

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

Letter to be distributed by the London Borough of Hackney Licensing Authority

December 2022

Dear Neighbour

Great Beyond Brewing Company, 416-418 Union Walk Licence Application

We hope that this letter finds you well.

Hackney Council have sent us a copy of your representation in respect of our licence application. Thank you for taking the time to comment on our proposals. We would be most grateful for your consideration of this letter, which we hope will help to address the concerns that you have raised.

Introduction

We are John Drievergen, Oliver Parker and Nicholas Walsh. We are planning to open an independent and environmentally friendly local microbrewery underneath the railway arches at Union Walk.

Following consultation with the council, police and other local stakeholders, we have significantly scaled back our previous application proposal to address concerns raised and more closely align the application proposals with our business plan.

Please find enclosed document setting out the reduced hours and comprehensive conditions all aimed at ensuring that you are not disturbed by the brewery whatsoever. The document also sets out further amendments to the application following consultation with Hackney officer and in consideration of the concerns you have raised.

In particular, we would like to confirm the following, which will be controlled by enforceable licence conditions:

1. There will be no use of the rear yard adjacent to Long & Waterson whatsoever. Our customers will not be permitted in this area and there will be no waste refuse collections or deliveries etc. from the rear yard.

Great Beyond Brewing Company Limited
417 Union Walk, London, E2 8HP

2. There will be no access to the brewery via the rear yard or rear doors adjacent to the Long & Waterson apartments. Access will only be via the front of the brewery and a comprehensive dispersal policy will be in place to ensure customers leaving the brewery make their way home quickly and quietly without causing you any disturbance.
3. An independent acoustic consultant has undertaken a noise assessment and produced a report confirming that in his expert opinion local residents will not be disturbed by our proposed activities on-site.
4. We have agreed a number of further licence conditions addressing the risk of noise emanating from the brewery, as well as a condition limiting the capacity to 74, which is less than the original proposal.
5. Our licence includes a condition requiring the tap room to remain ancillary to the main brewery functions, meaning we cannot transform the Arches into a pub or similar, which has never been our intention in any event.
6. We have not applied for regulated entertainment and will only use two small Sonos speakers for background music in Arch 416.
7. We are installing a high specification vapour condenser to remove any risk of odours travelling to your apartments.

Thank you once again for your consideration of this letter. We hope that it has helped to clarify and address your concerns.

We are committed to providing a welcome local service to those living and working in the local area while being the best of neighbours that operate professionally alongside local residents.

Please do not hesitate to contact us if you would like to discuss our proposals further or have any questions.

With kind regards

John, Ollie and Nick

[Redacted signature]

Enc: Amended licence application summary

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 **or rear yard shown on the licence plan**, except in cases of emergency. **The rear doors shall remain closed at all times licensable activities are provided, except in cases of emergency. [Additional wording to address concerns raised by objectors]**
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~~ 8 persons at any one time. *[Amended wording agreed with LBH Environmental Health Protection Officer]*
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~~ 19:00 hours except for the immediate access and egress of persons. *[Amendment to address concerns raised by objectors]*
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 ~~Mondays to Saturdays and 12:00 Sundays~~ on any evening that the premises are open for the supply of alcohol for consumption on the premises. *[Amendment to address concerns raised by objectors]*
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. *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. [Additional wording agreed with LBH Environmental Health Protection Officer]*
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

Additional Conditions Agreed with LBH Environmental Protection Officer

35. No music or amplified sound shall be generated within the premises, so as to give rise to nuisance within neighbouring residential dwellings.
36. The capacity of the premises shall be limited to up to a maximum of 74 patrons at any one time.
37. All patrons & staff shall only smoke in the designated smoking area in the front yard shown on the licence plan.
38. 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.

Further Conditions Proposed by the Application to Address Objectors' Concerns:

39. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
40. There shall be no servicing, deliveries or waste collections via the rear doors or rear yard shown on the licence plan.
41. Customers shall not be permitted to take alcohol from Arch 416 into Arches 417 and 418.
42. There shall be no deliveries from the premises after 18:00.
43. The licence holder shall organise and publicise a meeting for local residents to discuss the operation of the premises at least every 3 months. The frequency of meetings may be varied by agreement between the licence holder and local residents.

