

For Consideration By	Licensing Sub-Committee
Meeting Date	31 October 2023
Type of Application	Application for a Premises Licence
Address of Premises	Pirate Studios Limited, 42-56 Tottenham Road, N1 4BZ
Classification	Decision
Ward(s) Affected	De Beauvoir
Director	Rickardo Hyatt

1. **Summary**

- 1.1. This is an application for a Premises Licence under the Licensing Act 2003 to authorise the supply of alcohol for consumption on the premises on Monday to Sunday.

2. **Application**

- 2.1. Pirate Studios Limited made an application for a premises licence under section 17 of the Licensing Act 2003.
- 2.2. The applicant is applying for the following licensable activities and times:

Supply of Alcohol	<p>Standard Hours: Mon 10:00-23:00 Tue 10:00-23:00 Wed 10:00-23:00 Thu 10:00-23:00 Fri 10:00-00:00 Sat 10:00-00:00 Sun 10:00-22:30</p> <p>Non standard Hours From the end of permitted hours on New Year's Eve to the start of permitted hours on New Years Day.</p>
The opening hours of the premises	<p>Standard Hours: Mon 00:01-00:00 Tue 00:01-00:00 Wed 00:01-00:00 Thu 00:01-00:00 Fri 00:01-00:00 Sat 00:01-00:00 Sun 00:01-00:00</p>

2.3. The application is attached as Appendix A. The applicant has proposed conditions to be added to the licence if granted .Please see Para 8.1 below.

3. **Current Status/History**

3.1. The premises are not currently licensed for any activity.

3.2. Below is the list of temporary event notices given by the premises for this premises in this calendar year.

Dates of the event(s)	Hours
02/02/2023 04/02/2023	17:00 to 22:00
17/02/2023 18/02/2023	17:00 to 22:00

4. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement) Appendix B1	Representation received on grounds of Prevention of Public Nuisance
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	Have confirmed no representation to this application
Police Authority Appendix B2	Representation received on the ground of The Prevention of Crime and Disorder and The Prevention of Public Nuisance
Licensing Authority Appendix B3	Representation received on the grounds of The Prevention of Public Nuisance
Health Authority	No representation received

5. **Representations: Other Persons**

From	Details
7 representations have been received from and on behalf of local residents	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety and Prevention of Public Nuisance

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. The 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 LP4 ('Off' Sales of Alcohol) are relevant.

8. **Officer Observations**

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

(i) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ Where -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
(iii) 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;

(b) “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;

(c) “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

(d) “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 derived from operating schedule:

8. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.

9. Recorded CCTV images will be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.

10. CCTV will be in operation at any time a person is in the premises. Where CCTV is recorded onto a hard drive system, any DVDs subsequently produced will be in a format so it can be played back on a standard PC or DVD player.

11. Any person left in charge of the premises whilst licensable activities are taking place must be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.

12. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS from time to time.

13. When employed, door staff will wear high visibility armbands.

14. When employed, a register of those door staff employed shall be maintained at the premises and shall include:

- (i) the number of door staff on duty;
- (ii) the identity of each member of the door staff; and
- (iii) the times the door staff are on duty.

15. There shall be no off-sales of alcohol.

16. The sale and service of alcohol shall be restricted to those persons participating in studio services at the premises.

17. All staff authorised to sell alcohol shall be trained in:

- (i) Relevant age restrictions in respect of products;
- (ii) Prevention of underage sales;
- (iii) Prevention of proxy sales;
- (iv) Maintenance of the refusals log;
- (v) Recognising signs of drunkenness and vulnerability;
- (vi) How overservice of alcohol impacts on the four objectives of the Licensing Act 2003;
- (vii) How to refuse service;
- (viii) Understanding and dealing with situations involving vulnerable people, and incidents of harassment; and how to report issues of modern slavery and trafficking;
- (ix) Action to be taken in the event of an emergency, including the preservation of a crime scene and reporting an incident to the emergency services; and
- (x) The conditions in force under this licence.

This training shall be documented and repeated at 6 monthly intervals. Training records shall be made available for inspection upon request by a Police Officer or an authorised officer of The Licensing Authority.

18. A refusal book will be maintained at the premises and made available to an officer of a responsible authority upon request.

19. Customers shall not be permitted to bring into the premises any alcoholic drinks purchased off the premises

20. A first aid box will be available at the premises at all times.

21. Regular safety checks shall be carried out by staff.

22. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.

23. The premises shall maintain an Incident Log (which may be kept electronically) and public liability insurance.

24. No noise shall emanate from the premises which gives rise to a nuisance.

25. The exterior of the building shall be cleared of litter at regular intervals.

26. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.

27. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

28. The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am

29. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of ID are photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or similar document or a form of identification with the "PASS" hologram.

30. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of bar staff before they commence employment and all bar staff must receive refresher training every 6 months.

31. Notices advising what forms of ID are acceptable must be displayed.

32. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in operation

9. **Reasons for Officer Observations**

9.1. Conditions 8 to 32 are derived from the applicant's operating schedule.

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 individuals 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: Sanaria Hussain Title: Senior Licensing Officer Email: sanaria.hussain@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

Appendix A

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.

We Pirate Studios Limited

(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			
Pirate Studios Limited 42-56 Tottenham Road, Dalston,			
Post town	London	Postcode	N1 4BZ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£96,500

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) please complete section (B)
 - iii as an unincorporated association or please complete section (B)
 - iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body 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)

M <input type="checkbox"/>	Mr <input type="checkbox"/>	Mi <input type="checkbox"/>	M <input type="checkbox"/>	Other Title (for example, Rev) _____
f	s	ss	s	
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)

M <input type="checkbox"/> F	Mr <input type="checkbox"/> s	Mi <input type="checkbox"/> ss	M <input type="checkbox"/> s	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 Pirate Studios Limited
Address 13 Rothbury Road, London, England, E9 5HA
Registered number (where applicable) 09669260
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any) [REDACTED]

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
29	08	2023

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

This is an application for licensable activities (limited to the sale of alcohol) within a recording studio space.

The space will operate as Pirate Studios and more information about the operator can be found here: <https://pirate.com/en>

Licensable activities are sought in accordance with Hackney Council's Core Hours Policy, being, on Monday to Thursday until 23:00; on Friday and Saturday until 00:00; and on a Sunday until 22:30.

The sale of alcohol will be ancillary to studio services.

Two plans have been deposited with the application, one showing the redline where licensable activities will take place and the second outlining the fire safety regime. The latter is for indicative purposes only.

