in Hoxton, General Manager at [REDACTED]; I am emailing in regards to the new Brewery that has opened up near my house: Great Beyond. I live in [REDACTED] [Kingsland road](#) and our back entrance to the building is on Union Walk. From my flat and this back entrance, I have view of this beautiful new brewery and since knowing it was opening, have been very excited at the addition to our area.

Upon visiting this brewery, I was shocked and sadden to hear that there has been disapproval at this companies opening. Prior to its opening, this street was full of unsafe, illegal activity and anti-social behaviour. Having Great Beyond now on Union Walk, not only brightens the street, it means that as a woman, I feel safer walking home at night (I work in hospitality so this often happens). As a resident, I am disturbed much less by the happenings on the street. Their security are mindful and their management are wonderful at keeping the street clear. I once was followed home by a Punter from work, seeing the brewery and being able to stop at chat to the owners saved me from a potentially very dangerous situation.

Furthermore, walking past during the day and seeing the brewery in action, which provides Beer I can then either drink in the tap room or at many local pubs in the area, helps a person like myself and my partner (who are Australian and often quite isolated) feel a greater sense of community and belonging in central London. I think it is also very important to recognise the huge amounts of evidence suggesting that breweries bring great economic benefit to areas.

Working in the hospitality industry myself I obviously feel a heightened sense of compassion for this brewery. However, there are very little opportunities for workers in hospitality to socialise and enjoy their time off. This brewery has provided care and space for workers such as myself and my staff by hosting hospitality centred events. The morale increase I have seen in my team since they have had this space to enjoy is undeniable. Innovative and thoughtful, Great Beyond does exactly what their company name suggests and reaches beyond the four walls of their brewery. They care for the entire industry and are a great addition to it, which after the struggle the Hospitality industry has had through Covid, is very needed. To debate their presence in Hoxton is obscene to me, they have improved the atmosphere around them hugely.

Thank you for taking the time to read my thoughts, I do hope we can keep such a wonderful business open as they really are a fabulous addition to Hoxton, I cant imagine Union Street without them now, nor would I want to.

Many Thanks,

[REDACTED]

[REDACTED]
[REDACTED] Kingsland Road
London
E2 [REDACTED]

24/11/22

Letter of Support

RE: Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

To the licencing committee.

We would like to offer a letter of support to this young brewing Co. We have been established in Shoreditch since 2005 employing around 40 full time staff and we were the first supermarket (and organic and natural) operating in the area. Over the years many businesses have asked us to offer our support to licencing and we have not done so until today - 17 years!

Union Walk where this brew house is based is to the rear of our property. It has suffered to a point of dereliction with transient businesses offering no security to either its workforce or to the community. It has been rife with gangs and criminality for decades. We suffer through this crime – costing us tens of thousands in theft each year – the arches are difficult - It requires a business which will improve the locality and the community – we fully believe the Great Beyond Brewing Company brings this and will be a tremendous asset.

It is relevant for a business this size and producing a product – from scratch - to be able showcase itself – a tasting room – a tap area - will be hugely important in its success and this must not be prevented but embraced. The Grocery works with hundreds of producers small and large and we very much support indigenous Hackney grass roots enterprise like this. Hackney is famous for it – that’s why people come to live here - and long may it continue.

We serve around 1000 residents a day - we believe they are a perfect fit for this community – high professional standards and great products – we welcome them and would encourage you to do the same.

Yours sincerely,

[REDACTED]

Licence for the Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

24 November 2022 at 17:36

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

I was approached yesterday by a resident of Long St, who informed me he was fighting the licence application from the Great Beyond brewers who are across the street from our premises. He asked if I would participate, but having looked in to it I feel I should inform you that I support the brewers' plan as given its scale it will have minimal impact and could actually benefit the area. We at Pro Centre have had several attempted break-ins since we moved here in 2011 (two of which were successful, resulting in losses and costs running to many £000s) I think that the isolated nature of Union Walk and its multiple exits make us particularly vulnerable. We also have a problem with drug users congregating in the street to meet dealers who drop their wares from cars in the evenings – the police have on occasion tried to put a stop to this, but clearly don't have the resources to monitor the area as frequently as we'd like. I believe that having more law-abiding people in the area during the evenings would act as a deterrent. We all know how hard life is for small businesses these days, hospitality & retail being hit particularly hard. Obstructing the brewers' potential can only have a negative impact on the local economy and employment. I would be happy to contribute any evidence that may influence your decision, feel free to contact me

Kind regards,



Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP - Letter of Support1 message

24 November 2022 at 16:41

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

To Whom it may concern,

I am writing in support of Great Beyond Brewing Company that is located on [416-418 Union Walk, E2 8HP](#).

