

THE STAGE

NEW PREMISES LICENCE APPLICATIONS

**Mother Kelly's - (Hewett Unit 2) 5 & 7 Stage Plaza, London EC2A 3NQ
Malasangre - (The Bard Unit 1) 22 Curtain Road, London EC2A 3NG**

SUMMARY OF PROPOSALS

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**Reference: AT/THE.59.1
Solicitors for the Applicant**

Introduction

1. The applications for determination are for two premises licences within The Stage development project each of which will operate as a bar (“**the Applications**”).
2. The applicant previously secured a premises licence for bar use as part of a scheme of applications that were granted in July 2022. At that time, the premises were located within the Shoreditch Special Policy Area.
3. The current Statement of Licensing Policy (“**the Policy**”), effective from 1 August 2023, does not designate this location as a Special Policy Area. Notwithstanding this, the Applications offer for surrender the bar licence granted for The Bard Unit 3, 18 Curtain Road upon the grant of the Applications (“**the Surrender Licence**”).

The Applications

4. The standard hours for licensable activities applied for are **within Core Licensing Hours (Policy LP3)**:

	Opening Hours	Sale of Alcohol	Late Night Refreshment
	Timings	Timings	Timings
Monday to Thursday	08:00 – 23:30	08:00 – 23:00	N/A
Friday & Saturday	08:00 – 00:30	08:00 – 00:00	23:00 – 00:00
Sunday	10:00 – 23:00	10:00 – 22:30	N/A

5. No regulated entertainment is applied for. An additional 30 minutes is applied for which would allow customers to remain on the premises to finish drinks and food ordered within Core Licensing Hours and in line with hours granted for the Surrender Licence.
6. The hours applied will also support a natural dispersal of customers from the premises at the end of the night. This will be supported by SIA registered door staff on a Friday and Saturday from 20:00 until full dispersal of customers and the safeguarding elements detailed at paragraph 10 below. Policy paragraph 2.18 notes *“The Council support the principle of flexibility in its approach to licensing hours and will consider the merits of each individual application.”*

The Development Scheme

7. The Stage itself is a major development scheme, mixing retail, residential of office use. The development consists of a 40-storey residential tower and theatre, as well as two buildings providing approximately 25,000 square metres of office space and approximately 4,500 square metres of shops, restaurants and bars on a 2.5-acre site in Shoreditch, East London.
8. The variance of offerings of restaurants, bars and event space within the development as a whole provides a diverse offering and aligns with the Statement of Licensing Policy (“**the Policy**”) LP1 (General Principles) and in particular the Applicant demonstrates LP1(b) *“Where the application*

is for evening and night-time activity, that the proposal reflects the Council's aspiration to diversify the offer, whilst at the same time promoting the licensing objectives." (Emphasis added).

9. The effective split of the Surrender Licence does not negatively impact upon the diversity of the original scheme, replacing one large unit with two smaller units.

Safeguarding: Benefits of the Development Scheme

10. As part of development scheme the Applications will benefit from enhanced environmental safeguarding measures, which assist in both the safety of visitors and residents, but also the reduction of environmental disturbance to residents, such as: estate CCTV, cleaning, security officers and out of hours guarding. These elements are key considerations in determining the merits of the Applications.

Operational Management Statement

11. A proposed Operational Management Statement (**OMS**) is attached.
12. The OMS includes a Dispersal Policy with the objective of a quiet, controlled and swift dispersal of customers, taking into regard the prior location of the Premises in the SPA. This is particularly important given the comments of the residential representation.

Representations

Public

13. A single resident representation has been made to each application. The applicant has written to the resident to address the concerns raised and has invited to speak further with the resident to address the concerns held (see page 5).

Responsible Authority

14. No representations have been received from the Police, Environmental Health or Licensing Authority to the Applications. Appropriate weight should be given to the absence of these representations, being the Licensing Authority's experts in crime and disorder, public nuisance and Policy respectively.
15. Public Health have submitted a representation to the application, indicating a preference that alcohol be ancillary to food between the hours of 8am and 11am. The applicant has resisted this request due the restriction it would place on the style of operation. It is a proposed conditions of the Applications that substantial food be available at all times (proposed condition 8).

Hackney Nights venue accreditation scheme

16. All operators on the development scheme are requested to join the Hackney Nights venue accreditation scheme and to ensure that all appropriate staff are encouraged to undertake all relevant training offered through that service.

Conclusion

17. There is no Policy Presumption to refuse the Applications. The premises are no longer designated as being within a Special Policy Area. Notwithstanding this, the Surrender Licence is offered for surrender upon the grant of the Applications.

18. The hours applied for in relation to licensable activities are limited to Core Licensing Hours. No regulated entertainment has been applied for.
19. An OMS is provided, which includes a Dispersal Policy. SIA registered staff are conditioned on Friday and Saturday nights.
20. Appropriate weight should be given both to the absence of Police, Environmental Health and Licensing Authority representations and to the safeguarding benefits of the development scheme.

THOMAS & THOMAS PARTNERS LLP
September 2023