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)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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)			Will the performance of a play take place <u>indoors or outdoors or both</u> please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	_____	_____	Please give further details here (please read guidance note 4) _____		
	_____	_____			
Tue	_____	_____			
	_____	_____			
Wed	_____	_____	State any seasonal variations for performing plays (please read guidance note 5) _____		
	_____	_____			
Thur	_____	_____			
	_____	_____			
Fri	_____	_____	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 (please read guidance note 6) _____		
	_____	_____			
Sat	_____	_____			
	_____	_____			
Sun	_____	_____			
	_____	_____			

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films 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	Please give further details here (please read guidance note 4)		
Mon	_____	_____	_____		
	_____	_____			
Tue	_____	_____			
	_____	_____			
Wed	_____	_____	State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur	_____	_____	_____		
	_____	_____			
Fri	_____	_____	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 (please read guidance note 6)		
Sat	_____	_____	_____		
	_____	_____			
Sun	_____	_____			
	_____	_____			

€

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	_____ ----- _____	_____ ----- _____	
Wed	_____ ----- _____	_____ ----- _____	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5) _____
Thur	_____ ----- _____	_____ ----- _____	<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) _____
Fri	_____ ----- _____	_____ ----- _____	
Sat	_____ ----- _____	_____ ----- _____	
Sun	_____ ----- _____	_____ ----- _____	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment 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			
Mon	_____	_____	Please give further details here (please read guidance note 4) _____		
	_____	_____			
Tue	_____	_____	State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5) _____		
	_____	_____			
Wed	_____	_____	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 (please read guidance note 6) _____		
	_____	_____			
Thur	_____	_____			
	_____	_____			
Fri	_____	_____			
	_____	_____			
Sat	_____	_____			
	_____	_____			
Sun	_____	_____			
	_____	_____			

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music 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	Please give further details here (please read guidance note 4)		
Mon	_____	_____	_____		
	_____	_____			
Tue	_____	_____	_____		
	_____	_____			
Wed	_____	_____	State any seasonal variations for the performance of live music (please read guidance note 5)		
	_____	_____	_____		
Thur	_____	_____	_____		
	_____	_____			
Fri	_____	_____	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 (please read guidance note 6)		
	_____	_____	_____		
Sat	_____	_____	_____		
	_____	_____			
Sun	_____	_____	_____		
	_____	_____			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music 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	Please give further details here (please read guidance note 4) _____		
Mon	_____	_____			
	_____	_____			
Tue	_____	_____			
	_____	_____			
Wed	_____	_____	State any seasonal variations for the playing of recorded music (please read guidance note 5) _____		
Thur	_____	_____			
	_____	_____			
Fri	_____	_____	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 (please read guidance note 6) _____		
Sat	_____	_____			
	_____	_____			
Sun	_____	_____			
	_____	_____			

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance 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	Please give further details here (please read guidance note 4) _____		
Mon	_____	_____			
	_____	_____	State any seasonal variations for the performance of dance (please read guidance note 5) _____		
Tue	_____	_____			
	_____	_____	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 (please read guidance note 6) _____		
Wed	_____	_____			
	_____	_____			
Thur	_____	_____			
	_____	_____			
Fri	_____	_____			
	_____	_____			
Sat	_____	_____			
	_____	_____			
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"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	_____	_____	<u>Please give further details here</u> (please read guidance note 4) _____		
	_____	_____			
Tue	_____	_____	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5) _____		
	_____	_____			
Wed	_____	_____	<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) _____		
	_____	_____			
Thur	_____	_____			
	_____	_____			
Fri	_____	_____			
	_____	_____			
Sat	_____	_____			
	_____	_____			
Sun	_____	_____			
	_____	_____			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day. 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 (please read guidance note 6)		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	10:00	22:30			

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 David Andrew Spence Borrie	
Date of birth	██████████
Address ██ ██ ██	
Postcode	██████████
██ (if known)	
██ authority (if known)	

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	00:01	00:00	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	00:01	00:00	
Wed	00:01	00:00	
Thur	00:01	00:00	
Fri	00:01	00:00	
Sat	00:01	00:00	
Sun	00:01	00:00	

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 Operating Schedule deposited with this application.

b) The prevention of crime and disorder

Please refer to the Operating Schedule deposited with this application.

c) Public safety

Please refer to the Operating Schedule deposited with this application.

d) The prevention of public nuisance

Please refer to the Operating Schedule deposited with this application.

e) The protection of children from harm

Please refer to the Operating Schedule deposited with this application.

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.
- 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	████████████████████
██████	██████████
██████	████████████████████

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)			
[Redacted]			
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]			

Notes for Guidance

- 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.
- 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 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.
 - any playing of recorded 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 proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;

- any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.

- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

OPERATING SCHEDULE
PIRATE STUDIOS DALSTON

Staff shall be trained in the requirements of the Licensing Act 2003 with regard to the Licensing Objectives.

The premises will operate primarily as a recording, rehearsal, studio space with an alcohol service offering ancillary to the studio services.

A) The Prevention of Crime and Disorder

1. A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.
2. Recorded CCTV images will be maintained and stored for a period of twenty-eight days and shall be produced to the Police or Licensing Authority upon request.
3. CCTV will be in operation at any time a person is in the premises. Where CCTV is recorded onto a hard drive system, any DVDs subsequently produced will be in a format so it can be played back on a standard PC or DVD player.
4. Any person left in charge of the premises whilst licensable activities are taking place must be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.
5. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS from time to time.
6. When employed, door staff will wear high visibility armbands.
7. When employed, a register of those door staff employed shall be maintained at the premises and shall include:
 - (i) the number of door staff on duty;
 - (ii) the identity of each member of door staff; and
 - (iii) the times the door staff are on duty.
8. There shall be no off-sales of alcohol.
9. The sale and service of alcohol shall be restricted to those persons participating in studio services at the premises.
10. All staff authorised to sell alcohol shall be trained in:
 - (i) Relevant age restrictions in respect of products;
 - (ii) Prevention of underage sales;
 - (iii) Prevention of proxy sales;
 - (iv) Maintenance of the refusals log;
 - (v) Recognising signs of drunkenness and vulnerability;
 - (vi) How overservice of alcohol impacts on the four objectives of the Licensing Act 2003;
 - (vii) How to refuse service;
 - (viii) Understanding and dealing with situations involving vulnerable people, and incidents of harassment; and how to report issues of modern slavery and trafficking;
 - (ix) Action to be taken in the event of an emergency, including the preservation of a crime scene and reporting an incident to the emergency services; and
 - (x) The conditions in force under this licence.

This training shall be documented and repeated at 6 monthly intervals. Training records shall be made available for inspection upon request by a Police Officer or an authorised officer of The Licensing Authority.

11. A refusals book will be maintained at the premises and made available to an officer of a responsible authority upon request.
12. Customers shall not be permitted to bring into the premises any alcoholic drinks purchased off the premises.

B) Public Safety

1. A first aid box will be available at the premises at all times.
2. Regular safety checks shall be carried out by staff.
3. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
4. The premises shall maintain an Incident Log (which may be kept electronically) and public liability insurance.

