

For Consideration By	Licensing Sub-Committee
Meeting Date	8 February 2024
Type of Application	Premises Licence
Address of Premises	Ennismore Hotel, (part of) Level-2, Level-1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms), Mondrian Hotel, 45 Curtain Road, London, EC2A 3PT
Classification	Decision
Ward(s) Affected	Hoxton East and Shoreditch
Director	Rickardo Hyatt

1. **Summary**

- 1.1. This is an application for a premises licence to allow authorisation for the provision of late night refreshment, provision of regulated entertainment and sale of alcohol on Monday to Sunday.

2. **Application**

- 2.1. Molard Investments Limited has made an application for a premises licence under section 17 of the Licensing Act 2003.
- 2.2. The applicant is seeking authorisation for the following licensable activities and times:

Plays	Standard Hours: Mon 07:00-02:00 Tue 07:00-02:00 Wed 07:00-02:00 Thu 07:00-02:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-02:00
Films	Standard Hours: Mon 07:00-03:00

	<p>Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00</p>
Live Music	<p>Standard Hours:</p> <p>Mon 07:00-03:00 Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00</p>
Recorded Music	<p>Standard Hours:</p> <p>Mon 07:00-03:00 Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00</p>
Performance of Dance	<p>Standard Hours:</p> <p>Mon 07:00-03:00 Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00</p>
Anything of a similar description	<p>Standard Hours:</p> <p>Mon 07:00-03:00 Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00</p>

Late Night Refreshment	Standard Hours: Mon 23:00-03:00 Tue 23:00-03:00 Wed 23:00-03:00 Thu 23:00-03:00 Fri 23:00-03:00 Sat 23:00-03:00 Sun 23:00-03:00
Supply of Alcohol (On sales)	Standard Hours: Mon 07:00-03:00 Tue 07:00-03:00 Wed 07:00-03:00 Thu 07:00-03:00 Fri 07:00-03:00 Sat 07:00-03:00 Sun 07:00-03:00 First to Fifth Floors (Hotel Bedrooms) Monday to Sunday: 00:00 to 00:00 for residents and their guests
The opening hours of the premises	Standard Hours: Mon 00:00-00:00 Tue 00:00-00:00 Wed 00:00-00:00 Thu 00:00-00:00 Fri 00:00-00:00 Sat 00:00-00:00 Sun 00:00-00:00 Hotel is open 24 Hours

2.3. The application is attached as Appendix A. The applicant has proposed measures that could be converted to conditions (see paragraph 8.1 below).

3. **Current Status/History**

3.1. The current licence for Mondrian Hotel was granted on 11 February 2020 (attached as Appendix C).

3.2. No temporary event notices have been given for this premises in last twelve months.

4. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection)	Have confirmed no representation on this application
Environmental Health Authority (Environmental Enforcement)	No representation received
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 on this application
Police	No representation received
Licensing Authority	Have confirmed no representation on this application
Health Authority	No representation received

5. **Representations: Other Persons**

From	Details
7 representations received from and on behalf of local residents. (Appendices B1-B7)	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm.

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. 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), LP3 (Core Hours) and LP6 (External Areas and Outdoor Events) are relevant.

8. **Officer Observations**

- 8.1. If the Sub-Committee is minded to approve the application, the following conditions should be applied 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 if 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
 - a. 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;
 - (b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ Where -
 - (i) 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
(c) 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;

(d) "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;

(e) "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

(f) "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.

Exhibition of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or

(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person('s) designated under s4 of the Video Recordings Act 1984 (c.39).

Door Supervision

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

Conditions consistent with the operating schedule

10. Security Industry Authority registered door supervisors shall, in addition to the 24 hour reception staff, be present at the Conference/Basement Club/Restaurant Entrance to the premises on Scrutton Street between the hours of 21:00 until 03:30.
11. At least one female door supervisor should be employed.
12. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas, entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times customers remain on the premises. All recordings are to be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of a Police authorised officer.
13. Access into and out of the building shall be carefully controlled and monitored from the hotel lobby by the reception staff including a concierge and CCTV operation to assist at all times.
14. Security staff shall constantly patrol the exterior of the premises to deal with any potential noise disturbances by guests outside the premises and ensure that no bottles or glasses are taken outside; all deliveries to and collections from the premises are made via the service/delivery area at the premises on Scrutton Street; and all private hire vehicles only drop off/pick up from the corner of Scrutton Street and Curtain Road.
15. The following policies will be implemented and agreed by the police, local authority and noise pollution teams: Drugs Policy; Security Policy; Noise Policy; Queuing and Dispersal Policy; Smoking Policy; and Members Policy.
16. Children will be accounted for at all times in case of an evacuation or emergency.
17. No customers from the event spaces will be admitted, or permitted to leave when carrying open or sealed bottles or glasses.
18. Alcohol shall not be sold for consumption in the area hatched yellow on drawing title 'Level 0' (Hotel Ground) other than to persons who are taking a substantial meal from the menu.
19. Alcohol shall not be sold for consumption on drawing title 'Level-1' other than to persons who are taking a substantial meal from the menu and shall be supplied

by a waiter or waitress.

20. There shall be no supply of alcohol in the "Ballroom" shown coloured pink on drawing title "Level -2" after 01:00 hours.
21. Alcohol shall not be sold/supplied in open containers for consumption off the premises or sold/supplied and opened/consumed directly outside the premises except to the tables and chairs outside the premises in the external area on Curtain Road adjacent to the 'Café/Bar' shown coloured blue on drawing title 'Level 0' (Hotel Ground) between the hours of 10:00 and 22:30.
22. There shall be no entry or re-entry to the premises for non-resident hotel guests after 01:00 in respect of the ground floor restaurant. For the avoidance of doubt this excludes access to the hotel lobby via the entrance on the corner of Curtain Road and Scrutton Street for persons checking into the hotel.
23. There shall be no entry or re-entry to the 'Café/Bar' shown coloured green on drawing title 'Level 0' (Hotel Ground) via the 'Café/Bar Entrance' on Christina Street after 23:00 hours.
24. After 9pm age restrictions will be applied to the basement areas of the premises.
25. A challenge 25 policy shall be operated in areas at the premises where alcohol is sold/supplied.
26. Notices shall be prominently displayed and maintained at all entrances and exits at the premises advising all guests (which for the avoidance of doubt includes all resident hotel guests and/or non-resident hotel guests) to leave the premises quietly.
27. All servicing including deliveries to and collections from the premises but excluding refuse collection shall take place between the hours of 07:00 and 18:00 on Monday to Saturday only and only via the service/delivery area at the premises on Scrutton Street shown on drawing title 'Level 0' (Hotel Ground).
28. All refuse, including waste from the supply of alcohol, shall be managed and stored for collection in the sub-level basement at the premises. All refuse shall only be placed outside the premises for collection by a waste carrier between the hours of 08:00 to 18:00 Monday to Saturday and not at all on Sundays.
29. Sound limiting devices (device type to be approved by the Council's Environmental Protection Team) shall be installed to all music systems at the premises. All limiting devices should be set at a level to ensure inaudibility at the front elevations of all nearby residential premises. All limiting devices should be controlled by the premises licence holder and kept in a locked, tamper-proof box. Calibration certificates to be provided to the Environmental Protection Team.

9. **Reasons for Officer Observations**

9.1. Conditions 10 to 29 are derived from 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 other persons
Appendix C: Current premises licence
Appendix D: Location map

Background documents

Licensing Act 2003

LBH Statement of Licensing Policy

Report Author	Name: Shan Uthayasangar Title: Licensing Officer Email: shan.uthayasangar@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

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.

I/We Molard Investments 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			
Ennismore Hotel (Part of) Level -2, Level -1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms) Mondrian Hotel 45 Curtain Road			
Post town	London	Postcode	EC2A 3PT

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£1010000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |
| f) a health service body | <input type="checkbox"/> | 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)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	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					
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)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	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 Molard Investments Limited
Address 4th Floor Millbank Tower, 21-24 Millbank, London, SW1P 4QP
Registered number (where applicable) 12261938
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)
Mondrian Hotel, including function rooms, restaurant, café / bar and hotel bedrooms, as shown on the enclosed plans.

