



LICENSING CONSULTANCY

PcLicensing



Arno
11 Boundary Street
London
E2 7JE

Wednesday 11th October 2023

Dear Committee members,

I write to you on behalf of my client Offramp Ltd, the applicant for the above premises licence.

During the process of the application, we attracted a number of residential representations and one from the licensing authority but, most notably, given the majority of the concerns, nothing from the police or environmental health.

It seemed that a number of the objectors had not seen the application and understandably were reacting to the legal notices, which don't ever explain enough about an application. As you are aware we then wrote a letter explaining the business to those that had taken the time to write.

I have reached out twice now to engage with the licensing authority but have received no reply from my emails dated 31st of August and the 11th of September or the letter sent to all representors on the 8th of September.

We have listened and we have amended/implemented as we are now more aware of the concerns that some of the nearby residents have. But I must point out that this is not a generic drinking house that will attract all and sundry. This small venue is directed toward a section of society that enjoy fine wines and beers, and the quality of such is heavily reflected in the cost.

As with all premises licence applications there is more of a direction to object than support. The overwhelming majority of people that support applications tend not to speak up, the invitation to object is more prominent than that to support. So, it is often not until an application reaches this stage that we hear from those in support. A couple of weeks ago my clients Mr's Aryan Anbari and Jimmy Stephenson went out, knocked on doors and spoke to residents and businesses in the area to introduce themselves and explain in person the



business that they wish to bring to the area. A number of people had not seen the notices, were unaware and on hearing what they had in mind were supportive of the business. As a result of this a petition was put together, they went out again and gained more support, most notably from the residents living above the premises which we have to point out are not tenants of my clients. We attach those signatures and emails received.

In September, I sent off two Freedom of Information requests. One to the Metropolitan Police and one to Hackney Borough Council as detailed below.

London Borough of Hackney Information request reference: [REDACTED]

All of the following requests are for within the time period 01/08/2022 to present and relate to how many reports of anti-social behaviour and or noise complaints have been recorded within that time frame in:

1. Boundary Street between Redchurch Street and Navarre Street?
2. Boundary Passage
3. Old Nichol Street between Boundary Street and Camlet Street

Please detail, if possible, the time, date, location and brief circumstances

Metropolitan Police Information request reference; FOI- [REDACTED]

Between 01/08/2022 and present day. I would like to know how many crimes as listed below have been reported in these specific road/streets during the above time period.

The streets/road are;

1. Boundary Street, Hackney, E2 between Redchurch Street and Navarre Street
2. Boundary Passage, E2
3. Old Nichol Street between Boundary Passage and Camlet Street, E2

1. How many alcohol related crimes have been reported?
2. How many drug related offences?
3. How many incidents of disorder

Please detail the time, date, location and brief circumstances if possible.

In the same time frame, 01/08/2022

[REDACTED]

4. How many offences have been reported concerning Licensed Premises in the following locations;

Boundary Street, E2 - Boundary Passage, E2 - Old Nichol Street, E2

I have since received the standard reply from both relating to the 20 day time frames. For transparency the police replied with the following;

1. With regards to the streets/roads (1 to 3). Would you be able to provide a map of the streets with the boundaries drawn on it?
2. Would you like to include/exclude the road junctions?
3. Would you like to include all offences or just offences located in the street/road?
4. With regards to question 4 do you have any particular Licensed Premises in mind?

We have a generic location code grouping for Licensed Premises/Restaurants which we can use.

A very basic map from google maps was provided with the borders of those junctions and we asked for all offences and all the junctions in order to get the best picture of the problems reported. We highlighted the following licensed premises;

Tesco Express, The Shoreditch Wine Room, The Owl and the Pussycat, The London Shuffle Club, the Rainbow Sports bar, BAO Restaurant, Smoking Goat, Brat Restaurant, Dishoom Restaurant and Shoreditch House Hotel including the Boundary.