C) The Prevention of Public Nuisance

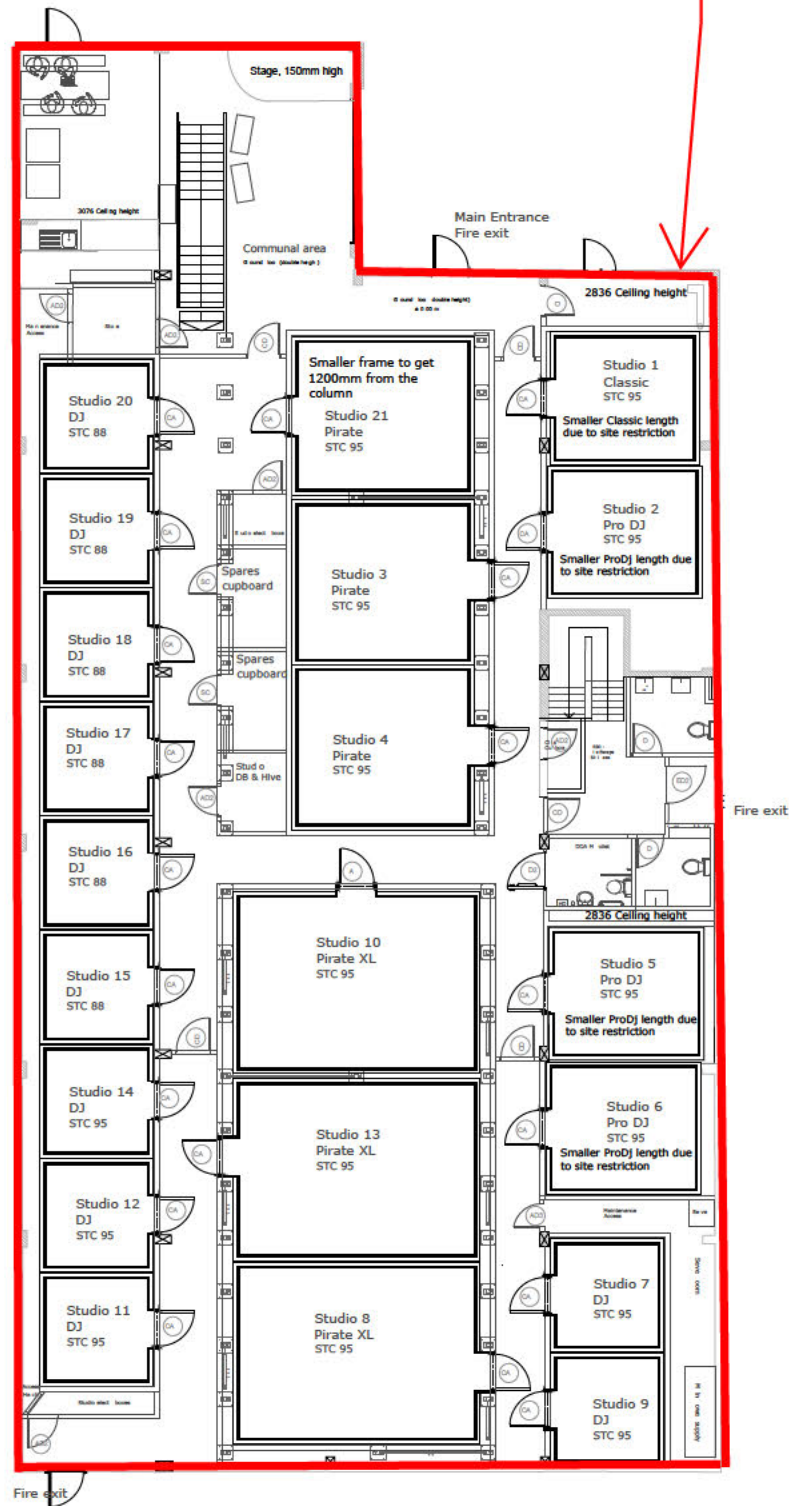
1. No noise shall emanate from the premises which gives rise to a nuisance.
2. The exterior of the building shall be cleared of litter at regular intervals.
3. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
4. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.
5. The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am.

D) The Protection of Children From Harm

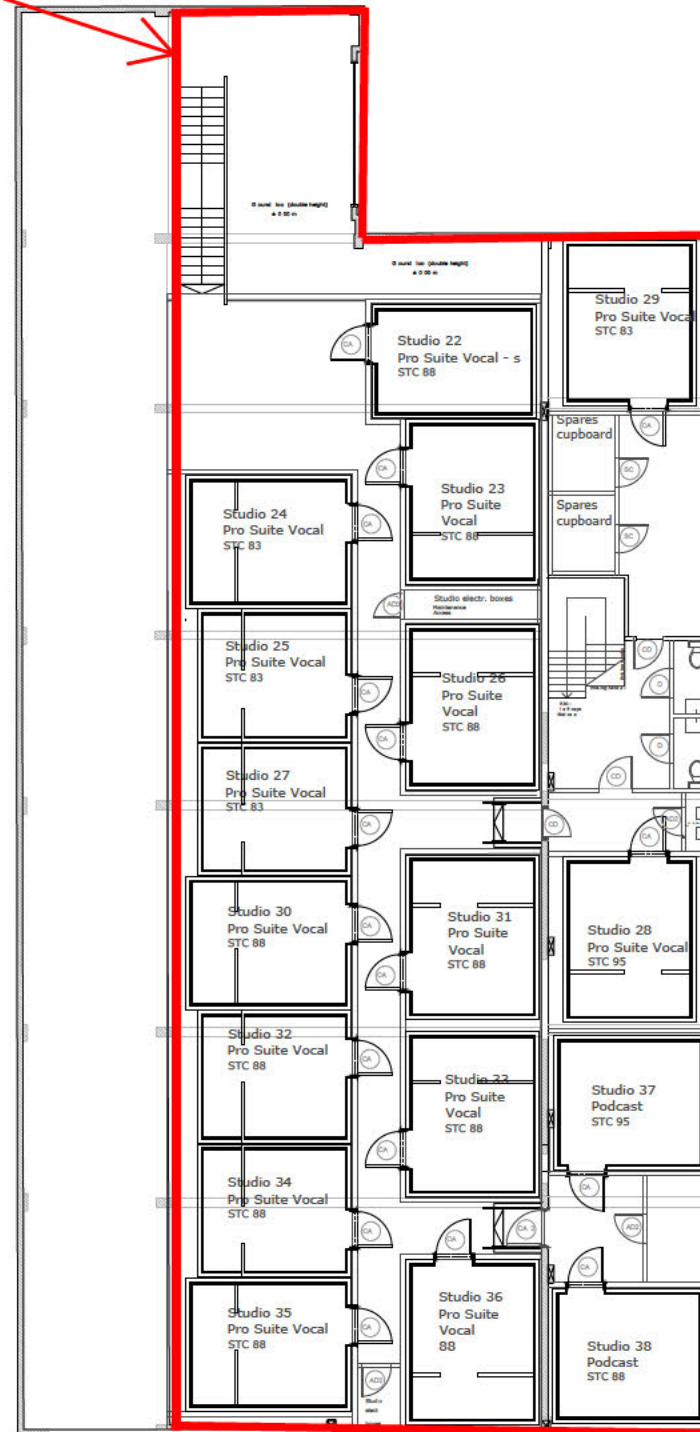
1. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of ID are photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or similar document or a form of identification with the "PASS" hologram.
2. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of bar staff before they commence employment and all bar staff must receive refresher training every 6 months.

3. Notices advising what forms of ID are acceptable must be displayed.
4. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in operation.

Red line indicates where
licensable activities are
proposed to take place



GROUND FLOOR



MEZZANINE FLOOR

UK-DALSTON_AS BUILT

Project Title:
Pirate Studios
42 - 56 Tottenham Road
Dalston
N1 4BZ

Drawing Title:
Dalston - As Built

Scale: 1: 200 @ A3
Date: 17.07.23

Drawn By:

OCH
©Pirate Studios Ltd.