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)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) Please refer to existing licence terms and conditions		
Mon	0700	0200			
Tue	0700	0200	<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Wed	0700	0200			
Thur	0700	0200	<u>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</u> (please read guidance note 6)		
Fri	0700	0300			
Sat	0700	0300			
Sun	0700	0200			

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) Please refer to existing licence terms and conditions			
Mon	0700	0300				
			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)			
Tue	0700	0300				
			<u>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</u> (please read guidance note 6)			
Wed	0700	0300				
Thur	0700	0300				
Fri	0700	0300				
Sat	0700	0300				
Sun	0700	0300				

C

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

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Both	<input type="checkbox"/>				
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed					
<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)			<u>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</u> (please read guidance note 6)		
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 checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4) Please refer to existing licence terms and conditions		
Mon	0700	0300			
Tue	0700	0300	State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed	0700	0300			
Thur	0700	0300	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)		
Fri	0700	0300			
Sat	0700	0300			
Sun	0700	0300			

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4) Please refer to existing licence terms and conditions		
Mon	0700	0300			
Tue	0700	0300			
Wed	0700	0300			
			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	0700	0300	<u>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</u> (please read guidance note 6)		
Fri	0700	0300			
Sat	0700	0300			
Sun	0700	0300			

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 checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4) Please refer to existing licence terms and conditions		
Mon	0700	0300			
Tue	0700	0300	State any seasonal variations for the performance of dance (please read guidance note 5)		
Wed	0700	0300			
Thur	0700	0300	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)		
Fri	0700	0300			
Sat	0700	0300			
Sun	0700	0300			

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	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon	0700	0300		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Tue	0700	0300	Please give further details here (please read guidance note 4) Please refer to existing licence terms and conditions		
Wed	0700	0300			
Thur	0700	0300	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri	0700	0300			
Sat	0700	0300	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 (please read guidance note 6)		
Sun	0700	0300			

I

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"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	2300	0300	Please give further details here (please read guidance note 4) Please refer to existing licence terms and conditions		
Tue	2300	0300	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Wed	2300	0300			
Thur	2300	0300			
Fri	2300	0300	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 (please read guidance note 6)		
Sat	2300	0300			
Sun	2300	0300			

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) First to Fifth Floors (Hotel Bedrooms) Monday to Sunday: 00:00 to 00:00 for residents and their guests		
Mon	0700	0300			
Tue	0700	0300			
Wed	0700	0300			
Thur	0700	0300			
Fri	0700	0300			
Sat	0700	0300			
Sun	0700	0300			
			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)		

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 Lockhart	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

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	0000	0000	Hotel is open 24 Hours	
Tue	0000	0000		
Wed	0000	0000		
Thur	0000	0000		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)
Fri	0000	0000		
Sat	0000	0000		
Sun	0000	0000		

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 attached schedule of conditions for the promotion of all four licensing objectives.

b) The prevention of crime and disorder

Please refer to a) above

c) Public safety

Please refer to a) above

d) The prevention of public nuisance

Please refer to a) above

e) The protection of children from harm

Please refer to a) above

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 (postal applications only) **[Electronic Submission - LA to serve RA's]**
- 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	
Date	16/11/2023
Capacity	Applicant's Solicitors

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]			
Post town	[REDACTED]	Postcode	[REDACTED]
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[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

Application for Premises Licence

Ennismore Hotel, Mondrian Hotel, Curtain Road

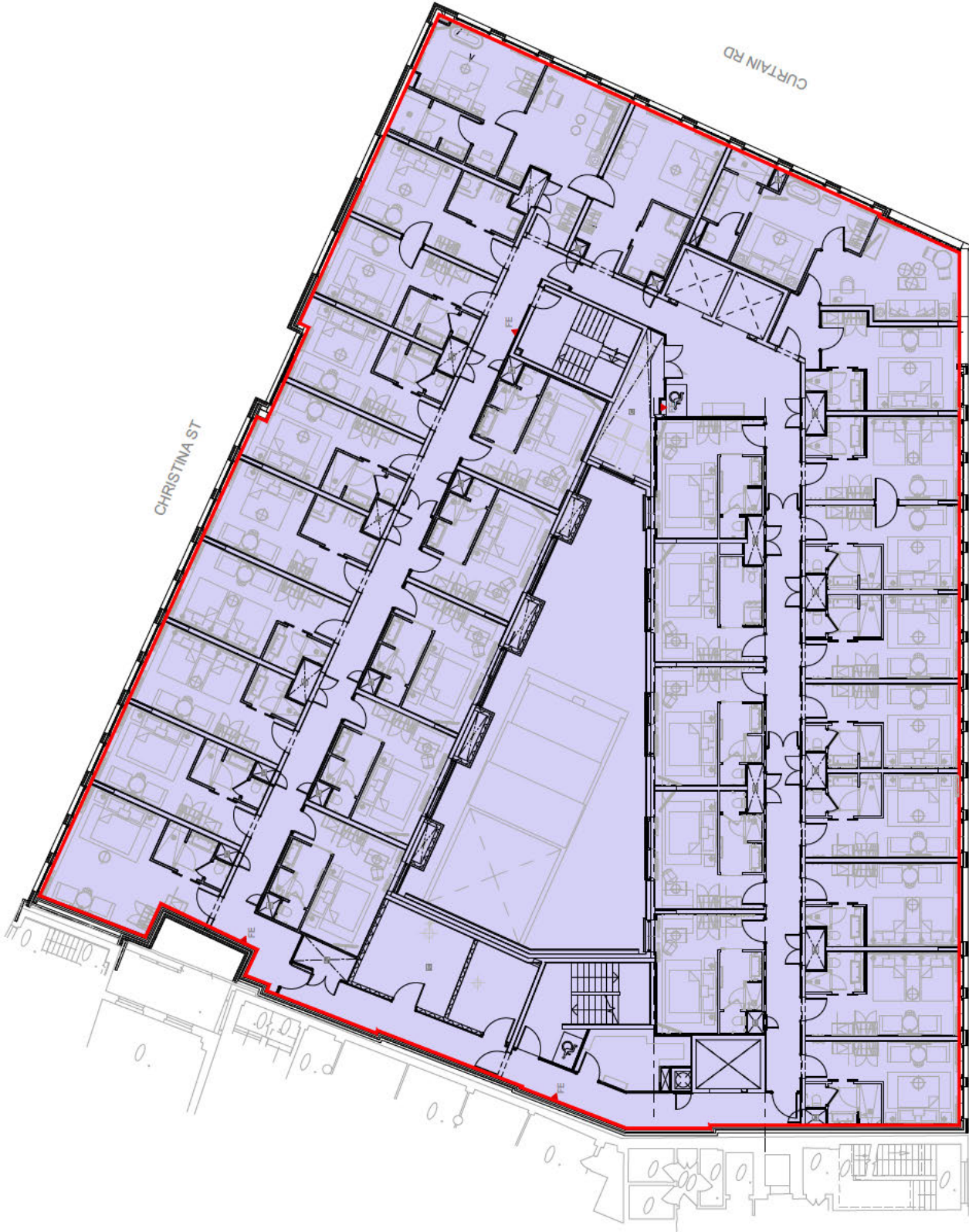
APPLICATION SUMMARY

Proposed Conditions

1. Security Industry Authority registered door supervisors shall, in addition to the 24 hour reception staff, be present at the Conference/Basement Club/Restaurant Entrance to the premises on Scrutton Street between the hours of 21:00 until 03:30.
2. At least one female door supervisor should be employed.
3. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas, entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times customers remain on the premises. All recordings are to be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of a Police authorised officer.
4. Access into and out of the building shall be carefully controlled and monitored from the hotel lobby by the reception staff including a concierge and CCTV operation to assist at all times.
5. Security staff shall constantly patrol the exterior of the premises to deal with any potential noise disturbances by guests outside the premises and ensure that no bottles or glasses are taken outside; all deliveries to and collections from the premises are made via the service/delivery area at the premises on Scrutton Street; and all private hire vehicles only drop off/pick up from the corner of Scrutton Street and Curtain Road.
6. The following policies will be implemented and agreed by the police, local authority and noise pollution teams: Drugs Policy; Security Policy; Noise Policy; Queuing and Dispersal Policy; Smoking Policy; and Members Policy.
7. Children will be accounted for at all times in case of an evacuation or emergency.
8. No customers from the event spaces will be admitted, or permitted to leave when carrying open or sealed bottles or glasses.
9. Alcohol shall not be sold for consumption in the area hatched yellow on drawing title 'Level 0' (Hotel Ground) other than to persons who are taking a substantial meal from the menu.
10. Alcohol shall not be sold for consumption on drawing title 'Level-1' other than to persons who are taking a substantial meal from the menu and shall be supplied by a waiter or waitress.
11. There shall be no supply of alcohol in the "Ballroom" shown coloured pink on drawing title "Level -2" after 01:00 hours.
12. Alcohol shall not be sold/supplied in open containers for consumption off the premises or sold/supplied and opened/consumed directly outside the premises except to the tables and chairs outside the premises in the external area on Curtain Road adjacent to the 'Café/Bar' shown coloured blue on drawing title 'Level 0' (Hotel Ground) between the hours of 10:00 and 22:30.



13. There shall be no entry or re-entry to the premises for non-resident hotel guests after 01:00 in respect of the ground floor restaurant. For the avoidance of doubt this excludes access to the hotel lobby via the entrance on the corner of Curtain Road and Scrutton Street for persons checking into the hotel.
14. There shall be no entry or re-entry to the 'Café/Bar' shown coloured green on drawing title 'Level 0' (Hotel Ground) via the 'Café/Bar Entrance' on Christina Street after 23:00 hours.
15. After 9pm age restrictions will be applied to the basement areas of the premises.
16. A challenge 25 policy shall be operated in areas at the premises where alcohol is sold/supplied.
17. Notices shall be prominently displayed and maintained at all entrances and exits at the premises advising all guests (which for the avoidance of doubt includes all resident hotel guests and/or non-resident hotel guests) to leave the premises quietly.
18. All servicing including deliveries to and collections from the premises but excluding refuse collection shall take place between the hours of 07:00 and 18:00 on Monday to Saturday only and only via the service/delivery area at the premises on Scrutton Street shown on drawing title 'Level 0' (Hotel Ground).
19. All refuse, including waste from the supply of alcohol, shall be managed and stored for collection in the sub-level basement at the premises. All refuse shall only be placed outside the premises for collection by a waste carrier between the hours of 08:00 to 18:00 Monday to Saturday and not at all on Sundays.
20. Sound limiting devices (device type to be approved by the Council's Environmental Protection Team) shall be installed to all music systems at the premises. All limiting devices should be set at a level to ensure inaudibility at the front elevations of all nearby residential premises. All limiting devices should be controlled by the premises licence holder and kept in a locked, tamper-proof box. Calibration certificates to be provided to the Environmental Protection Team.



