

**HACKNEY COUNCIL**

**LICENSING SUB-COMMITTEE**

**15<sup>TH</sup> DECEMBER 2022**

**GREAT BEYOND BREWING COMPANY, 416-418 UNION WALK, LONDON E2  
8HP**

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**APPLICANT'S SKELETON ARGUMENT**

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1. The applicant has opened and is operating a small craft brewery in three railway arches in Union Walk. It wishes to use part of one arch, for part of the day, as a tasting room.
2. The application has been sensitively prepared so as not to harm the licensing objectives.  
For example:
  - (1) The hours sought are modest, with terminal hours of 11 p.m. Monday to Saturday and 9 p.m. on Sunday. This is well within Core Hours on Friday – Sunday and up to Core Hours on other days.
  - (2) The capacity of the tasting room is just 74 persons. There will be at least 60 seats, as shown in Tab 8 of the applicant's bundle.
  - (3) There is no regulated entertainment, late night refreshment or non-standard timings.
  - (4) There are no licensable activities or alcohol consumption in the front or rear yards. Smokers are limited to 8 persons at the front.
  - (5) There will be no deliveries from the premises after 6 p.m.
  - (6) In response to concerns by residents of an apartment block (Long & Waterson) in the rear, the rear yard will not be used at all, even for servicing or deliveries.
  - (7) There is a comprehensive set of 43 conditions, which have been further developed to take account of comments by the responsible authorities and objectors (applicant's bundle Tab 2).

- (8) The responsible authorities have agreed the revised set of conditions.
- (9) The proposed operation has been tested with a series of TENs, without any issue.
- (10) The operation has been observed by a noise consultant, Richard Vivian (Tab 9 of applicant's bundle), who has no concerns.
3. The Sub-Committee refused a previous application by this applicant (agenda papers page 112). That application received continuing objections from environmental protection, police and licensing, as well as local residents. Following the refusal, the applicant engaged his current legal team, which has advised him on this application, including a) reduced trading hours, b) no regulated entertainment or late night refreshment, c) no consumption in outdoor areas, d) no trade use of rear service yard, e) better consultation with local residents and dialogue with authorities, f) expert acoustic evidence, g) testing the operation with TENs; h) pre-determined capacities; i) comprehensive set of conditions, etc. As a result, the applicant has been able to agree terms with the responsible authorities.
4. It is also fair to point out that the applicant has garnered a significant number of supporters, whose evidence is that the applicant is a benefit to the area, will help to protect against anti-social behaviour in Union Walk and is in fact causing no harm at all. There are also objections, which the applicant has carefully answered in the statement of Mr. Driebergen (Tab 1) and in its letter to the objectors (Tab 5), to which the Sub-Committee is respectfully referred.
5. The applicant has benefited from the views of the Licensing Sub-Committee on the last occasion. It has worked to develop an extensive set of conditions which have satisfied the responsible authorities that there will be no harm to the licensing objectives. The Sub-Committee is invited to the same view, and to grant the application.

**PHILIP KOLVIN KC**  
**12<sup>th</sup> December 2022**