

<b>For Consideration By</b>	Licensing Sub-Committee
<b>Meeting Date</b>	18 April 2024
<b>Type of Application</b>	Premises Licence
<b>Address of Premises</b>	Last Days, St. Michaels Church & Yard, Leonard Street, London, EC2A 4QX
<b>Classification</b>	Decision
<b>Ward(s) Affected</b>	Hoxton East and Shoreditch
<b>Group Director</b>	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. Last Days Ltd 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:

<b>Films</b>	<p><b>Standard Hours:</b></p> <p>Mon 09:00-23:00          Tue 09:00-23:00          Wed 09:00-23:00          Thu 09:00-23:00          Fri 09:00-00:00          Sat 09:00-00:00          Sun 09:00-23:00</p> <p><b>Non-Standard Hours:</b>          00:00 on Sundays immediately before Bank Holiday Mondays</p>
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<p><b>Live Music</b></p>	<p><b>Standard Hours:</b></p> <p>Mon 09:00-23:00  Tue 09:00-23:00  Wed 09:00-23:00  Thu 09:00-23:00  Fri 09:00-00:00  Sat 09:00-00:00  Sun 09:00-23:00</p> <p><b>Non-Standard Hours:</b>  00:00 on Sundays immediately before Bank  Holiday Mondays</p>
<p><b>Recorded Music</b></p>	<p><b>Standard Hours:</b></p> <p>Mon 09:00-23:00  Tue 09:00-23:00  Wed 09:00-23:00  Thu 09:00-23:00  Fri 09:00-00:00  Sat 09:00-00:00  Sun 09:00-23:00</p> <p><b>Non-Standard Hours:</b>  00:00 on Sundays immediately before Bank  Holiday Mondays</p>
<p><b>Supply of Alcohol</b> (On sales)</p>	<p><b>Standard Hours:</b></p> <p>Mon 09:00-23:00  Tue 09:00-23:00  Wed 09:00-23:00  Thu 09:00-23:00  Fri 09:00-00:00  Sat 09:00-00:00  Sun 09:00-23:00</p> <p><b>Non-Standard Hours:</b>  00:00 on Sundays immediately before Bank  Holiday Mondays</p>
<p><b>Late Night Refreshment</b></p>	<p><b>Standard Hours:</b></p> <p>Fri 23:00-00:00  Sat 23:00-00:00</p>

<b>The opening hours of the premises</b>	<p><b>Standard Hours:</b></p> <p>Mon 09:00-23:30  Tue 09:00-23:30  Wed 09:00-23:30  Thu 09:00-23:30  Fri 08:00-00:30  Sat 08:00-00:30  Sun 09:00-23:30</p> <p><b>Non-Standard Hours:</b>  00:00 on Sundays immediately before Bank Holiday Mondays</p>
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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 premises is not currently licensed for any activity.

3.2. Temporary event notices have been given in last twelve months at this premises as follows:

<u>Date of the event(s)</u>	<u>Hours</u>
14/12/2023-17/12/2023	12:00-00:00
19/12/2023-19/12/2023	12:00-00:00

4. **Representations: Responsible Authorities**

<b>From</b>	<b>Details</b>
Environmental Health Authority (Environmental Protection)	Representation has been withdrawn based on agreed conditions as set out in para 8.1
Environmental Health Authority (Environmental Enforcement)	Have confirmed no representation on this application
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	No representation received
Police (Appendix B1)	Representation received on the grounds of The prevention of crime and disorder and The Prevention of Public Nuisance

Licensing Authority (Appendix B2)	Representation received on the grounds of The prevention of crime and disorder and The Prevention of Public Nuisance
Health Authority	No representation received

5. **Representations: Other Persons**

<b>From</b>	<b>Details</b>
41 representations opposing the application received from and on behalf of local residents. 3 representations received in support. (Appendices C1-C44)	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 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

(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. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Hackney Police Licensing Team. All 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 when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

11. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
12. On a yearly basis all staff shall be given refresher training on the legislation relating to sales of alcohol to underage persons, drunken persons and how to deal with people incapacitated by drink or drugs. Such training shall include first aid and any welfare training such as WAVE (or as amended). Records of the training to be kept at the venue and made available to police or authorised officer immediately upon request. Any new staff will be trained on appointment.
13. The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
14. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them.
15. Smokers shall only be permitted to use the premises external areas for smoking and not the public highway.
16. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - a. all crimes reported to the venue;
  - b. all ejections of patrons;
  - c. any complaints received concerning crime and disorder;
  - d. any incidents of disorder;
  - e. all seizures of drugs or offensive weapons;
  - f. any faults in the CCTV system or searching equipment or scanning equipment;
  - g. any refusal of the sale of alcohol; and
  - h. any visit by a relevant authority or emergency service.
17. Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.
18. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
19. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.



20. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
21. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
22. The Licensee shall ensure that all relevant staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
23. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.
24. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
25. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
26. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
27. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Last Days, St. Michaels Church & Yard. This should remain unobstructed at all times and should clearly identify:-
  - a. the name of the registered waste carrier
  - b. the date of commencement of trade waste contract
  - c. the date of expiry of trade waste contract
  - d. the days and times of collection
  - e. the type of waste including the European Waste Code

## **Conditions derived from Responsible Authority representations**

28. The designated smoking area shall be located on the north side of the premises in the lower level of the yard facing Leonard Street for a maximum of 20 smokers at any one time. Smokers shall not be permitted to take alcoholic drinks outside. [This has been chosen as the ideal designated area as it is not within the confines of the park, public walkways or surrounding roads enabling the applicant to manage the area effectively and staff].
29. A sound limiting device within the premises shall be installed to control all regulated entertainment generated in the premises. The device shall be approved by and set to the Council's satisfaction so to ensure noise nuisance is not caused in any unassociated residential premises. No additional noise generating equipment associated with regulated entertainment shall be used on the premises without being routed through the sound limiting device. The sound limiting device shall be maintained for the duration of its use.
30. Music emanating from the premises shall be played at such a level to ensure that no nuisance is caused to any unassociated neighboring premises.

## 9. **Reasons for Officer Observations**

- 9.1. Conditions (10) to (27) are derived from the applicant's operating schedule, conditions (28) to (30) have been proposed by the Environmental Protection. The applicant has agreed to Environmental Protection conditions.

## 10. **Legal Comments**

- 10.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;
  - The Prevention of Crime and Disorder
  - Public Safety
  - Prevention of Public Nuisance
  - The Protection of Children from Harm
- 10.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

## 11. **Human Rights Act 1998 Implications**

- 11.1. There are implications to;
  - **Article 6** – Right to a fair hearing
  - **Article 14** – Not to discriminate
  - Balancing: **Article 1**- Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individuals rights against the interests of the community at large.

12. **Members Decision Making**

12.1. **Option 1**

**That the application be refused**

12.2. **Option 2**

**That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.**

13. **Conclusion**

13.1. That Members decide on the application under the Licensing Act 2003.

**Appendices:**

Appendix A: Application for a premises licence and supporting documents

Appendix B: Representations from responsible authorities

Appendix C: Representations from other persons

Appendix D: Location map

**Background documents**

Licensing Act 2003

LBH Statement of Licensing Policy

<b>Report Author</b>	Name: Shan Uthayasangar Title: Licensing Officer Email: shan.uthayasangar@hackney.gov.uk Tel: 02083562431
<b>Comments for the Group Director of Finance and Corporate Resources prepared by</b>	Name Title Email Tel
<b>Comments for the Director of Legal, Democratic and Electoral Services prepared by</b>	Name Title Email Tel

# APPENDIX A

## Thomas & Thomas Partners LLP

### 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 Last Days Ltd

*(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 "Last Days" St. Michaels Church & Yard Leonard Street			
Post town	London	Postcode	EC2A 4QX

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

#### 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)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
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)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
<b>Nationality</b>					
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 Last Days Ltd
Address 7 Wapping High Street London E1W 1LS
Registered number (where applicable) 15238072
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)  
Deconsecrated church repurposed as multi-use venue for dining, functions, events, conferences and seminars.