Fire Equipment	
▲	FIRE EXTINGUISHER
■	FIRE BLANKET
□	FIRE ALARM CALL POINT
□	FIRE CALL POINT
□	SMOKE DETECTOR
□	SMOKE DETECTOR WITH THERMAL LINK
□	SMOKE DETECTOR WITH THERMAL LINK AND BATTERY
□	SMOKE DETECTOR WITH THERMAL LINK AND BATTERY (WALL MOUNTED)
□	SMOKE DETECTOR WITH THERMAL LINK AND BATTERY (CEILING MOUNTED)
□	SMOKE DETECTOR WITH THERMAL LINK AND BATTERY (CEILING MOUNTED - 2.2M)
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- Exclusive Area (Blue Marlin)
- Shared Space with Emismore
- Emismore operated area

SCRUTTON ST

CHRISTINA ST

CURTAIN RD

APPENDIX B1

ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT

1 message

14 December 2023 at 13:18

To: Hackney Licensing <licensing@hackney.gov.uk>

Dear Sirs,

We would like to add an addendum to our objection as follows:

1) Please register our objections under two single objections persons being:

2) We want to point out that the notices informing the public of the applications that there should be 4 notices for each. There are just two notices in the window at Christina Street and are side by side and two notices side by side at the reception. It is likely surrounding neighbours would have not spotted these. There should be 8 notices in total as there are two applications rather than having two of the same notices side by side.

3) Application summary of the initial proposed conditions section 26 Sound Limiting devices - this has not been adhered to and yet was a proposed condition. This should still be a condition.

4) The hotel cannot control their staff and we have numerous email exchanges with the problem of staff smoking on our property and outside our windows in Phipp Street, Christina Street, Motley Avenue and our private car park/bike shed and outside communal area with disturbance and littering. If something so simple cannot be controlled by the hotel then it is very concerning with regards to any applications especially licenses.

5) Any open air music be it live or recorded would spill into the surrounding residential area and beyond. The conditions should be the same as are imposed such as open air music festivals in London with a strict curfew of 22:30.

6) The application process is complex and we are relying on Hackney Licensing to use their expertise in the matter on behalf of the neighbours that will be affected by the applications.

Please confirm safe receipt of this addendum.

Best wishes

████████████████████
████████████████████
████████████████████ COSMOPOLITAN HOUSE
████████████████████ CHRISTINA STREET
LONDON
EC2A ██████████

On 6 Dec 2023, at 12:39, ██████████ wrote:

Dear Sirs,

We are strongly objecting to the following license application for:
Mondrian Hotel, 45 Curtain Road, London EC2A 3PT

Public nuisance

With regards to the rooftop we can currently clearly hear the music/noise emitting from the hotel rooftop and to extend this until 3am would be detrimental to our health and wellbeing therefore the current license restrictions should not be extended. Any noise from this roof terrace will be above the ambient noise level for this area; the roof top is surrounded by residential apartments and would affect our home life, this is our home and a 3am curfew will be detrimental to our mental health.

Prevention of crime and disorder and Public Safety

On another note for objection the area is already saturated with late night venues and as such attracts petty crime and anti-social behaviour. At Cosmopolitan House we already experience anti social behaviour and notably patrons using our building as a urinal. My wife and indeed I do not want more risk coming home from a late shift to find more problems occurring on the property, we are in a high crime, anti-social area due to the amount of establishments and extended license is unacceptable.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Hi

There is NOTHING on the website where you have 'List of licence applications' on how to object?

Please advise ASAP how to object as we have only just been notified of this and the closing date is 14 December 2023.

There are no reference number, nothing nor any links etc.

We want to object especially allowing roof noise/music et al until 3am!

████████████████████
██████████ 4AZ

Ennismore Hotel- Mondrian Hotel (Part of) Level -2, Level -1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms) 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music, performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	14/12/2023
Mondrian Shoreditch London Hotel- Private Club and Rooftop Level-3 (Part of)Level -2, (Part of)	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music,	14/12/2023

Gound Floor & Roof Terrace 45 Curtain Road London EC2A 3PT			performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	
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Re: ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT

1 message

14 December 2023 at 16:01

To: Hackney Licensing <licensing@hackney.gov.uk>

October 2023 Please find 1 of 3 supporting evidence to our objection regarding the staff smoking.

██████████ Cosmopolitan House

8 Christina Street

London EC2A ██████████

██████████

██████████

Begin forwarded message:

From: ██████████
Date: 20 October 2023 at 14:17:34 BST
To: ██████████ ██████████
Cc: ██████████ >
Subject: RE: Mondrian Hotel. Still smoking in same area. Threatened by violence by one of your staff

Hello ██████████,

Thank you for sending the below and attached, it was helpful. I can confirm both team members have received disciplinary action.

I am continuing to push this messaging to the teams.

Please keep in contact with anything you need and I will address it directly.

Warmest,

██████████

MONDRIAN
SHOREDITCH LONDON

██████████
General Manager

Mondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

T +44 (0)2039886260

MondrianShoreditch.com



ENNISMORE

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From: [REDACTED]
Sent: 17 October 2023 16:51
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Mondrian Hotel. Still smoking in same area. Threatened by violence by one of your staff

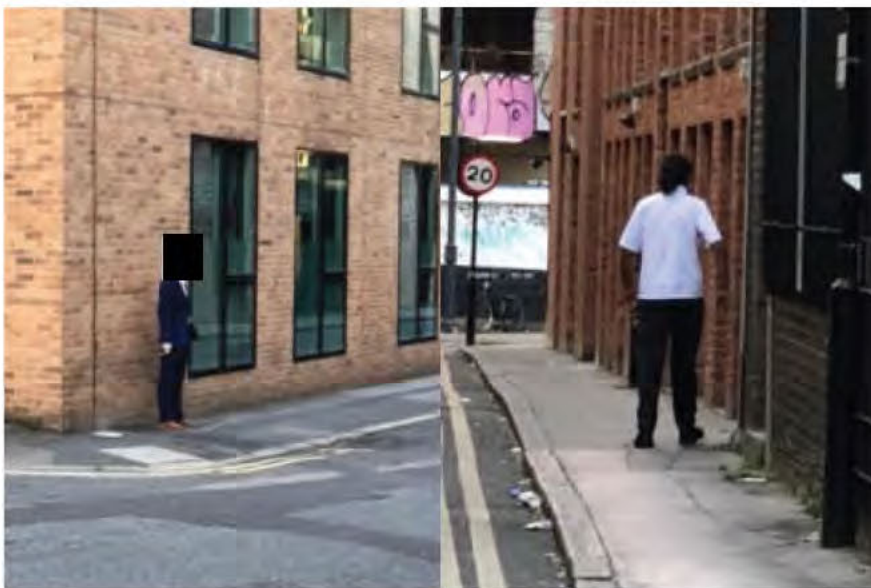
Dear [REDACTED],

Quite obviously from the attachments below the message had either not got through to your staff or they are not taking it seriously.

These two photos were taken of both of your staff exiting and entering your staff entrance at 1640 today. The person in white was sitting on the curb opposite of flats smoking and the other was standing in the usual place under our windows.

Regards,

[REDACTED]
Cosmopolitan House



Sent from my iPhone

On 6 Oct 2023, at 17:38, [REDACTED] > wrote:

Dear [REDACTED],

Thank you for your patience. I wanted to reach out to update you on the below.

We have addressed the ongoing issue with our teams and will proceed with disciplinary action with anyone who isn't abiding by the rules. I hope this helps in the short term.

Moving forwards, we are looking into a different area entirely for the teams smoking area; I will keep you updated once we have updated the smoking policy.

In regard to the altercation you had last week. We have reviewed the footage that was available and can confirm that the woman is one of our employees however the man in question isn't. I can't account for why he would say he was but he isn't. I have addressed your concerns with the women directly.

Please continue to come to me directly with any issues or concerns you may have, and of course please feel free to come over and say hello if you have the time.

I'm sorry that you have had to write to me, at Mondrian we want to be able to add to the area and support our neighbours and I must acknowledge when we haven't achieved this.

With kind regards,

■

MONDRIAN

SHOREDITCH LONDON

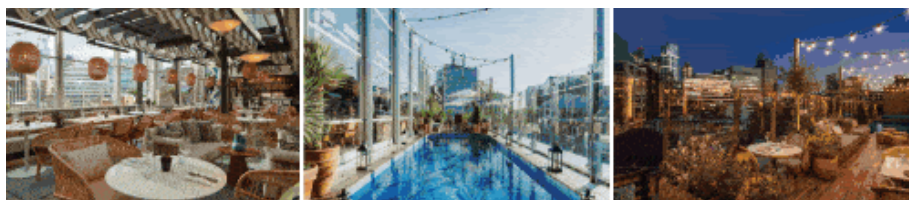
■

General Manager

Mondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

T +44 (0)2039886260

MondrianShoreditch.com





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From: [REDACTED]
Sent: 03 October 2023 00:04
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Mondrian Hotel. Threatened by violence by one of your staff

Dear [REDACTED]

Thank you for your response and looking into this matter for me.

As mentioned in my email below the person who threatened to 'slap' me was a young black man who was not in your company dress code but confirmed with me that he worked at your hotel. He was accompanied by a short Asian lady who was wearing your kitchen dress code.