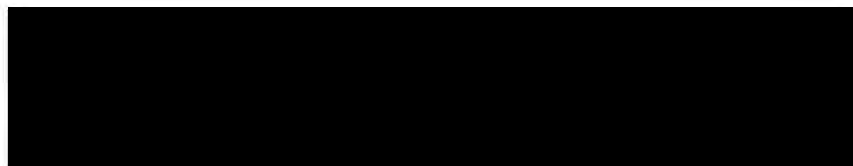
We hope this will give a much clearer picture of the issues the area is allegedly suffering from or perhaps give reasoning for the no representations from the police and Environmental Health. Essentially if there are notable, official records of complaints from the public or issues with crime then both of these responsible authorities have a duty to inform on that and submit a representation. Given that they have not objected or even reached out to us at any time during the application we can only assume at this time that there is actually very little officially reported. We hope that these reports are returned in time for the hearing.

If they are not returned in time, should anyone like to see those reports I am still happy to share.

Please find attached, emails/letters/signatures of support, documents relating to the FOI's and a prospective price list for Arno, and the offered amendments to the application below.

My clients and I look forward to the opportunity to discuss this venture with you in person at the hearing.

Kind Regards,



- Reviewed hours for licensable activity are now;

Sunday to Wednesday 1000 - 2130 with closure of the premises at 2200

Thursday to Saturday 1000 - 2230 with closure of the premises at 2300

- Condition 3 amended; A recognised member of the premises management must attend all police/council licensing forums/resident meetings when invited.
- There will be a maximum of 4 patrons permitted to smoke outside the premises, a notice will be placed to inform customers of this, and the area will be monitored by staff.
- A notice will be placed by the exit encouraging customers to use the toilet before departing.
- Condition 26 amended; The Licensee shall instruct members of staff to make regular checks of the area outside the premises and remove any litter, bottles and glasses found. A final check should be made at close of business.
- The pavements outside the premises on both sides will be regularly swept clean and power washed to ensure cleanliness.



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- **The pavements outside the premises on both sides will be regularly swept clean and power washed to ensure cleanliness.**



Subject: Information Request [REDACTED]
Date: Monday, 25 September 2023 at 10:14:59 British Summer Time
From: London Borough of Hackney
To: Info

Information request
Our reference: 20131045

Dear Peter Conisbee

This is to acknowledge receipt of your information request to London Borough of Hackney.

If you have submitted a request under the
Freedom of Information Act 2000
, we aim to respond within the statutory timescale of 20 working days.

The reference number for your request is [REDACTED]

If you have any further enquiries, please reply to this email leaving the subject line unchanged.

We are currently experiencing a high volume of requests and may not be able to respond to you as promptly as we would like. However, we will endeavour to contact you as soon as possible.

Hackney Council
1 Hillman Street
Hackney
London
E8 1DY
foioc@hackney.gov.uk

NOTE: Please do not edit the subject line when replying to this email.

All Hackney Council emails and attachments are private and intended solely for the use of the individual or entity to whom they are addressed. Unauthorised use (for example disclosure, storage or copying) is not permitted. If you are not the intended recipient please destroy all copies and inform the sender by return email.

The Council reserves the right to monitor, record and retain any incoming and outgoing emails for security reasons and for monitoring internal compliance with our policy on staff use. Email monitoring and / or blocking software may be used and email content may be read. Any views or opinions expressed in email are solely those of the author and do not necessarily represent those of Hackney Council.

The ICT service for the Council checks all emails and attachments for known malware, however, you are advised that you open any attachments at your own risk.

As a public body, the Council may be required to disclose the contents of emails (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.



Information Rights Unit
PO Box 313
Sidcup
DA15 0HH

Email: foi@met.police.uk

www.met.police.uk

Your ref: [REDACTED]

Our ref: 0 [REDACTED]

29/09/2023

Dear Peter Conisbee

Freedom of Information Act 2000 Acknowledgement - Reference:
[REDACTED]

I write in connection with your request for information which was received by the Metropolitan Police Service (MPS) on 25/09/2023. I note you seek access to the following information:

Between 01/08/2022 and present day. I would like to know how many crimes as listed below have been reported in these specific road/streets during the above time period.