Drawing Number:
UK-DALSTON-DR-200-01

Rev: P8 16/11/2021

Revised By:

AM

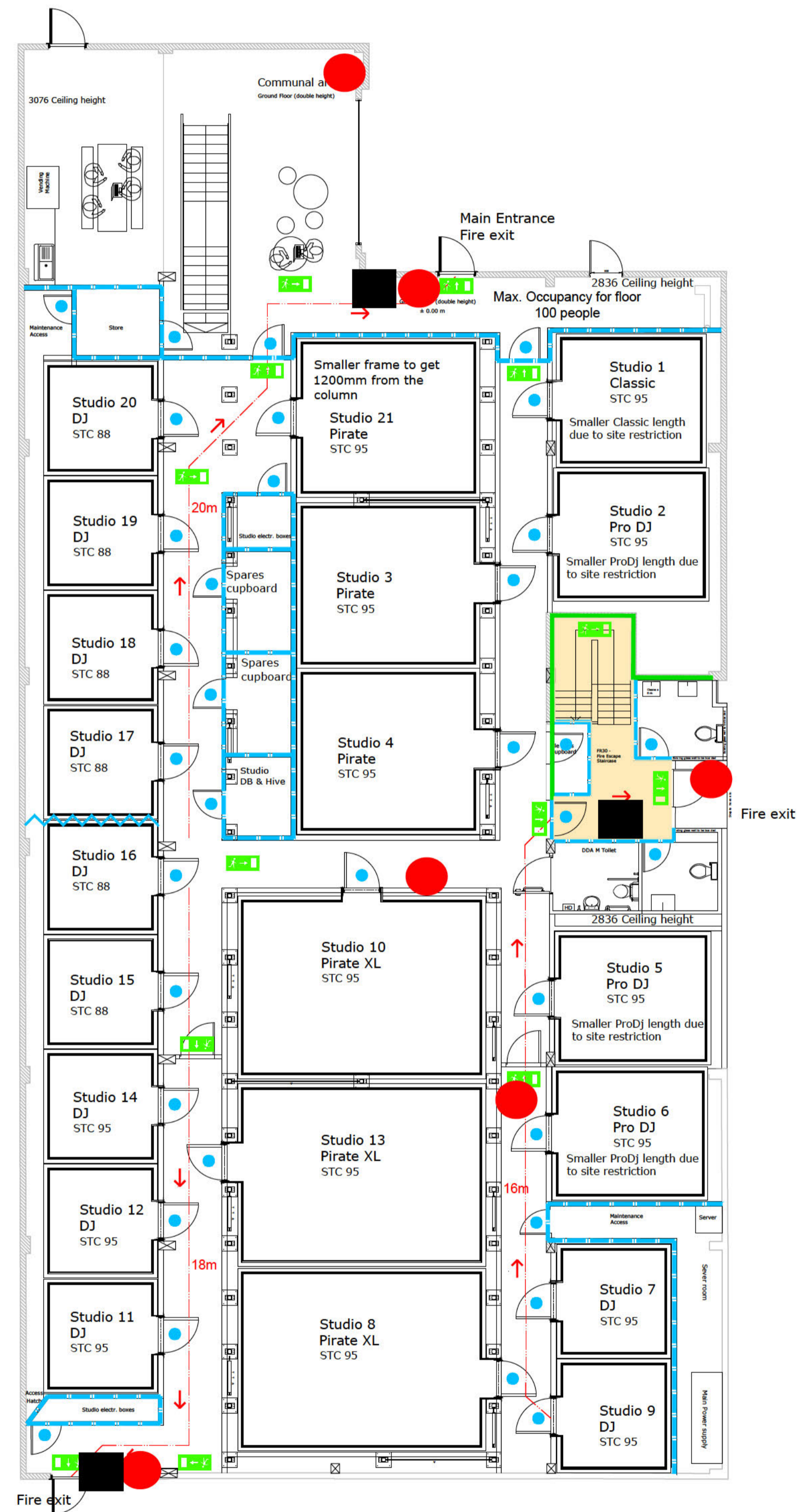
Revision notes:

Issued as As Built
Alcohol Licence red line

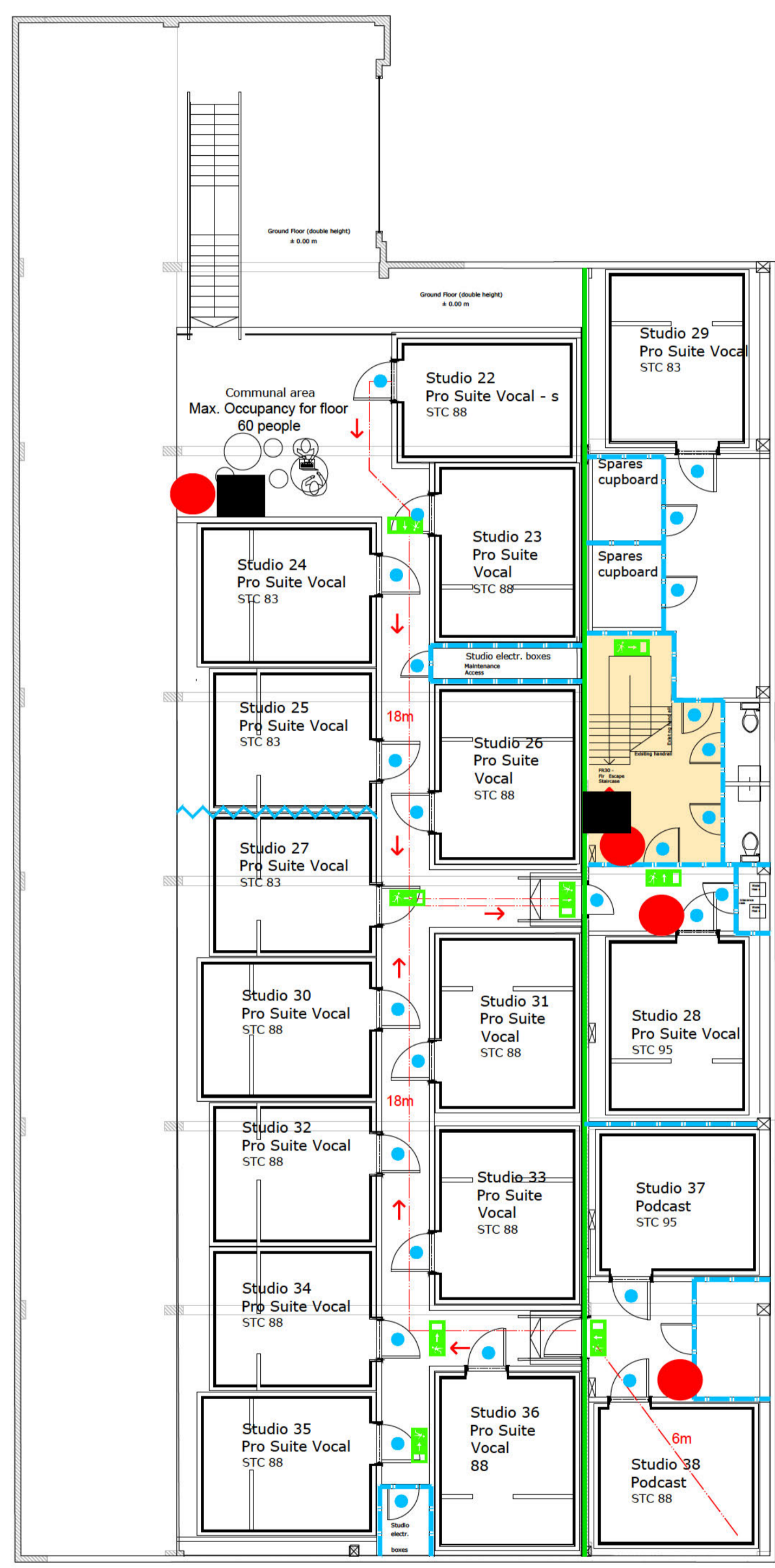
Company Name:
Pirate Studios Ltd.