Kind regards,

[REDACTED]

On 2 Oct 2023, at 18:33 [REDACTED] wrote:

Dear [REDACTED]

Thank you for writing to me and I'm sorry that it is under this situation.

I am completely shocked that someone would say that to you, especially since the request you have made is completely reasonable.

I am sorry that this has happened.

Please allow me some time to investigate this and I will revert back to you shortly. Can you also let me know if it was the man or the woman that had threatened to slap you?

With kind regards,

[REDACTED]

<image006.png>

General Manager

Mondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

T +44 (0)2039886260

MondrianShoreditch.com

<image007.gif>

<image008.png>

Confidentiality Notice: This communication is confidential. If you have received it in error, please notify the sender by reply e-mail and immediately delete it and any attachments without copying or further transmitting the same.

From: [REDACTED]
Sent: 01 October 2023 09:38
To: [REDACTED]
Cc: [REDACTED]
Subject: Mondrian Hotel. Threatened by violence by one of your staff

Dear [REDACTED],

I hope you are well.

Yet again your staff are **regularly smoking** on the corner of Christina Street/Phipp Street under our bedroom/living areas at Cosmopolitan House (do I have to remind you that not only is the waft of smoke unpleasant but that my wife is recovering from cancer) we also notice staff are using our private car park which is unacceptable.

Today I was threatened that I would be "slapped" by one of your staff when I pointed out to them that the hotel smoking area was along the road in Marks Square. They refused to move and said "it's fine as your windows are closed!" This obviously was an unacceptable response and as requested by yourself I explained the hotel had asked me to take photos of any staff in question at which point I was told that if I tried to take a photo then I'd be given a "slap".

I don't expect to be threatened with violence by anybody let alone staff from your hotel. If I had not been going to work and in a hurry I would have reported this incident to the police. My wife saw the altercation and immediately called your hotel at 13:49 and explained the seriousness asking to speak to a manager, the reception sympathised and took down her number but nobody has been in contact.

The two employees of yours that were involved in this incident was an Asian lady dressed in kitchen attire accompanied by a young black man whom was not in your company dress code but possibly had just finished his shift at the hotel. The time of this incident was 1345pm this Saturday. I am sure you can locate who these two people are.

We have lived in the area for 14 years and are entitled to feel safe in our home and indeed our surrounds; you have blighted this and you need to rethink altogether where your staff go for their break and YOU NEED TO POLICE IT! The corner of Christina/Phipp Street is regular and most of your staff have their break there daily and especially at night. Sometimes lone female staff and quite frankly during darkness it is not particularly safe sending them to Mark's Square, and you have a duty of care not only to your neighbours but your staff too.

This clearly is not working and you need to find another area for your staff to take their break, if you continue to recommend Mark's Square we are not going to resolve the problem as it is too tempting for your staff to stop at the end of the street. We suggest you send your staff (especially lone females) either outside your own hotel under the canopy or across the road where the NSPCC building is as there are no residents in that area and it is busy. Christina Street should be avoided altogether as it obviously cannot be managed by you and expecting your neighbours to take photos at their own risk is quite frankly unacceptable.

We could foresee the issues at the planning meeting for the then [Curtain](#) Hotel and it was stipulated that one of the planning conditions would be to provide a smoking area for your employees and not under our bedroom windows or in our private car park. The [Curtain](#) managed this by gross misconduct for anybody found breaching the agreement and used to send their security checking, they didn't expect us as neighbours to do their policing for them. We have had nothing but problems since you've taken over the hotel and we have had enough, it's time to rethink this totally and send your staff where they do not affect the local residents.

Regards,

██████████

Cosmopolitan House

EC2A ██████████

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Re: ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PTLicensing (Shared Mailbox) <licensing@hackney.gov.uk>
Draft

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

----- Forwarded message -----

From: [REDACTED]
Date: Thu, 14 Dec 2023 at 16:04
Subject: Re: ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT
To: Hackney Licensing <licensing@hackney.gov.uk>Supporting evidence email exchange 2 of 3.
From February 2022 to April 2022
Please find supporting evidence to our objection.[REDACTED] Cosmopolitan House
[REDACTED] Christina Street
[REDACTED] London EC2A [REDACTED]
[REDACTED]
[REDACTED]**From:** [REDACTED]
Date: 19 April 2022 at 10:26:10 BST
Subject: Re: Your staff smoking in Phipp Street and surrounding area

Dear [REDACTED],

Once again we want to offer you our most sincere apologies for this.

I would like to reassure that we are taken the action to avoid this from happening and we are fully committed with this. I am sad to read our constant efforts are not as visible by our neighbours as we would like by now but I can assure we are making the needed decisions to make progress.

As well, I would like to guarantee that your feedback has been shared with the relevant teams and we are addressing this with the different members of the team.

Once again, we are extremely sorry for this and I remain at your disposal in case I may be of further assistance.

Kind regards,

[REDACTED]
Front Office ManagerMondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

T +44 (0) 2039884455

MondrianShoreditch.com

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From: [REDACTED]
Sent: 16 April 2022 10:51
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Your staff smoking in Phipp Street and surrounding area

Dear [REDACTED],

Thank you for your email, unfortunately I am not convinced that the hotel management are taking this seriously and are taking the required action to stop your staff from doing this again.

We have pointed this problem out to you on numerous occasions and nothing ever appears to change. Your staff are still smoking in and around the streets and leaving there cigarette end's everywhere, you only have to walk around the area to see all the areas where your staff smoke.

Unless this behaviour stops immediately we shall be drawing it to the attention of Hackney Council's litter enforcement team who can and will impose regular fines on your hotel for rubbish pollution.

[REDACTED]
Cosmopolitan House
Christina Street

Dear [REDACTED]

Please allow me to reply on behalf of Indre as she is currently on annual leave.

I would like to offer our most sincere apologies for the behaviour of some of our staff members. We understand the disappointment this is causing to you and rest assured we will take the necessary actions to avoid this from happening in the future. I would like to reassure that the hotel is fully committed on avoiding this from happening and it is a critical aspect for us to maintain a good relationship with our neighbours.

Once again, thank you for sharing this feedback and please do not hesitate to contact us if this happens again.

Wishing you a lovely weekend.

Kind regards,



[REDACTED]
Front Office Manager

Mondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

T +44 (0) 2039884455

MondrianShoreditch.com



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From: [REDACTED]
Sent: 15 April 2022 12:55
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Your staff smoking in Phipp Street and surrounding area

Dear [REDACTED]

It appears that again that most of your staff who smoke are not going to Marks Square but smoking on the corner of Phipp Street and on the corner of Motley Avenue and generally anywhere they can without being seen from the hotel.

I have lost count of the times I have seen your staff smoking in undesignated public areas. The mess created by cigarette ends in the gutters and pavements left by your staff is pretty disgusting.

Please find attached a couple of photos of examples of your staff smoking in the surrounding areas.

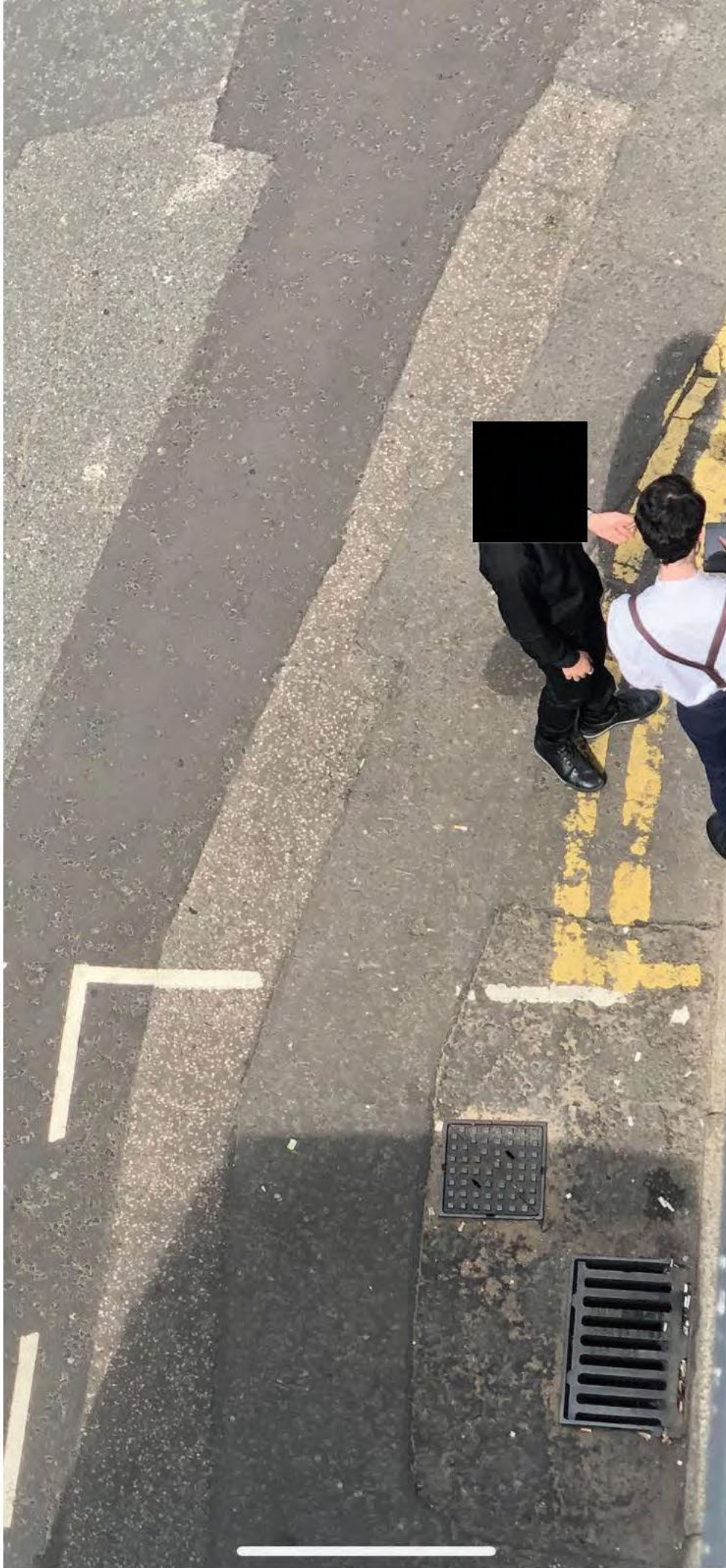
Please can you put a stop to this by setting an example of dismissing the staff that are continually breaking your staff rules.