The streets/road are;

- 1. Boundary Street, Hackney, E2 between Redchurch Street and Navarre Street*
- 2. Boundary Passage, E2*
- 3. Old Nichol Street between Boundary Passage and Camlet Street, E2*

- 1. How many alcohol related crimes have been reported?*
- 2. How many drug related offences?*
- 3. How many incidents of disorder Please detail the time, date, location and brief circumstances if possible.*

In the same time frame, 01/08/2022

- 4. How many offences have been reported concerning Licensed Premises in the following locations; Boundary Street, E2 Boundary Passage, E2 Old Nichol Street, E2 Redchurch Street, E2 Shoreditch High Street, E2 between Calvert Avenue and Bethnal Green Road Please detail the time, date, location and brief circumstances if possible.*

Your request will now be considered in accordance with the Freedom of Information Act 2000 (the Act). You will receive a response within the statutory timescale of 20 working days as defined by the Act.

OFFICIAL SENSITIVE

Due to an increase in the volume of work received by the Data Office we regret to inform you that we have fallen behind in our processing and are experiencing delays.

We can assure you we are working as fast as we can to process your request and we are looking into ways to increase our staffing to accommodate the increase of work received by the MPS.

If you have any further enquiries concerning this matter, please contact us at foi@met.police.uk, quoting the reference number above. Should your enquiry relate to the logging or allocations process we will be able to assist you directly and where your enquiry relates to other matters (such as the status of the request) we will be able to pass on a message and/or advise you of the relevant contact details.

Yours sincerely

**Data Office Triage Team
Information Rights Unit**



OFFICIAL SENSITIVE

COMPLAINT RIGHTS

Are you unhappy with how your request has been handled or do you think the decision is incorrect?

You have the right to require the Metropolitan Police Service (MPS) to review their decision.

Prior to lodging a formal complaint you are welcome to discuss the response with the case officer who dealt with your request.

Complaint

If you are dissatisfied with the handling procedures or the decision of the MPS made under the Freedom of Information Act 2000 (the Act) regarding access to information you can lodge a complaint with the MPS to have the decision reviewed.

Complaints should be made in writing, within forty (40) working days from the date of the refusal notice, and addressed to:

FOI Complaint
Information Rights Unit
PO Box 313
Sidcup
DA15 0HH
foi@met.police.uk

In all possible circumstances the MPS will aim to respond to your complaint within 20 working days.

The Information Commissioner

After lodging a complaint with the MPS if you are still dissatisfied with the decision you may make application to the Information Commissioner for a decision on whether the request for information has been dealt with in accordance with the requirements of the Act.

For information on how to make application to the Information Commissioner please visit their website at www.ico.org.uk. Alternatively, write to or phone:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF
Phone: 0303 123 1113

11 Boundary Road, E2 7JE

Offramp Ltd have recently applied for a premises licence to operate a small bottle shop and wine bar at the above address. A number of residents have objected giving concerns that their premises, if licensed, will increase the issues of ASB, crime and noise etc in the vicinity. For a little context, the venue will be selling high end premium wines, artisan spirits and the like. There is a maximum capacity of 40 persons on the ground floor, there will always be food available, and the basement is capped at 12 persons as it will be used for meetings of wine connoisseurs, sommeliers, tasting events etc.

We plan to be open Monday - Wednesday 1000-2200 & Thursday to Saturday 1000-2300

If you feel the area would benefit from such a venue and are in support of our application, please support us by adding your details below. This will be used at an upcoming hearing and will become a public document displayed on the council's web site. Please note: you do not need to submit your full address if you do not wish to. Your name and postcode will be sufficient.