Drawing Notes:

PIRATE.COM



GROUND FLOOR



MEZZANINE FLOOR

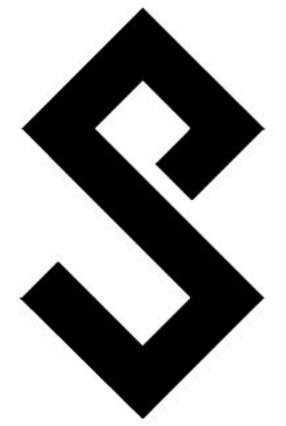
- Fire extinguisher locations
- Fire alarm call points

- Fire Strategy Key**
- The existing fire strategy information indicated on this drawing is assumed and is subject to confirmation by full site investigation.
- Ex 30 minute fire rated wall/door (assumed)
 - Pr 30 minute fire rated wall
 - 30minutes Fire Door with Smoke Seals, "Fire Door Keep Shut" signage and automatic door closer.
 - Protected zone
 - E-1 Fire Escape Signage
 - Direction of escape
 - X Travel Distance
 - ~ 30 minute cavity barrier within voids above/ behind studios, at maximum 20m centres

- Notes:**
- The design is based upon the guidance in Volume 2 of the Approved Document Part B.
- All elements of structure supporting first floor mezzanine to receive 30 min fire protection.
- Full height compartment walls are to be fully fire stopped at top, to under side of structure/ building. Ceiling & wall linings to satisfy Building Regulations Class 0 requirements.
- For door & ironmongery specifications refer to typical door schedule. All existing fire doors to be made good or replaced to meet the required fire resistance standards.
- Cavity barriers provided in accordance with Approved Document B. Refer to ceiling plans for approximate locations.
- Surface spread of flame of ceiling & wall linings:
 circulation - class 0
 rooms > 30sqm class 1
 rooms < 30sqm class 3.
- All locked entrance doors & barrier systems are to fail safe open in event of fire alarm sounding. Running man signage is to be installed to BS 5499. First aid & fire fighting equipment to be located at major exits, to BS 5306-8:2000.
- All duct penetrations through fire resisting construction are to satisfy guidance in BS 5588-9. Service penetrations are to be sealed to maintain fire resistance of separating elements.
- Existing fire detection to be protected during works and retained / reconfigured to suit new layouts to maintain operation throughout.
- Refer to electrical information for all details of fire alarm / emergency lighting systems
- Portable extinguishers compliant to BS 5423 to be installed at all escape stairs at all levels, in places of special fire risk and in additional positions (to be agreed with Pirate Studios Ltd) on all floors.
- All fire signage to be provided in the direction of escape from all rooms on all floors. Fire safety signs including internally illuminated are to comply with BS 5499: Part 4: 2000.

Drawing Notes:

RECORD





Community Safety & Enforcement Team
London Borough of Hackney
1st Floor
1 Hillman Street
London E8 1DY

Tel: 020 8356 7765
gabriela.mistak@hackney.gov.uk

24th August 2023

Licensing Service
Hackney Service Centre
1 Hillman Street
London E8 1DY

RE: APPLICATION UNDER THE LICENSING ACT 2003 - Pirate Studios Limited

42-56 Tottenham Road, London N1 4BZ

I write to make a representation on behalf of the Community Safety and Enforcement Team in response to the above application. We are opposed to the grant of a premises licence in respect of this venue.

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

The Community Safety and Enforcement Team together with the Police have been dealing with issues associated with the use of the venue such as late night gatherings, rowdy behaviour, playing loud music from cars and/or mobile phones, shouting and swearing, fighting, drinking alcohol, using drugs and causing nuisance to residents of Tottenham Road since July 2022.

As a result, the company's director and their landlord were issued with Community Protection Warnings under the Antisocial Behaviour, Crime and Policing Act 2014 in September 2022 advising them to implement necessary measures to stop this behaviour. The written warning also required that such a conduct is stopped and does not recur otherwise, they may be served with a Community Protection Notice under s43 of the Antisocial Behaviour, Crime and Policing Act 2014..

Since the warnings were served, Pirate Studios have reduced their operating hours and made some changes to the front of the building. These actions have reduced the number of complaints but have not fully dealt with these problems. On 26th July 2023, the Team and the Police met with Pirate Studio's new head of security and identified further issues that would have to be addressed in order to deal with and prevent further nuisance from occurring.

Therefore, the Community Safety and Enforcement Team is extremely concerned that the proposed use of the venue such as supply of alcohol for consumption would affect all the positive outcomes that were achieved so far and would have a negative impact on the area.

Taking into consideration that the premises is immediately adjacent to residential properties and the occupants of these properties are all likely to be disturbed by the proposed activities. These disturbances could be a daily occurrence and 24/7.

Furthermore, the scale of the building and its likely capacity, arrival to and from the site by multiple visitors whether on foot or via car/private hire will be a source of nuisance to residents. It will be impossible for the operator to control the impact of this as they have already proven in the past that they lack capacity to control large crowds.

Similarly, the measures to prevent crime and disorder and public nuisance proposed in the application are limited and the Team is not confident that this is an adequate approach.

Therefore, I would urge the Sub-Committee to reject the application in its entirety.

Kind regards,

Gabriela Mistak
Community Safety and Principal Enforcement Officer

**RESPONSIBLE AUTHORITY REPRESENTATION:
APPLICATION UNDER THE LICENSING ACT 2003**

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Metropolitan Police service
ADDRESS OF AUTHORITY	Licensing Unit, Stoke Police Station 33 Stoke Newington High Street London N16 8DS
CONTACT NAME	PC 3288CE Amanda GRIGGS
TELEPHONE NUMBER	07884 561085
E-MAIL ADDRESS	hackneylicensing@met.police.uk

APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	Pirate Studios 42-56 Tottenham Road London N1 4BZ
NAME OF PREMISES USER	Pirate Studios Ltd

COMMENTS

I make the following relevant representations in relation to the above application for a Premises Licence at the above address.

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

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

Police make the following representations in relation to the application for a Premises Licence at Pirate Studios, 42-56 Tottenham Road, N1 4BZ for the following reason(s);

The venue has been a source of ASB for some time now with a CPW being issued by Hackney Council Community Safety Team (CST) in September 2022. The Police alongside the community safety team have been dealing with issues associated with the use of the venue such as late night gatherings, rowdy behaviour, playing loud music from cars and/or mobile phones, shouting and swearing, fighting, drinking alcohol, using drugs and causing nuisance to residents of Tottenham Road since July 2022.