Regards,

[REDACTED]
Cosmopolitan House
Christina Street
EC2A [REDACTED]







Dear [REDACTED],

Thank you very much for your email & image. Be assured, it has been escalated on our end.

Please accept my apologies as we continue monitoring to ensure our staff smoke only in the designated area.

I hope it happens less & less since we last spoke. Do pop in for a coffee on us, would be good get some feedback too.

Warmest regards,

[REDACTED]



[REDACTED]
Director of Rooms

Mondrian Shoreditch
45 Curtain Rd
Shoreditch, London EC2A 3PT

MondrianShoreditch.com



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From: [REDACTED]
Sent: 06 February 2022 18:42
To: [REDACTED]
Cc: [REDACTED]
Subject: Smoking in Phipp Street...

Hi [REDACTED]

I hope you are well.

Today (Sunday) I left our apartment at 1.30pm to go to work and saw two of your chefs walk from your staff entrance and walk around to Phipp Street to have a smoke. They are obviously doing this on a regular basis by the amount of cigarette ends on the floor.

On asking them if they were aware of not smoking on the corner the person in the white top was very rude and aggressive to me.

Please see attached photo of the two staff, although not very clear I am sure you can work out the two people by the time they left for a lunch break.

Kind regards,

[REDACTED]
Cosmopolitan House
Christina Street









[Get Outlook for iOS](#)

Re: ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT

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

15 December 2023 at 10:22

----- Forwarded message -----

From: [REDACTED]
Date: Thu, 14 Dec 2023 at 16:05
Subject: Re: ADDENDUM Re: LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT
To: Hackney Licensing <licensing@hackney.gov.uk>

email exchange with Mondrian Hotel 3 of 3 December 2022 to January 2023.
We also met with the hotel in person and were asked to take photos of THEIR staff!
Please find supporting evidence to our objection.

[REDACTED] Cosmopolitan House
[REDACTED] Christina Street
London EC2A [REDACTED]
[REDACTED]
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 7 January 2023 at 14:29:21 GMT
Subject: Re: Smoking, Your staff using Cosmopolitan House car park and surrounding area

Dear [REDACTED],

I am totally fed up with telling your staff constantly not to use our bike shed at Cosmopolitan House as a smoking area.

Nothing ever appears to change with this problem and your staff appear not to have got the message. Just as a example to you,

I followed these to members of your staff (see attached photo) out of your staff entrance into our bike shed that clearly state that it is private property with NO public access. This happens every day with all your smoking staff and I am fed up telling your staff that this is private property and not a Mondrian Hotel staff smoking area.

Will you send your cleaners around to our bike shed to clear up all the cigarette ends left by your staff? If this is not done we will be contacting our management company to employ cleaners to clear up the area and invoice you for this cost.

Regards

[REDACTED]
Cosmopolitan House
EC2A [REDACTED]



On 13 Dec 2022, at 16:48, [REDACTED] wrote:

Dear [REDACTED],

Thank you for your email and I'm sorry that we are back in this position. I will raise this directly with the teams and Head of Departments and you will see improvements quickly.

Please reach out to me straight away if you have any further concerns and I will ensure I follow up on them.

With kind regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: 11 December 2022 13:33

To: [REDACTED]

[REDACTED]

Cc: [REDACTED]

Subject: Smoking, Your staff using Cosmopolitan House car park and surrounding area

Dear all,

It has yet again become a daily occurrence with your staff using our private car park and bike shed at Cosmopolitan House as a smoking/break area. We have lost count of the numerous times we inform your staff that this is private property as clearly states at the entrance.

Quite frankly every corner around Phipp Street/Christina Street/Motley Avenue you can always find at least one of your staff smoking out of sight of the hotel. In fact the only place we rarely see them is in the designated smoking area of Mark Square!

The only resolution (because clearly the current arrangement always fails) is for the staff to take their break outside the front of your hotel under the canopy. You are currently pushing the problem over to those of us that are your neighbours which is unacceptable.

Could you instruct all of you smoking staff that Cosmopolitan House is private land and they are trespassing and also could you stop them from smoking on every street corner around the surrounding area.

If this continues we will be contacting Hackney Council environmental pollution and also instructing our management company to instruct private cleaners to clean our car park and bike area of cigarette ends and sending the invoice to your hotel.

Regards

██████████ and residents
Cosmopolitan House
Christina Street
EC2A ██████████

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Ennismore Hotel- Mondrian Hotel (Part of) Level -2, Level -1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms) 45 Curtain Road London EC2A 3PT

1 message

6 December 2023 at 13:17


To: Licensing@hackney.gov.uk

Dear Sir,

I am writing to you to object to the above proposed extension to a current license.

On the grounds of public nuisance, having music playing on a rooftop until 3 am in a heavily residential area is frankly ludicrous. There are very very few 3am licenses in the whole of the area and none of them are for venues with an outside element.

Best,


 Cosmopolitan House,
 Christina Street,
EC2A 

Licensing application by Molard Investments Limited + Mondrian Hotel

1 message

10 December 2023 at 18:41

To: licensing@hackney.gov.uk

Dear Sir,

I would like to register my objection to the following 2 applications from Molard Investments regarding the Mondrian Hotel on Curtain Road.

Ennismore Hotel- Mondrian Hotel (Part of) Level -2, Level -1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms) 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music, performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	14/12/2023
Mondrian Shoreditch London Hotel- Private Club and Rooftop Level-3 (Part of)Level -2, (Part of) Gound Floor & Roof Terrace 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music, performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	14/12/2023

I have lived in Shoreditch since 1995, initially on Great Eastern Street and since 2020 at Christina Street.

The area has experienced a significant increase in the night time economy without any concern for the wellbeing of the residents - we were here first.

The area is already far too busy - the nightly noise from music, shouting/screaming and cars is already way beyond what should have been permitted. The aftermath of rubbish - bottles, fast food, vomit is what we - the residents - have to deal with every morning.

I have a family, and they should be able to get some sleep at night without being disturbed by music blaring after 22:00. Any organisation proposing that the music should be played OUTSIDE at all (on the mentioned roof terrace) is clearly interested in one thing only and that is the money the venture will bring. Music (even indoors) is audible unless the venue is appropriately soundproofed. In the early hours - how can this NOT be a gross invasion of our right to quiet and enjoyment in our own home (suggest you check the case law on this).

The laughable reference to "plays" in the application to infer some sort of cultural impact will, I hope, be treated with the contempt it deserves.

The Mondrian does not care about the residents or the devastating impact this would have on our quality life and our mental health. I refer you to the recent tragic story of how persistent noise can impact people: <https://www.theguardian.com/society/2023/nov/02/tenant-killed-himself-after-landlord-failed-to-resolve-repeated-noise-complaints>

I note also that my wife has registered a noise complaint about the Mondrian in the past; they have "form" for noise pollution regardless - not the best basis for making it worse.

I urge you to reject this application and furthermore impose stricter controls on noise pollution and the wider night time economy.

Best regards,

██████████
██████████ Cosmopolitan House
██████████ [Christina Street](#)
██████████ [London EC2A](#) ██████████

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 13 Dec 2023 at 19:03
Subject: Re: LICENSE APPLICATIONS - OBJECTION
To: <licensing@hackney.gov.uk>

PS - re: Noise and and "club" aspects referred to in my earlier email -see atached article from Grace Dent in the Guardian in 2022

<https://www.theguardian.com/food/2022/jan/07/bibo-london-ec2-shoreditch-restaurant-review-grace-dent>

(I don't have a problem in principle with a quiet hotel that causes no distrubance ...but the Mondrian seems to be giving off a different vibe (and it's not just me that is not a fan...)

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 13 Dec 2023 at 15:10
Subject: Mondrian Hotel - [REDACTED] 13 December 2023
To: Licensing <licensing@hackney.gov.uk>

Picture taken Thursday 7 December 2023 at 18:55

(Wine glass on floor by entrance)

Sent from my iPhone

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 13 Dec 2023 at 15:00
Subject: LICENSE APPLICATIONS - OBJECTION
To: <licensing@hackney.gov.uk>

To: HACKNEY LICENSING

Date: 13 December 2023

OBJECTION

I am objecting to the 2 applications detaled below - i.e. :

Ennismore Hotel- Mondrian Hotel (Part of) Level - 2, Level -1, (Part of) Ground	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music, performance of dance, anything of similar description and to	14/12/2023
---	----------------------------	----------------------------	---	------------

Floor & First to Fifth Floors (Hotel Bedrooms) 45 Curtain Road London EC2A 3PT			authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	
Mondrian Shoreditch London Hotel-Private Club and Rooftop Level-3 (Part of)Level -2, (Part of) Gound Floor & Roof Terrace 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited	Application for a premises licence for plays from 07:00 to 02:00am Sun to Thur and from 07:00 to 03:00am Fri and Sat, films, live music, recorded music, performance of dance, anything of similar description and to authorise the supply of alcohol for consumption on the premises from 07:00 to 03:00am Mon to Sun and late night refreshment from 23:00 to 03:00am Mon to Sun	14/12/2023

NOISE

(a) Please see at the end of this email copy noise report I made to Hackney Council on 29 September 2023 re: loud noise coming from the roof of the Mondrian - which is self explanatory.