I honestly cannot understand how there would be any opposition to the Brewery opening up.

I am a local resident of Shoreditch and know that the street the brewery is located is mostly used as a toilet and I usually go out of my way to avoid walking down this street as a single woman.

I have been every week now since the venue has opened and already the Street feels safer and has better foot traffic.

The brewery is professional, doesn't cater to a rowdy crowd (as does the rest of Shoreditch) and it is a great addition to the area - I would be sad to see it go.

Kind regards



Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP"

1 message

25 November 2022 at 14:47

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

Dear Licencing Team

I have recently become aware that a brewery and tap-room is opening on Union Walk and that there has been some local opposition to it. I would personally and on behalf of the practice (85 people) we run in the adjoining building like to express our FULL SUPPORT for the proposals for the new venture and licence. It is exactly what the area needs. I have known Hoxton for over 25 years and a well run establishment like this in an up-graded arch will only help the neighbourhood. The alley-way and the wider Union Walk has been really dingey for many decades and having more activity, eyes on the street and footfall is really important for safety and wider security. The owners seem extremely responsible and I am sure it will be well managed.

The applicant hosted a residents evening demonstrating the applicant's commitment to taking its responsibilities in the local community seriously. I have spoken to many other business owners in the building and they are also delighted there is more activation on the street especially at night. The revised hours, licensable activities and conditions will ensure that the licensing objectives are promoted. We all commend the applicant opening a new independent business during a difficult time and hope that Hackney support the proposals and grant the application accordingly.

Please get in touch if you have any questions or need more detail.

Kind regards



Kind regards,



Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

25 November 2022 at 14:53

To: licensing@hackney.gov.uk

Dear Hackney council,

I am writing a statement in reference to the dispute that is taking place at;

Great Beyond Brewing Company Arches [416-418 Union Walk E2 8HP](#)

John came around when he first set up the business and welcomed us to an open evening which unfortunately we were unable to attend. He has since been around again to inform us of the situation that has been unfolding and what has been proposed against his business.

The nature of their business will not attract the common Tom, Dick and Harry who are looking for a cheap pint. Instead, it will bring in customers who are looking to experience new and exciting craft beers. There is a similar brewery located not too far away from the site that seems to operate without any of the negative issues that have been highlighted by the opposing party. The fact that they have taken every consideration of the local community into account, such as excluding the outside areas from the licence I see a small opportunity for there to be any disturbance to local residents.

Working for a start-up myself I welcome other businesses that are looking to make a positive impact on the local community and environment. From my discussion with John, they seem to be operating a very ethical and environmentally friendly business, something which I welcome to the area. Too often are these railway arches left unused and fall into disrepair.

Kind regards



Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

25 November 2022 at 15:01

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

Dear Sir/ Madam

As the owner of both a business and office unit on Waterson Street (directly opposite the junction with Union Walk) I wanted to write to express my support for the new brewing company's license application.

Union Walk has long been a very rundown and slightly scary backroad/ alley way – frequented regularly by drug dealers and addicts who make it particularly intimidating at night and for our female staff. The arrival of a new vibrant business, and one which will encourage regular, responsible business, footfall and traffic is hugely welcome.

Having met the owners of the GBBC, I'm confident they are both responsible and enterprising young people – exactly the sort that our neighbourhood, and Hackney more generally, needs. I'm confident that there will be no disturbance to local businesses or residents given the modest and restricted licensing and scale of the business.

Please don't hesitate to contact me if you have any questions.

Yours sincerely





Great Beyond Brewing Company Arches 416-418 Union Walk E2 8HP

1 message

25 November 2022 at 15:12

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

I am writing in support of my next door neighbours in Union walk of their recent licensing application .

I have been a TFL tenant for 18 years and occupy [REDACTED] and [REDACTED], during this period Union walk has always been occupied by drug dealers, drug users, vagrant's and prostitutes, in particular directly opposite both of our premises.

We would come into work and most days the front would smell of urine and there would often be human excrement outside the arches all from the drug users who would use the unoccupied arches at 416-418 as a place to use drugs, this has now stopped.

Since Great Beyond Brewing Company moved in to the railway arches , which we unoccupied for several years , it has been a real pleasure to see how they have really helped make such a vast improvement to the immediate area, due to them just having a presence which has no doubtedly put off dealers from selling there crack cocaine outside both our premises.

In particular I have seen a vast improvement over the past 6 months since [416-418 Union walk](#) have been occupied by the beyond brewing company.

Over the past 7-8 years Union walk has had 3 major housing and office developments take place however there is not one place for anyone who lives or works on the street to meet and socialise, and instead you must find alternative streets, and therefore I welcome a place to now use for both meetings and socialising away from the work place but near enough to be in reaching distance.