Thank you for your support - Aryan & Jimmy
If you'd like to know any more, please contact us or our consultant,
Peter Conisbee on [REDACTED]

Name:

[REDACTED]

Address:

[REDACTED] Boundary Street, E2 [REDACTED]

Postcode:

E2 [REDACTED]

[REDACTED]

11 Boundary Road, E2 7JE

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Peter Conisbee on [REDACTED]

Name: [REDACTED]

Address: [REDACTED]

Postcode: E2 [REDACTED]

Boundary St

11 Boundary Road, E2 7JE

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Peter Conisbee on [REDACTED]

Name: [REDACTED]

Address: E2 [REDACTED],

Postcode:

11 Boundary Road, E2 7JE

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Peter Conisbee on [REDACTED]

Name: [REDACTED]

Address: [REDACTED]

Postcode: £2 [REDACTED]

Boundary Street

[REDACTED]

11 Boundary Road, E2 7JE

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If you'd like to know any more, please contact us or our consultant,
Peter Conisbee on [REDACTED]

Name: [REDACTED]

Address: [REDACTED]

BOUNDARY STREET

Postcode: E2 [REDACTED]

[REDACTED]

[REDACTED]

11 Boundary Road, E2 7JE

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If you'd like to know any more, please contact us or our consultant,
Peter Conisbee on [REDACTED]

Name [REDACTED]

Address: [REDACTED] Boundary Street

Postcode: E2 [REDACTED]

11 Boundary Road, E2 7JE

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If you'd like to know any more, please contact us or our consultant,
Peter Conisbee on [REDACTED]

Name: [REDACTED]

Address: [REDACTED] Boundary Street

Postcode: E2 [REDACTED]

Subject: 'In support of Hector's and Offramp Ltd'

Date: Wednesday, 11 October 2023 at 12:56:22 British Summer Time

From: [REDACTED]

To: Info

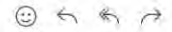
To whom it may concern,

I am writing this letter in support of my neighbour, Hector's wine shop and wine bar. I am an artist and live directly above Hector's with my teenage son and have been living here for many years since before they opened as well. They have had such a positive impact on the area and the place has become a hub and meeting place in the community. It has been a big improvement on the last tenants of the shop who were a cafe. They were loud, disruptive and didn't get on all too well with many of the neighbours.

The style of Hector's is very friendly and welcoming so it attracts a nice crowd of people, I suppose a lot of wine enthusiasts too by the looks of it. They are never open too late and are respectful of the opening hours and move their customers on as I think they don't like being there too late themselves! It's nice to see that in the daytime families will stop by and it's become my go-to meeting point when people come to visit me from outside the area. I have to say they have also really looked after the street outside the shop and you'll often see Jimmy or one of the guys sweeping the street when they open in the morning and watering the trees and plants they have planted outside. It's nice to see how much pride they take in their business and the area. To summarise; they are fantastic, respectful and responsible operators and I am sure that they will continue with the same effort in this new site, I really look forward to coming down to visit.

Kind regards,
[REDACTED]

Offramp Ltd Licence Application





To:  Info

Today at 10:03

To whom it may concern,

I am writing to express support for the directors of Offramp Ltd., Aryan and Jimmy, in their premises application at 11 Boundary Street. As an operator of a licensed restaurant in their vicinity, I am acutely aware of the responsibilities businesses like ours carry in the community, and certain they will fulfil their duties to remain respectful to our surrounding community and be proactive in upholding the integrity of our neighbourhood.

I have known professionally Aryan for many years, as peers in the hospitality community of East London. I have known him to keep to the highest professional standards in operating licensed restaurants recognised for their excellence. I have witnessed first hand the quality of service afforded to guests, of care to staff and to the wider community - as such these venues under his management have been pillars within our industry and their local neighbourhoods.

I have every faith these qualities will add to our neighbourhood with such a business on 11 Boundary Street. It will no doubt act as yet another example of how well-considered, thoughtfully integrated licensed businesses in our area can contribute to a thriving and considerate neighbourhood in Shoreditch.