This report was made on one particular day when my child came home from school early and wanted some peace and quiet in his own home - he didn't get it because of the noise from the Mondrian. It still makes me quite upset to think about it. I had to submit the noise report after I went round to Mondrian in person on that day and asked them to please turn the music down : they simply said there was an event on the roof. I then went home, tried to contact Hackney Council, and ended up making the report below. I really don't want to have to worry about all this happening again if they are granted a licence to play music or hold any type of "event" on the roof (noise travels much further from open air with no soundproofing at all).

You will note the noise report was made even before I become aware of the current application : the open air/rooftop noise issue is a very real, actual (not just potential) one that we, as a family, have already suffered from.

(b) One evening in the past few months there was an "event truck" playing very loud booming music outside the hotel. Hotel staff confirmed this was a Mondrian event but assured me it was due to stop shortly (and it did - so I didn't make a deal of it at the time),

But it goes to show these outside/open air loud "events" seem to be becoming a bit of a thing at the Mondrian - and they should not be encouraged. If they want to hold a loud event they should do it inside the bulding with adequate soundproofing (and that might suit their own paying residents better as well).

If they are thinking of making similar open air/rooftop noise - at all - or at any time, that would be completely unacceptable. We should have a right to live and work in our own homes undisturbed.

(See below also comments re: Children's interests).

DETRITUS outside on the pavement

I have a photograph (which I will forward separately to you to this email address) under heading "Mondrian Hotel - [REDACTED] - 13 December 2023" - which was taken by me on Thursday 7 December 2023 at 18.55.

This shows a wine glass (note: glass, not plastic) left casually on the floor outside the entrance of the Mondrian - a clear hazard to passers by and no doubt a breach of existing licences.

This is meant to be a 4/5 star hotel, and one would expect better....but I just don't see any care about their guests or residents, let alone their neighbours and the surrounding community.

WHAT IS GOING ON?

(a) Why 2 applications? What is changing? No need for any more bars

There is an existing bar that is part of the hotel called "Christina's". The Mondrian website also refers to a Rose Bar and Rose Lounge. It seems there are also at least 2 restaurants on site, a "screening room" and "ballrooms".

Presumably all these (multiple, existing) bars/restaurants/leisure spaces have existing licences..... it is not at all clear why there are now 2 separate new applications - or what is in fact planned/changing.

Also the 2 applications between them seem to cover all of the multiple storeys in the building..... surely they are not thinking of bars and entertainment on all of them.?

Some transparency is needed here - both for you and the local neighbouring residents. I am not aware of any consultation by the applicant with local neighbouring residents.

Re: bars in particular - Shoreditch is already chock-a-block with themMore bars is really the very last thing needed in the area or the community..

(b) Hotel to "club"?

The second application refers to "Mondrian Shoreditch London Hotel- Private Club and Rooftop". Does this imply any "scope creep" here - with more areas of the building turning from hotel to "club"?

I appreciate Hackney Licensing is not responsible for planning use matters.....but you should not risk being used to facilitate any "disguised" de facto change in use (if that is what is going on. Again, the applicant needs to explain what is going on here.

SHOREDITCH SPECIAL POLICY AREA?

Having been a Shoreditch resident for over 20 years, I know that once upon a time certain parts were designated as a "Special Policy Area" - with a presumption of no new licences. This always made total sense and is to be lauded.

I don't know whether this is (or will be) current policy - but in any case I would strongly endorse Hackney Licencing adopting and applying a "no new licenses" presumptive approach to the current applications.

CHILDREN'S INTERESTS - protection of children from harm

As mentioned above, we have a 14 year old boy who also lives in our flat.

I understand children's interests are paramount when it come to licensing, so I would like Hackney Licencing to note this fact particularly please.

I am happy to attend any hearing to object to the application in person (please let me know of any proposd hearing).

Thank you for considering this objection.

██████████
██████████
Cosmopolitan House
████ Christina Street
London
EC2A ██████

From: noise-do-not-reply@societyworks.org

Date: 29 September 2023 at 16:35:00 BST

To: ████████████████████

Subject: Noise report: The Curtain, 45 Curtain Road, EC2A 3PT

Thank you for reporting this issue

New noise report

Details

Noise source: The Curtain, 45 Curtain Road, EC2A 3PT

Ward: Hoxton East & Shoreditch

Where is the noise coming from? A shop, bar, nightclub, building site or other commercial premises

Is the residence a Hackney Estates property? No

Complaint details

Noise started: Fri, 29 Sep 2023, 11 a.m.

Noise ended: Ongoing at Fri, 29 Sep 2023, 4:35 p.m.

Rooms affected: My whole flat Loud music (thudding bass) coming from roof of The Mondrain/Curtain hotel

Noise description: Loud (thidding bass) music coming from roof of the Mondrain/Curtain hotel

Effect on complainant: It is disturbing my concentration as I am working from home today as my child is here My child is home today (he does not usually live here) which is very frustrating as he is being disturbed also

MONDRIAN
SHOREDITCH LONDON



B5

Objection to Mondrian Hotel/Night Club Applications

1 message

14 December 2023 at 10:53

[REDACTED]
To: Hackney Licensing <licensing@hackney.gov.uk>, Sanaria Hussain <Sanaria.Hussain@hackney.gov.uk>

Good morning Sanaria

Please find our objection to the applications by the Mondrian Hotel attached. Please confirm safe receipt and printing

Thank you for all your help

Kind regards

[REDACTED]



OBJECTION Licence Application, Mondale Hotel Dec 2023 from [REDACTED].pdf

100K

Licence Applications:

Application 1

Ennismore Hotel- Mondrian Hotel (Part of) Level -2, Level -1, (Part of) Ground Floor & First to Fifth Floors (Hotel Bedrooms) 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited
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Application 2

Mondrian Shoreditch London Hotel- Private Club and Roof top Level-3 (Part of)Level -2, (Part of) Ground Floor & Roof Terrace 45 Curtain Road London EC2A 3PT	Hoxton East and Shoreditch	Molard Investments Limited
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OBJECTION TO THE ABOVE APPLICATIONS

From [REDACTED],
[REDACTED] Cosmopolitan House, [REDACTED] Christina St London EC2A [REDACTED]

Our second floor apartment is in the immediate locality the hotel and night club and has a rooftop garden terrace.

I wish to object to both the above applications on the grounds of

The prevention of public nuisance

This objection is to be registered against each application individually and jointly

GROUND FOR OBJECTION

These two applications seek to replace the single premises licence, 105685, reissued on 25/07/2022 to Mondrian Shoreditch Ltd, but originally awarded to Ganesvoort (Curtain Hotel and Club) following a detailed 2 day public meeting of the Licensing sub Committee on 10 December 2015 and 2 February 2016 and a further meeting of the Licensing Committee on 30 November 2017 and perhaps further ones of which we are unaware.

It is welcomed that the application has included conditions that meet the previous demands of the licensing committee, however two have been omitted and a third varied.

My objection is that the omitted conditions should be reinstated as they have allowed the hotel and club to fulfil their obligations in terms of the licensing objectives. I will return to this in my second objection.

For ease of reference, I have referenced the applications as application 1 and application 2

This objection consists of 3 pages

Application 2

FIRST OBJECTION

My first objection is that the licensing hours of the rooftop for the supply of alcohol have appeared to be extended to 0700 - 0300 in section J of Application 2 . Since the applicant has agreed to a limiting clause in section J of

“Roof Terrace: Monday to Sunday: 09:00 to 00:00”

I see no purpose in this application for extended hours and therefore request the Committee to deal with the hours for the roof terrace as a separate clause in the licence, which is the case in the existing licence, 105685, which clearly states:

Supply of alcohol

Roof Terrace:

Mon 09:00-00:00

Tue 09:00-00:00

Wed 09:00-00:00

Thu 09:00-00:00

Fri 09:00-00:00

Sat 09:00-00:00

Sun 09:00-00:00

REASON

This is for the purpose of clarity in avoidance of public nuisance as there are many residential properties around and noise from the terrace would prevent peaceful enjoyment by those residents of their properties and open terraces such as my own.

SECOND OBJECTION

My second objection is the omission of conditions 38 and 39 of licence 105685 namely

38. The outside area of the rooftop will be closed to the public after 23:00 save to those wishing to smoke.

39. The maximum number of persons permitted to smoke on the rooftop terrace after 23:00 shall be no more than 5 at a time.

I request that these two conditions are reinstated on the new licence for application 2

REASON

The applicant has proposed condition 18:

The rooftop area at the premises shown on drawing title level 6 shall only be used between the hours of 0700 to midnight

And condition 20:

There shall be no more than 125 guests on the rooftop area at the premises shown on the drawing titled Level 6 at any one time

These conditions would appear to allow use of the rooftop area by up to 125 people until midnight with alcohol being supplied until midnight with the only restrictions being on music.