Since the CPW was issued there have been some changes made including reduction in opening hours and physical changes to the front of the building. This has resulted in a reduction in the complaints however problems still exist.

In July 2023 officers from the Local Neighbourhood Policing Team met with the new head of security at the venue and identified further issues that needed to be addressed to prevent further nuisance from occurring.

There is therefore serious concern that adding the supply of alcohol at this venue would undermine the positive steps that have been made and instead have a negative impact on the local community, undermining the licensing objectives.

Police would also like to have more information about the operation of the premises, and how the sale of alcohol would be managed when the premises are open to the public 24hrs a day.

Police are aware that there is a head of security and would therefore like to know the role of security at the venue, are they there 24/7, and in what capacity?

The application has also asked for Non-Standard hours for New Year Eve. If the venue is running as a studio with the alcohol as ancillary to its operation as such, the police would like to know why these hours have been requested.

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

Personal knowledge of the local area and issues in the area.

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

Information as requested

Signed
PC 3288CE GRIGGS
(By E-mail)
Name (printed)

**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	Pirate Studios Limited 42-56 Tottenham Road London N1 4BZ
Applicant	Pirate Studios Limited

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 response to this application.

The Licensing Service first became aware of the premises in August 2020 when a complaint was received. This alleged that groups of people were regularly outside the premises smoking, drinking and shouting up to 5:00 am. The complainant questioned the grant of a licence. As no licence had been granted, the site was visited at approximately 22:25 on 4 September 2020 to check for compliance. Although there was some evidence of possible alcohol consumption (in the form of discarded containers) no evidence was found of alcohol sales, nor late night refreshment or regulated (public) entertainment.

The premises is described as a recording studio but also consists of rooms for podcasting, band rehearsal and DJing. The premises is located directly opposite the Kingsgate Estate and adjacent to 70 Tottenham Road, which appears to be a residential block.

I contacted the applicant to carry out a site visit. This took place on 23 August. During the visit it was explained that:

- Customers create an account online then after ID checks can book sessions. Access to the site is then gained via a code sent by email or SMS
- The site is remotely monitored by an external provider but would be monitored in person during the hours that alcohol is available
- Alcohol will be served by a host who would bring orders to the rooms, or in busier times, customers will be required to visit the entrance lobby where a service counter will be set up
- Customers are not permitted to bring their own alcohol
- Technology is used to monitor occupancy of the rooms
- The intention is that proceeds from alcohol sales will be used to fund additional security
- The maximum capacity (if every room available for hire was at capacity) is 200. However, the peak occupancy is 70-80, most likely at weekend evenings.

The issues at the premises therefore tend to be at the main entrance on Tottenham Road where customers arrive/leave the facility. I am therefore concerned that the proposed alcohol sales could have a negative impact on the promotion of the licensing objectives, in particular, the prevention of public nuisance by exacerbating the anti-social behaviour that had been experienced by residents in the surrounding properties.

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.

Further scrutiny of the application by members of the Licensing Committee, having regard to any representations likely to have been received from other persons.

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

25 August 2023



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

Pirate Studios Limited

1 message

9 August 2023 at 08:07

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

Dear Sir / Madame,

I am writing with regard to Pirate Studios Limited request to sell alcohol on the premises.

Pirate Studios is on a residential street (Tottenham Road) and I am one of the residents that live opposite the road in Kingsgate Estate.

Pirate Studios has been a cause of troubles for residents since they opened with serious cases of anti-social behaviour. Quite often, musicians using the studios would gather outside the studios chatting really loudly, playing loud music, drinking alcohol and consuming drugs until late at night / early in the morning. Things only improved recently thanks to the excellent and persistent work of the MET Police and Hackney Council.

I am worried that if the studios start selling alcohol we will have the same anti-social behaviours with people gatherings, noise, alcohol and drugs use all over again.

The times that Pirate Studios are requesting are also not reasonable. The [REDACTED] Kingsgate Estate are opposite the studios and it's concerning that they want to sell alcohol until 23:00 on weekdays and 00:00 on weekends. It will certainly take longer for people to disperse than the 30 minutes they suggested and Pirate Studios are known for promising the Council and the Police that they will have a security guard on site but that it is almost never the case.

In summary, since Tottenham Road is a residential street with the [REDACTED] Kingsgate Estate residents right opposite the studios, I would like to ask you to reject Pirate Studios application for a alcohol license in order to avoid more cases of anti-social behaviour and disturbance to local residents (you can verify previous incidents by checking the MET Police and Hackney Council records, I am also happy to share photos I have taken [REDACTED] if necessary).

I am available if you would like me to clarify any of the points made above.

Kind regards,

[REDACTED]



Appendix C2

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

Pirate Studios application to sell alcohol

1 message

[Redacted]

9 August 2023 at 07:35

To: licensing@hackney.gov.uk

To whom it may concern,

I'm writing to get more information on the application submitted by Pirate Studios to obtain an alcohol licence. As a local resident i have concerns about this application, so please could you also provide me with details on how to contest it.

Many thanks,

[Redacted]



Pirate Studios license

1 message

11 August 2023 at 12:59

To: licensing@hackney.gov.uk

Dear Sir / Madam,

I am writing with regards to Pirate Studios' request to sell alcohol on the premises.

I am one of the residents of Kingsgate Estate which is directly opposite Pirate Studios on Tottenham Road and I would like to ask you to reject this application.

Since Pirate Studios opened a couple of years ago we had several instances of antisocial behaviour. These were all reported to the Police, Hackney Council and using FixMyStreet.

After or before using the studios, people would gather outside to consume alcohol and drugs on the street. They would play loud music, from their car systems, and be very loud at unsocial hours. I have plenty of photos to support these claims that I can send to you.

To make things even worse is the fact that Kingsgate Estate bedrooms are on Tottenham Road, directly opposite the studios, which made sleeping impossible on most nights.

Things recently got better, thanks to the efforts of both the Police and Hackney Council and I am worried that if the studios start selling alcohol we'll start having antisocial behaviours again.

Tottenham Road is a residential street and having a music venue that sells alcohol until 23:00 on weekdays and until 00:00 on weekends would make getting a good night's sleep practically impossible.

I hope you will consider my request to reject Pirate Studios application.

If you need additional information or supporting evidence, please do not hesitate to get in touch.

Kind regards,





Representations concerning the licence application for Pirate Studios, De Beauvoir

1 message

14 August 2023 at 19:16

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

Dear Hackney Council,

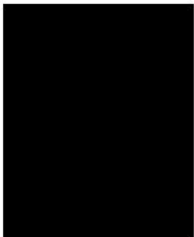
I am an interested party to Pirate Studios' application for an alcohol licence in relation to the premises located in Tottenham Road, N1. My block of flats is adjacent, [REDACTED] being a few metres from the studio building.