Kind Regards,



ARNO

Non-Alcoholic

Gimlet Cordial - Cherry / Bitter Orange / Spiced Lemon	3
Muri Drinks - Nuala	7

Aperitif / Digestif

Gentiane Bitter & Tonic	9
Mauro Vergeno, Vermouth Bianco / Americano	8.5
White Port & Tonic	7.5

Beer

Macintosh, Pale Ale / Best Bitter 500ml	4.6
Kernel, Table Beer 500ml	4.5
Kernel, Export Stout 330ml	4.8
Kernel, Damson Saison / Apricot Saison 330ml	6.1
3 Fonteinen, Armand & Gaston / Oude Kriek 375ml	21
Cantillon, Gueze / Kriek / Rosé de Gambrinus 375ml	25

Oxidative

La Lunotte, Brin de Paille, Loire 2018 (75ml)	9
Maison Macle, Château-Chalon, Jura 2015 (75ml)	10

Sparkling

La Biancara, Garg'N'Go Pet Nat, Veneto 2021	9
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White

La Distesa, Terre Silvate, Marche 2022	8.5
Cyril Fhal, Femme Soleil, Roussillon 2021	10.5

Pink

Mas de Valeriole, Rosé Vé, Provence 2022	7.5
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Orange

Ajola, Bianco #3, Umbria 2021	10
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Red

Jerome Jouret, La Coulee Douce, Ardeche 2021	9.5
Jean-Pierre Robinot, Opéra Rouge, Loire 2021	14

All bottles are available to drink in, just add £15 to the shop price for corkage.

We have other wines available by the glass priced between £8-12, just ask.

10% service charge will be added to your bill.

ARNO

Sparkling

Malبران, Credamora, Veneto 2019	21
Leo Dirringer, Les Bulles, Alsace 2022	26.5
Jacopo Stigliano, Papillon, Emilia-Romagna 2022	30

Champagne

Laherte Frères, Les 7, Marne NV	97
Emmanuel Brochet, Rosé de Saignée, Marne NV	115
Jacques Lassaigne, Millésime, Aube 2008	165

White

Artefact, Verdejo, Catilla y Leon 2022	15
Luneu Papin, Folle Blanche, Loire 2022	19
Angelino Maule, Masieri Bianco, Veneto 2022	22
Tutti Frutti Ananas, Morango, Languedoc 2022	26
Sylvain Pataille, Bourgogne Aligote, Burgundy 2021	32
Château Lafitte, Jurançon Sec, Monein Jurançon 2021	56
Macle, Côtes du Jura, Chateau-Chalon Jura 2011 (Oxidative)	71
Domaine de Montille, 1er Cru Aigrots, Beaune Burgundy 2018	76
Domaine du Collier, Blanc, Saumur Loire 2018	100

Orange

François Blanchard, A Table, Loire 2020	39
L'Arbre Blanc, Les Fesses, Auvergne 2019	53
Gabrio Bini, Serragghia Zibibbo, Pantelleria Sicily 2021	100

Red

Sassi, Rosso, Abruzzo 2022	16.5
Jerome Jouret, Le Coule Douce, Loire 2022	23
Lamoresca, Nerocapitano, Sicily 2022	29
Les Dolomies, La Cabane, Jura 2018	35
Ad Vinum, Uzetia, Gard 2021	39
Thierry Hesnault, Les Maluseaux, Loire 2021	41
Julie Balagny, Dancing Queen, Beaujolais 2021	55
Lopez de Heredia, Viña Tondonia Reserva Tinto, Rioja 2001	98
Le Coste, PNT, Gradoli Lazio 2017	120

Magnum

Patrick Bouju, Lulu, St Georges sur Allier Auvergne 2020	90
Alexandre Jouveaux, O17, Mâcon Burgundy 2017	130
Rié & Hirofumi Shoji, Pedres Blanques, Collioure Roussillon 2020	210