However it is an unarguable fact that large groups of people chattering and laughing can make a considerable amount of noise, especially with the continued supply of alcohol.

Therefore my objection is again on the grounds of public nuisance as there are many residential properties around and noise from the terrace would prevent peaceful enjoyment by those residents of their properties and open terraces such as our own.

BACKGROUND TO BOTH OBJECTIONS

Both the licensing hours for the rooftop and conditions 38 and 39 arose from the 2 day intensive public meeting of the Licensing sub Committee on 10 December 2015 which continued on 2 February 2016 with further revisions agreed at possibly other meetings of the Licensing Committee including 30 November 2017. At these meetings, the Licensing sub committee very carefully and conscientiously considered the interests of the local residents and those of the Hotel and Club and hence applied these hours and conditions, considering them appropriate. Their good work should not be undone in this new licence.

The Hotel and Club may argue that these amendments would have a financial impact and that the economic benefit they bring to the community should be weighed against this, However this is a very successful organisation that has operated under the conditions of the existing licence for a long time and should be required to continue to do so.

These conditions have allowed the Hotel and Club to be, in the main, a good neighbour to the local community.

The Hotel and Club may also argue that the conditions on the licences that they have proposed in their current application cover the original conditions and are sufficient. However, the effect of the removal of the previous conditions 38 and 39 is unknown. Since the current situation is working well, it would be unwise, and not in the interests of the local community, that these conditions should be varied or removed.

Furthermore these applications are a yardstick by which other venues may measure their applications and any easement of the conditions could have a major impact on what was a quiet Conservation Area with a considerable number of residents, but is rapidly becoming commercialised.

OBJECTION 3

That proposed condition 19 in Application 1 and proposed condition 25 in application 2 should be replaced with the wording

All refuse, including waste from the supply of alcohol, shall be managed and stored for collection in the sub-level basement at the premises. All refuse shall only be placed outside the premises for collection by a waste carrier between the hours of 08:00 to 18:00 Monday to Saturday and not at all on Sundays. Where the premises licence holders waste carrier cannot or does not collect the refuse between the allotted time band agreed with the premises licence holder such refuse shall be returned to sub-level basement at the premises for collection at another time.

REASON

This was the condition applied in the original licence issued on 2 February 2016 and was intended to avoid the Public Nuisance of a build up of refuse in the street in the event of an unexpected failure of a refuse collection. It seems to have been lost over the subsequent period

I hope that the Committee will look favourably on our submission in the interests of the residents of this area.

LICENSE OBJECTION MONDRIAN HOTEL, 45 CURTAIN ROAD, LONDON EC2A 3PT

1 message

14 December 2023 at 15:57

To: Licensing@hackney.gov.uk

Cc: [REDACTED]

Dear Sirs,

We are writing to submit one objection each to the license applications which have been submitted to you in respect of the above property.

For the avoidance of doubt the license applications to which we object are from:

Mondrian Shoreditch London Hotel- Private Club and **Rooftop**

45 Curtain Road

London

EC2A 3PT

Ennismore Hotel- Mondrian Hotel

45 Curtain Road

London

EC2A 3PT

We are in complete support of the objections submitted by:

B5

[REDACTED] of [REDACTED] Cosmopolitan House, [Christina Street, EC2A \[REDACTED\]](#)
(Submitted 13/12/23)

and

B1

[REDACTED] of [REDACTED] Cosmopolitan House, [Christina Street, EC2A \[REDACTED\]](#)
(Submitted 06/12/23 and addendum today 14/12/23).

If approved, the license applications will cause a very likely public nuisance. We also think they are to be denied in the basis of prevention of crime and disorder - public safety grounds. For the same reasons as detailed in [REDACTED] objections.

It is also disappointing to see the new applications being made in a way that seeks to avoid some of the conditions attached to previous license approvals.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAILED OBJECTION.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED] Cosmopolitan House
[Christina Street](#)
London EC2A [REDACTED]

[REDACTED]
[REDACTED]

Fwd: Mondrian Hotel licensing applications objection

1 message

Subangini Sriramana <subangini.sriramana@hackney.gov.uk>
To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

14 December 2023 at 16:14

FYA

Suba Sriramana
Principal Licensing Officer (Acting)
Tel: 0208 356 4915
Email: Subangini.Sriramana@Hackney.gov.uk
www.hackney.gov.uk/licensing

----- Forwarded message -----

From: [REDACTED]
Date: Thu, 14 Dec 2023 at 16:03
Subject: Mondrian Hotel licensing applications objection
To: <Subangini.Sriramana@hackney.gov.uk>

Dear licensing officers

I own [REDACTED] [Cosmopolitan House, Christina St, EC2A](#) [REDACTED]I am writing **to object** to the current two licence applications on grounds of public nuisance, specifically noise nuisance:

Mondrian Shoreditch London Hote l- Private Club and **Rooftop**
[45 Curtain Road](#)
[London](#)
[EC2A 3PT](#)

Ennismore Hotel - Mondrian Hotel
[45 Curtain Road](#)
[London](#)
[EC2A3PT](#)

B5

I strongly support my neighbours', [REDACTED] and [REDACTED]', detailed analysis, which they have already sent to you

Yours faithfully

[REDACTED]
Sent from my iPhone

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>



This premises licence has been issued by:
 Licensing Service
 1 Hillman Street
 London
 E8 1DY

Premises licence number 105685

Part 1 - Premises Details

Postal address of premises, or if none, ordnance survey map reference of description

Mondrian Shoreditch London Hotel
 Ground Floor to 6th Floors, Level1,2&3
 45 Curtain Road

Post town	London	Postcode	EC2A 3PT
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Telephone number	
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Where the licence is time limited the dates
 Not applicable

Licensable activities authorised by the licence

Plays
 Films
 Live Music
 Recorded Music
 Late Night Refreshment
 Supply of Alcohol

The times the licence authorises the carrying out of licensable activities

Plays	Standard Hours:
	Mon 07:00-02:00
	Tue 07:00-02:00
	Wed 07:00-02:00
	Thu 07:00-03:00
	Fri 07:00-03:00
	Sat 07:00-03:00
	Sun 07:00-02:00

Films**Standard Hours:**

Mon 07:00-03:00
Tue 07:00-03:00
Wed 07:00-03:00
Thu 07:00-03:00
Fri 07:00-03:00
Sat 07:00-03:00
Sun 07:00-03:00

Live Music**Standard Hours**

Mon 07:00-03:00
Tue 07:00-03:00
Wed 07:00-03:00
Thu 07:00-03:00
Fri 07:00-03:00
Sat 07:00-03:00
Sun 07:00-03:00

Recorded Music**Standard Hours:**

Mon 07:00-03:00
Tue 07:00-03:00
Wed 07:00-03:00
Thu 07:00-03:00
Fri 07:00-03:00
Sat 07:00-03:00
Sun 07:00-03:00

Performance of Dane**Standard Hours:**

Mon 07:00-03:00
Tue 07:00-03:00
Wed 07:00-03:00
Thu 07:00-03:00
Fri 07:00-03:00
Sat 07:00-03:00
Sun 07:00-03:00

Late Night Refreshment**Standard Hours:**

Mon 23:00-03:00
Tue 23:00-03:00
Wed 23:00-03:00
Thu 23:00-03:00
Fri 23:00-03:00
Sat 23:00-03:00
Sun 23:00-03:00

**Supply of Alcohol
Indoor****Standard Hours:**

Mon 07:00-03:00
Tue 07:00-03:00
Wed 07:00-03:00
Thu 07:00-03:00
Fri 07:00-03:00
Sat 07:00-03:00
Sun 07:00-03:00

Non-Standard Hours:

Provision of the supply alcohol 24/7 within hotel rooms

Supply of Alcohol

Standard Hours:

Roof Terrace:

Mon 09:00-00:00
Tue 09:00-00:00
Wed 09:00-00:00
Thu 09:00-00:00
Fri 09:00-00:00
Sat 09:00-00:00
Sun 09:00-00:00

The opening hours of the premises

Standard Hours:

Mon 00:00-00:00
Tue 00:00-00:00
Wed 00:00-00:00
Thu 00:00-00:00
Fri 00:00-00:00
Sat 00:00-00:00
Sun 00:00-00:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On Premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Molard Investments Limited
21-24 MILLBANK
London
SW1P 4QP

Registered number of holder, for example company number, charity number (where applicable)

12261938

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

David Graham Lockhart
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

Personal licence number: [REDACTED]

Issuing Authority: [REDACTED]

Date of grant: 11 February 2020



Gerry McCarthy

Head of Community Safety, Enforcement and Business Regulation

Date re-issued: 25/07/2022

Annex 1 - Mandatory Conditions
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

a. 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;

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

(i) 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;

(c) "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;

(d) "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

(e) "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.

Exhibition Of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

(a) Recommendations made by the film classification body where the film classification body is specified in the licence, or

(b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question.

"film classification body" means person(s) designated under s4 of the Video Recordings Act 1984(c.39).

Door Supervision

9. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

Annex 2 - Conditions consistent with the Operating Schedule

10. Security Industry Authority registered door supervisors shall, in addition to the 24 hour reception staff, be present at the Conference/Basement Club/Restaurant Entrance' to the premises on Scrutton Street between the hours of 21:00 until 03:30. At least one female door supervisor should be employed.

12. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All public areas, entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times customers remain on the premises. All recordings are to be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of a Police authorised officer.

13. Members of the private members club on drawing title 'Licensing G-3(Basement) shall be permitted to bring a maximum of four guests to the premises at any one time.

14. An electronic or written record of all resident hotel guests and members of the private members club on drawing title 'Licensing G-3(Basement) together with the names of their guests shall be recorded and maintained and made available to the Police and Council Licensing Enforcement Officers to inspect.

15. Access into and out of the building shall be carefully controlled and monitored from the hotel lobby by the reception staff including a concierge and CCTV operation to assist at all times.

16. Security staff shall constantly patrol the exterior of the premises to deal with any potential noise disturbances by guests outside the premises and ensure that no bottles or glasses are taken outside; all deliveries to and collections from the premises are made via the service/delivery area at the premises on Scrutton Street; and all private hire vehicles only drop off/pick up from the corner of Scrutton Street and Curtain Road.

17. The following policies will be implemented and agreed by the police, local authority and noise pollution teams: Drugs Policy, Security Policy, Noise Policy, Queuing and Dispersal Policy, Smoking Policy, Members Policy.

18. Children will be accounted for at all times in case of an evacuation or emergency.

19. No customers from the event spaces will be admitted, or permitted to leave when carrying open or sealed bottles or glasses.

20. Alcohol shall not be sold for consumption in the area hatched yellow on drawing title 'Licensing G00 (Hotel Ground) other than to persons who are taking a substantial meal from the menu.

21. Alcohol shall not be sold for consumption on drawing title Licensing Level-1 (Basement - 1) other than to persons who are taking a substantial meal from the menu and shall be supplied by a waiter or waitress.
22. After 6pm Alcohol shall not be sold for consumption on the drawing title 'Licensing G06 (Rooftop) other than to persons who are taking a substantial meal from the menu and shall be supplied by a waiter or waitress.
23. There shall be no supply of alcohol in the "Meeting Room" shown coloured pink on drawing title "Licensing Level -2 (Basement - 2) after 01:00 hours
105685
24. Alcohol shall not be sold/supplied in open containers for consumption off the premises or sold/supplied and opened/consumed directly outside the premises except to the tables and chairs outside the premises in the external area on Curtain Road adjacent to the 'Café/Bar' shown coloured blue on drawing title 'Licensing G00 (Hotel Ground) between the hours of 10:00 and 22:30.
25. There shall be no entry or re-entry to the premises for non-resident hotel guests after 01:00 in respect of the ground floor restaurant and 01:45 in respect of the event spaces at basement level 1-3. For the avoidance of doubt this excludes access to the hotel lobby via the entrance on the corner of Curtain Road and Scrutton Street for persons checking in to the hotel.
26. There shall be no entry or re-entry to the 'Design Studios' shown coloured pink on drawing title 'Licensing G00 (Hotel Ground) via the Design Studios Entrance' on Christina Street or the 'Café/Bar' shown coloured green on the same drawing via the 'Café/Bar Entrance' after 23:00 hours.
27. After 9pm age restrictions will be applied to the basement areas of the premises.
28. A challenge 25 policy shall be operated in areas at the premises where alcohol is sold/supplied.
29. Notices shall be prominently displayed and maintained at all entrances and exits at the premises advising all guests (which for the avoidance of doubt includes all resident hotel guests and/or non-resident hotel guests) to leave the premises quietly.
30. There shall be no access by anyone, except for staff, to the basement level 3 (titled as Level -3 on the drawing/plan), between the hours of 03:00 to 07:00.
31. The rooftop area at the premises shown on drawing title 'Licensing G06' shall only be used between the hours of 07:00 to 01:30 hours.
32. No person shall have access to the rooftop area of the premises after 01:30 hours
33. There shall be no more than 125 guests on the rooftop area at the premises shown on drawing titled 'Licensing G06' at any one time.

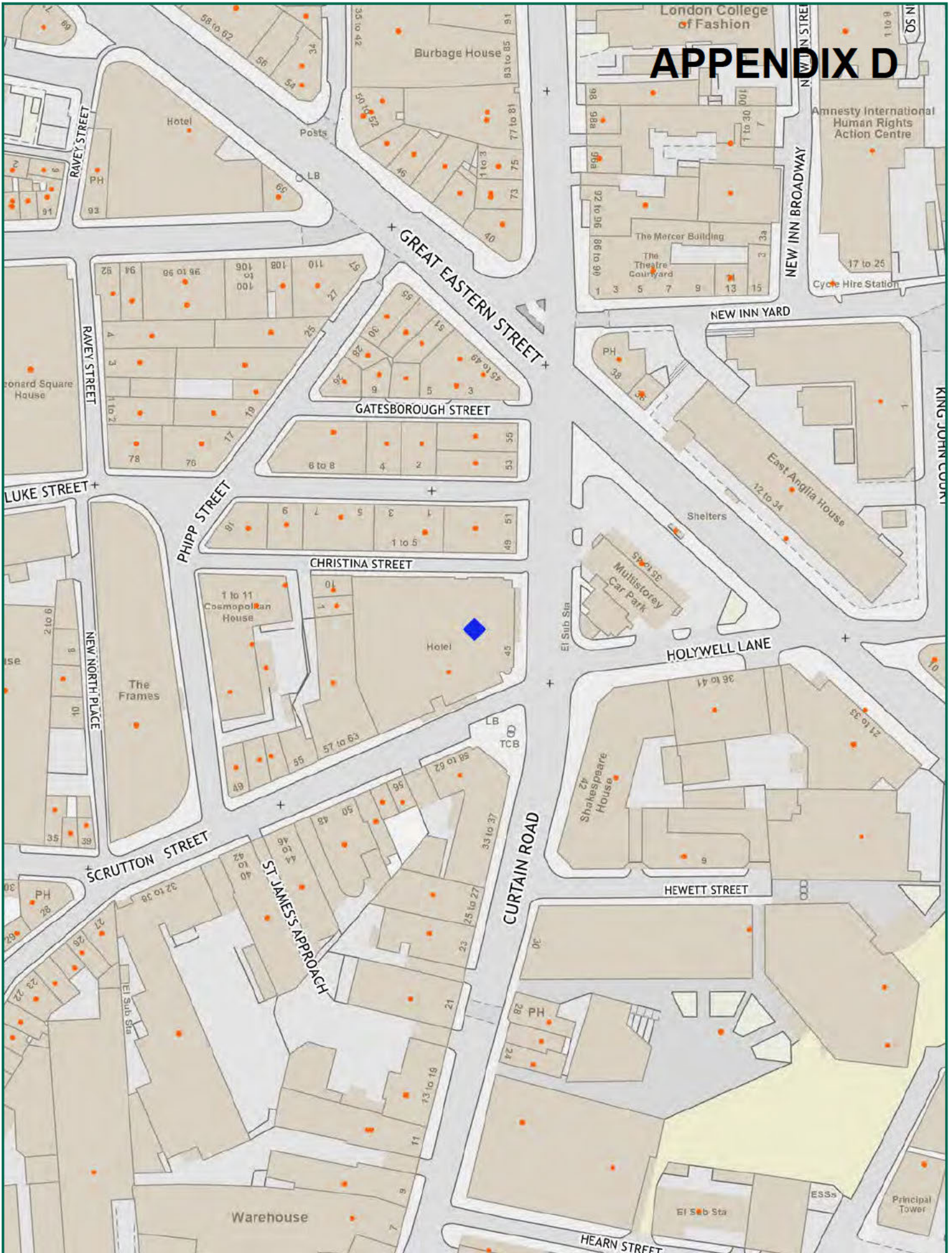
34. No music to be played in the external areas of the rooftop terrace after 23:00 hours.
35. Music in the external area of the rooftop terrace shall be significantly reduced to background sound between 22:00 to 23:00.
36. The glass rooftop to the restaurant on the rooftop floor will be physically closed by 22:00 hours.
37. There will be no music on the rooftop area in respect of that part not covered by the glass enclosure between 23:00 and 07:00 hours.
38. The outside area of the rooftop will be closed to the public after 23:00 save to those wishing to smoke.
39. The maximum number of persons permitted to smoke on the rooftop terrace after 23:00 shall be no more than 5 at a time.
40. All servicing including deliveries to and collections from the premises but excluding refuse collection shall take place between the hours of 07:00 and 18:00 on Monday to Saturday only and only via the service/delivery area at the premises on Scrutton Street shown on drawing title 'Licensing G00 (Hotel Ground)
41. All refuse, including waste from the supply of alcohol, shall be managed and stored for collection in the sub-level basement at the premises. All refuse shall only be placed outside the premises for collection by a waste carrier between the hours of 08:00 to 18:00 Monday to Saturday and not at all on Sundays
42. Sound limiting devices (device type to be approved by the Council's Environmental Protection Team) shall be installed to all music systems at the premises. All limiting devices should be set at a level to ensure inaudibility at the front elevations of all nearby residential premises. All limiting devices should be controlled by the premises licence holder and kept in a locked, tamper-proof box. Calibration certificates to be provided to the Environmental Protection Team.

Annex 3 - Conditions attached after a hearing by the licensing authority
Not Applicable.

Annex 4 - Plans

PLAN/105685/11022020 (Ground Floor to 6th Floors, Level1,2&3)

APPENDIX D



Scale: 1:1250 at A4

Ennismore Hotel, Mondrian Hotel, 45 Curtain Road, EC2A 3PT



Ref:
Tuesday, January 30, 2024

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