I oppose the application based on grounds of "the prevention of public nuisance" and "the prevention of crime and disorder". This is for the following reasons:

- Pirate Studios is a recording studio. Its purpose is to assist emerging artists record or rehearse. Studios/performance spaces are reserved per hour. No part of its proposition is a "social venue". It is a workspace for creatives.
- After Bentley Road, Tottenham Road becomes wholly residential. There are flats on both sides of the road. There are many places with an alcohol licence near Dalston Junction. A further place which sells alcohol is unnecessary.
- Since Pirate Studios opened a few years ago, people tend to congregate outside to drink and smoke. The road has become noisier. The sale of alcohol inside will fuel overall consumption of alcohol which means that the noise will increase not insubstantially.
- Since Pirate Studios opened a few years ago, there is routinely rubbish and empty cans and bottles strewn across the street, particularly on or towards a weekend. There is often a LARGE amount of broken glass in the roadway. We have made complaints to Pirate Studios. They have taken some measures to prevent congregation outside, but this has not readily reduced the amount of anti-social behaviour, glass and rubbish.
- Past my block of flats there are two primary schools. Children and their parents walk down Tottenham Road, past the former Job Centre, each weekday. Although the pavement and roadway are affected mostly on Fridays, Saturdays and Sundays, there is sometimes glass etc. on the ground the following morning.
- For those with bicycles, the shards of glass can get trapped in tyres and cause punctures.

This application is unnecessary and it will cause additional public nuisance and anti-social behaviour on the Road. I urge the Council to reject the application.

Yours,



[REDACTED] Tottenham Road, London N1 [REDACTED]



Pirate Studios Tottenham Road- license for the sale of alcohol

1 message

2 August 2023 at 20:13

To: licensing@hackney.gov.uk

Dear Sir /Madam,

We are writing to express concerns and register objection to the premises licence that is being requested by Pirate Studios located on Tottenham Road for the sale of alcohol.

As residents of Tottenham Road, we have observed several issues since Pirate Studios started their business, these include excessive noise emanating from the premises and anti social behaviour which have been causing significant disturbance to the peace of our residential street, particularly during the evenings. We know that steps have been taken recently to try to address the concerns of residents but noise remains an issue and rubbish continues to accumulate in and around the vicinity of the studio, leading to unsightly and unhygienic conditions.

Such issues are not limited to the evenings and we are aware that the Police have been called to the premises following groups of intoxicated people hanging out outside the premises. Tottenham Road past the Studio is a school run for the two primary schools which makes this even more inappropriate.

We appreciate and support well run facilities to promote music and the arts in Hackney, but from our experience, this is not one of them. Tottenham Road as a residential street isn't the appropriate location for a music studio and the granting of this license will only increase these issues.

The mess and disruption residents of Tottenham Road have experienced to date with Pirate Studios confirm the lack of ability their management to operate their business in a professional and considerate manner. We feel the granting of this license request will only exacerbate the situation.

We kindly request that you keep us informed of the process in relation to this application.

Yours Sincerely,

The Residents of The Frederick Building

 Tottenham Road
N1 



Appendix C6

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

OBJECTION – Application for premises license for the sale of alcohol at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

1 message

28 August 2023 at 18:25

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

[REDACTED]
[REDACTED] Tottenham Road

London N1 [REDACTED]

To: Hackney Council
Licensing Service
275 Mare Street
London E8 1GRRe: Application by Pirate Studios for premises license a premises license for the sale and supply of alcohol at Pirate Studios, [42-56 Tottenham Road, Dalston, London N1 4BZ](#)

Dear Sirs,

I wish to object to the application from Pirate Studios limited for a premises license for the sale and supply of alcohol at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

My objection is based on:

1. my concern that this new licence may increase the possibility of public nuisance for the many dwellings nearby, including my own. I am particularly concerned about noise nuisance as this already happens occasionally when people congregate outside Pirate Studios late in the evening and at night. Granting an alcohol license would most certainly exacerbate the situation. There is high risk of serious noise nuisance if studios users are served alcohol from 10am to 11pm, especially given that studios remain open 24/7 as a self-service facility. Having workspace users remaining in the studios at night after the whole day of alcohol sales would substantially increase the possibility of public nuisance.
2. My concern about high potential for crime and disorder as workspace users would likely look for further entertainment and supplies while remaining inside (and indeed outside) that windowless space throughout the night. The street is dark at night and a number of cars pull over already as well as stop for periods of time with people inside in the vicinity of Pirate Studios.
3. My concern about protection of children from harm. Pirate studios are in a very close proximity to my block and two other estates. Noise nuisance they bring to the neighbourhood disrupts children's sleep at night, and alcohol sales most certainly will make situation worse. Moreover, Pirate studios are located within a 200-metre distance of De Beauvoir Primary School, so there is a risk of moral harm from studio users who'd be already drinking from 10am in the morning and smoking outside Pirate Studios outside these studios at times when classes in the school end.

In sum, given my concerns around 1-3) I wish to object to this application.

Pirate Studios are a creative workspace that might at time bring nuisance but is needed for creative workers. However, promotion of drinking culture in that workplace aimed at the readjustment of profits of the applicant can have adverse effects on the local community whose I'm a member of and the creative workers themselves.

Yours faithfully,

A solid black rectangular box used to redact the sender's name and signature.

Appendix C7



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

Re: Licensing application details request

1 message

16 August 2023 at 18:27

To: licensing@hackney.gov.uk

Hello,

As I have not been sent the full details of this application, and therefore don't know exactly how the alcohol licence would work with regard to Pirate Studios, I feel I need to register my concerns based on the very little information available on the signs outside the venue and online.

The reasons I have major concerns are below:

- There is already an issue with noise, broken bottles outside the studios til late in the evening
- The alleyway between Pirate Studios and 70 Tottenham Road is being used for people to urinate as the gate is always open, and my window looks immediately over this alley
- Depending on how the licence is going to work, I'm concerned about an increased number of people creating noise on this heavily residential street
- I think it's great that young people are using the studios, and have no problem with them being able to buy alcohol whilst inside rehearsing, but need to know what security provision and clean up will be in place

Thanks,

Tottenham Road
Hackney
N1

On Fri, 11 Aug 2023 at 17:35, [REDACTED] wrote:

Hello, I've still not had a response to this. Please could someone send me the details?

Thank you

On Wed, 9 Aug 2023 at 13:59, [REDACTED] wrote:

Hi, just following up on this. Please could you send me details of the below?

Thanks

On Fri, 4 Aug 2023 at 09:01, [REDACTED] wrote:

Hello,

I've seen a sign on Pirate Studios who are next door to me on Tottenham Road, N1 - for a licensing application.

Please could you send full details? I do have concernS as there have been issues with excessive noise, people urinating in the alley between their property and mine, and smashed bottles on the pavement over the last year - and I would like to see full plans to understand how they plan to mitigate for these issues.

I have looked online but can't see this application.

Thanks,

Tottenham Road, N1



OP Responses to the applicant's invite to the premises

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

11 September 2023 at 14:14

Dear Sir/Madam,

I refer to previous correspondence regarding the above matter.

Please find the below email from the applicant's agent for your information and attention.

Many Thanks

Kind regards
Sanaria Hussain
Senior Licensing Officer
Climate, Homes and Economy
Hackney Service Centre
1 Hillman Street
London E8 1DY
Direct Line:020 8356 4972
Duty Line:020 8356 2431
www.hackney.gov.uk/licensing

Dear [insert name]

We act for Pirate Studios Limited, and we have been provided with a copy of your objection to the above premises licence application.