Hackney is a fantastic area to work in and the diversity of businesses and cultures is what makes Hackney special, however Union walk is in need of such diversity, as at present it has nothing and I strongly feel a new community hub for people to meet is very important to continue the great improvements that have already been made.

Finally I would also like to say I am a non drinker and therefore have no hidden agenda to encourage the sale of alcohol , but I will certainly be visiting the premises if the premises is granted permission to trade because I want to support business that is supporting the local community and helping to improve an area that really was awful not so long ago.

[REDACTED]

[REDACTED]

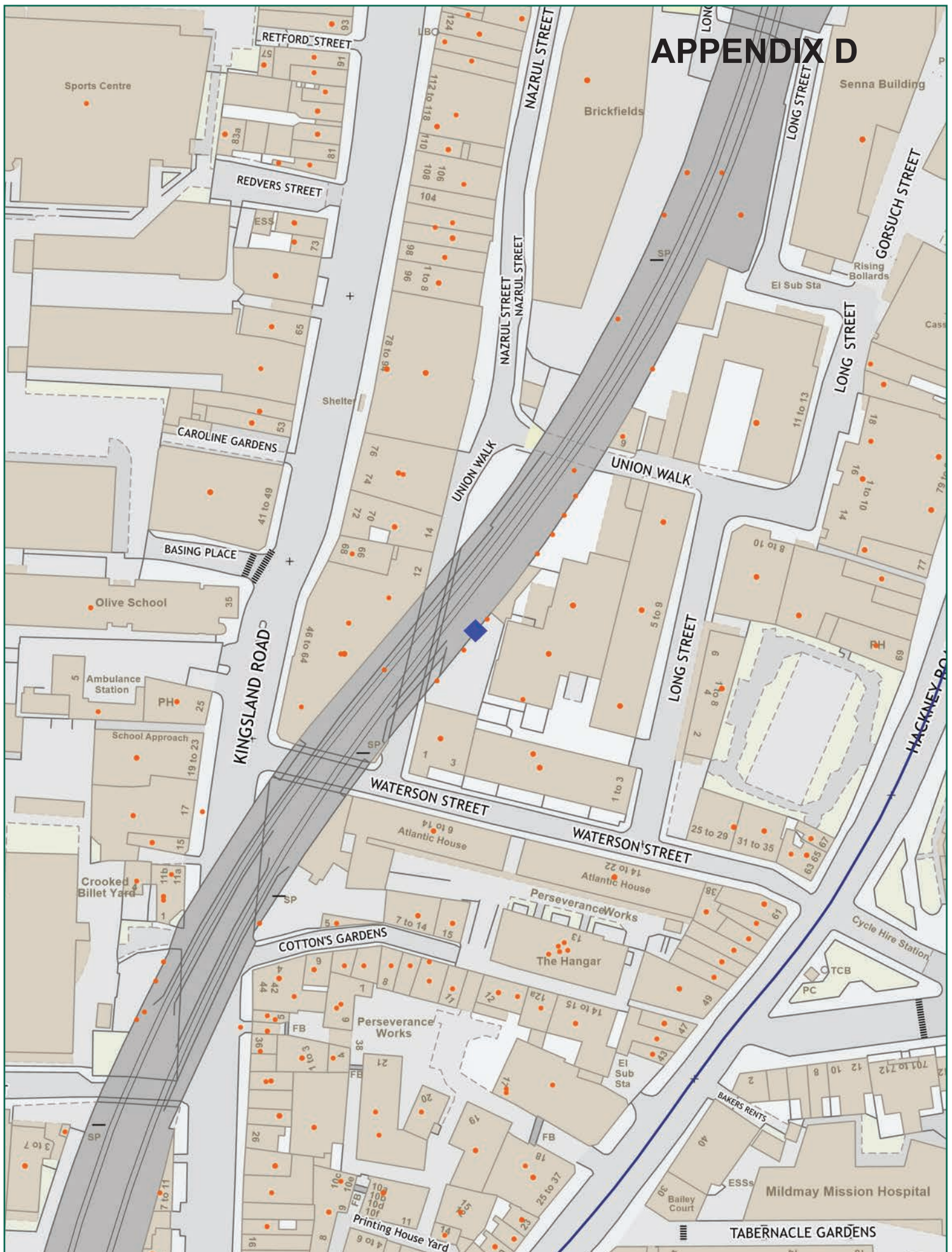
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APPENDIX D



Scale: 1:1250 at A4



Great Beyond Brewing Company, Arches 416-418 Union Walk, London, E2 8HP

Ref:

Tuesday, December 6, 2022

Produced by: unspecified

email:

please specify copyright statement