We think it would be useful to provide you with a bit of background information on Pirate Studios and how it operates more generally, along with how the sale of alcohol would be managed at the premises. We would like to invite you down to the premises on Tuesday 19th September at 6:30pm to discuss your representation in more detail and answer any queries you may have.

If you cannot make it on that date/time, we would be happy to arrange a call to discuss further.

Please confirm your attendance by emailing meganstevenson@kuits.com

Kind regards

Felicity Tulloch

Solicitor acting on behalf of the applicant.

[REDACTED]

[REDACTED]

11 September 2023 at 15:23

Dear Sanaria,

Sincere thanks. I will be away and am unable to attend.

Residents of Tottenham Road have been at the receiving end of how Pirate Studios operate for quite some time, including studio users loitering outside all night long often shouting and playing loud music from their own cars and cars pulling over outside to provide them with supplies.

Pirate Studios operates as a 24/7 self-service facility and have done nothing to manage the situation outside the studios at night.

I can hear studio users at 2, 4, 5, 6am from my own flat. I don't need to visit their premises to establish what impact they might be making alcohol is allowed to be served there.

I am positive that granting this license and having studio users drink all day would make the situation at night considerably worse for residents on Tottenham Rd.

Best regards,

[REDACTED]

From: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Sent: Monday, September 11, 2023 2:15 PM

To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Subject: Application for a Premises Licence Re: Pirate Studios, 42-56 Tottenham Rd, Dalston, London N1 4BZ

[REDACTED]

[REDACTED]

11 September 2023 at 18:08

Dear Sanaria,

Thank you for your email.

I am pleased to see that Pirate Studios application was rejected by the Council however, I am not too sure what to do with the information you kindly shared. I understand Pirate Studios have invited the Council to visit the premises but

[REDACTED]

what I can do to further oppose to the license being granted to the Studios?

I look forward to hearing back from you.

Many thanks,

[Redacted signature]

11 September 2023 at 21:18

Dear Sanaria,

Thanks for sending this over to us.

I understand the applicant is keen to meet with us and to outline their plans. I'm not sure there will be anything that they can add.

I wanted to check whether this was normal procedure and whether us not meeting with that applicant would have any bearing on the application being accepted or rejected?

Thanks in advance for your feedback,

Kind regards

[Redacted signature]

Sent from my iPhone

[Redacted signature]

12 September 2023 at 13:31

Dear Lucia,

Thank you for your email.

The premises licence application is still being processed. As representations have been received the application will be determined at a Licensing Sub-Committee hearing in October 2023.

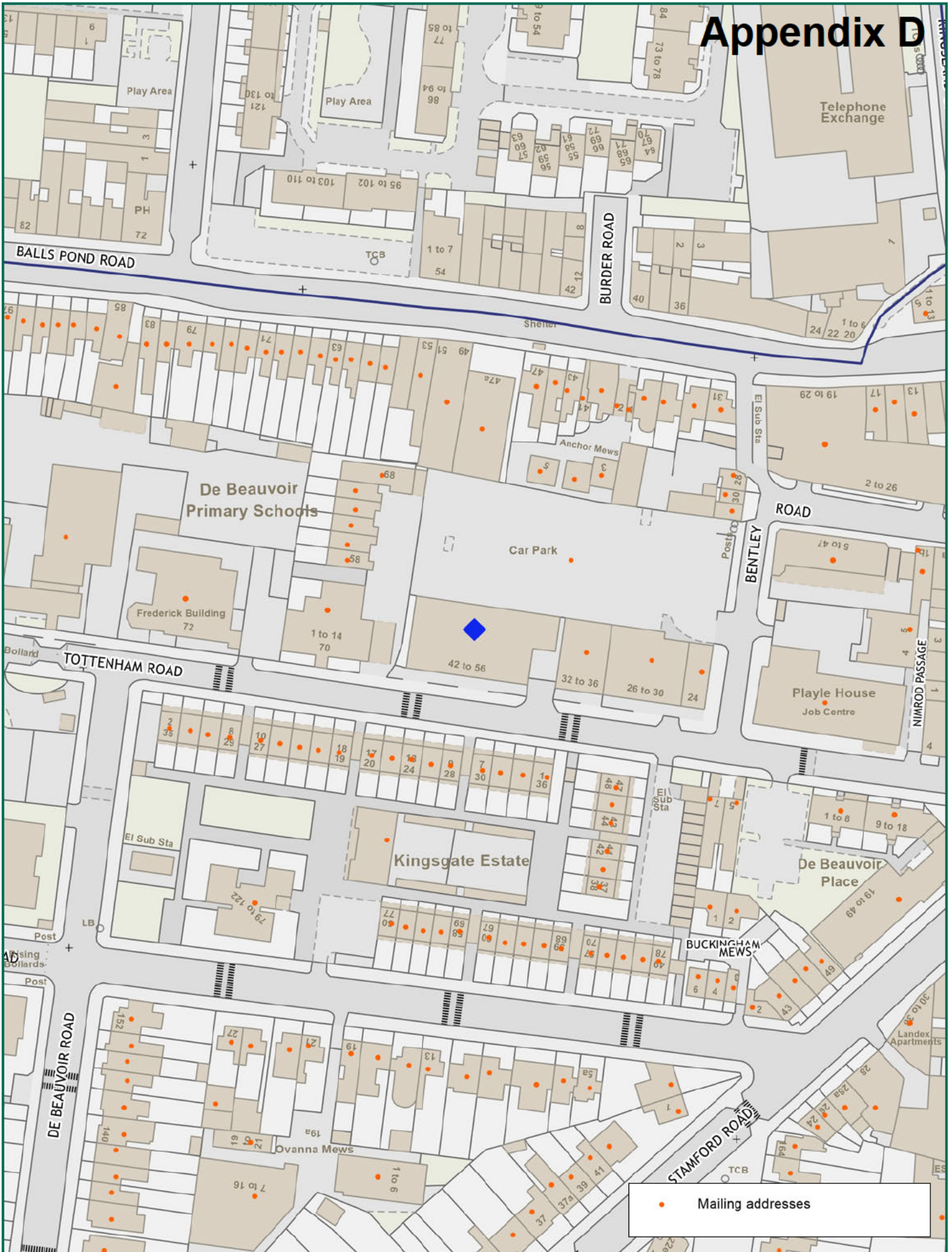
In the meantime the applicant's agent has invited all interested parties to the premises to discuss and answer any queries you may have. The applicant as well as the applicant's agent will be at the premises at 06:30pm on Tuesday 19th September.

I will write to you once the hearing date and time for the Licensing Sub-committee is confirmed.


Do not hesitate to contact me if you have any questions or concerns.

Kind regards
Sanaria Hussain
Senior Licensing Officer
Climate, Homes and Economy
Hackney Service Centre
1 Hillman Street
London E8 1DY


Appendix D



• Mailing addresses

 NORTH

Scale: 1:1250 at A4

 Hackney

42-56 Tottenham Road

Ref:	Produced by: unspecified	please specify copyright statement
Tuesday, August 1, 2023	email:	