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**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur								
Fri								
Sat						<b><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></b> (please read guidance note 6)		
Sun								



**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 checked="" 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	09:00	23:00			
Tue	09:00	23:00			
Wed	09:00	23:00	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur	09:00	23:00			
Fri	09:00	00:00	<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)		
Sat	09:00	00:00	00:00 on Sundays immediately before Bank Holiday Mondays		
Sun	09:00	23:00			

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Tue			
Wed			
Thur			<b><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></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> 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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<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)		
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	09:00	23:00			
Tue	09:00	23:00			
Wed	09:00	23:00	<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)		
Thur	09:00	23:00			
Fri	09:00	00:00			
Sat	09:00	00:00	<b><u>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</u></b> (please read guidance note 6) 00:00 on Sundays immediately before Bank Holiday Mondays		
Sun	09:00	23:00			

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	09:00	23:00			
Tue	09:00	23:00			
Wed	09:00	23:00	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur	09:00	23:00			
Fri	09:00	00:00			
Sat	09:00	00:00	<b><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></b> (please read guidance note 6) 00:00 on Sundays immediately before Bank Holiday Mondays		
Sun	09:00	23:00			

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 7)			<u>Will the performance of dance 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			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Wed					
Thur			<u>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</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

H

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

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)		Indoors	<input checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 4)			
Mon						
Tue						
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)			
Thur						
Fri	23:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6) 00:00 on Sundays immediately before Bank Holiday Mondays			
Sat	23:00	00:00				
Sun						



J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (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	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	09:00	23:00			
Tue	09:00	23:00			
Wed	09:00	23:00			
Thur	09:00	23:00			
Fri	09:00	00:00			
Sat	09:00	00:00			
Sun	09:00	23:00			
			<b>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</b> (please read guidance note 6)		
			00:00 on Sundays immediately before Bank Holiday Mondays		

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):

<b>Name</b> Christopher Edwards	
<b>Date of birth</b> [REDACTED]	
<b>Address</b> [REDACTED]	
<b>Postcode</b>	[REDACTED]
<b>Personal licence number (if known)</b> [REDACTED]	
<b>Issuing licensing authority (if known)</b> [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).

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	09:00	23:30	<p><b>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</b> (please read guidance note 6)</p> <p>00:30 on Sundays immediately before Bank Holiday Mondays</p>
Tue	09:00	23:30	
Wed	09:00	23:30	
Thur	09:00	23:30	
Fri	08:00	00:30	
Sat	08:00	00:30	
Sun	09:00	23:30	

## 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 see appended operating schedule of proposed conditions to address all four licensing objectives.

**b) The prevention of crime and disorder**

See a) above

**c) Public safety**

See a) above

**d) The prevention of public nuisance**

See a) above

**e) The protection of children from harm**

See 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.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [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).</li> <li>• 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)</li> </ul>
Signature	
Date	17/01/2024
Capacity	Solicitors on behalf of applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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)			
<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Thomas & Thomas Partners LLP <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div>			
Post town	<div style="background-color: black; width: 50px; height: 15px;"></div>	Postcode	<div style="background-color: black; width: 50px; height: 15px;"></div>
Telephone number (if any)	<div style="background-color: black; width: 100%; height: 15px;"></div>		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
<div style="background-color: black; width: 100%; height: 15px;"></div>			

**Notes for Guidance**

1. 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.
2. 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

January 2024

**St. Michaels Church & Yard Leonard Street London EC2A 4QX  
(Pedestrian access and main entrance via Marks Street Gardens)**

**Application for a Premises Licence**

**Applicant:** Last Days Ltd  
**DPS:** Christopher Edwards

**Premises Description:**

Deconsecrated church repurposed as multi-use venue for dining, functions, events, conferences and seminars.

**Proposed Licensable Activities:**

	<b>Sale of Alcohol (on sales) Recorded Music Live Music Exhibition of Film</b>	<b>Late Night Refreshment</b>	<b>Opening Hours</b>
<b>Sunday to Thursday</b>	09:00 to 23:00	-	09:00 to 23:30
<b>Friday &amp; Saturday</b>	09:00 to 00:00	23:00 to 00:00	08:00 to 00:30

Non-standard timings: 00:00 on Sundays immediately before Bank Holiday Mondays

**Proposed Conditions:**

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Hackney Police Licensing Team. All 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 when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. On a yearly basis all staff shall be given refresher training on the legislation relating to sales of alcohol to underage persons, drunken persons and how to deal with people incapacitated by drink or drugs. Such training shall include first aid and any welfare training such as WAVE (or

as amended). Records of the training to be kept at the venue and made available to police or authorised officer immediately upon request. Any new staff will be trained on appointment.

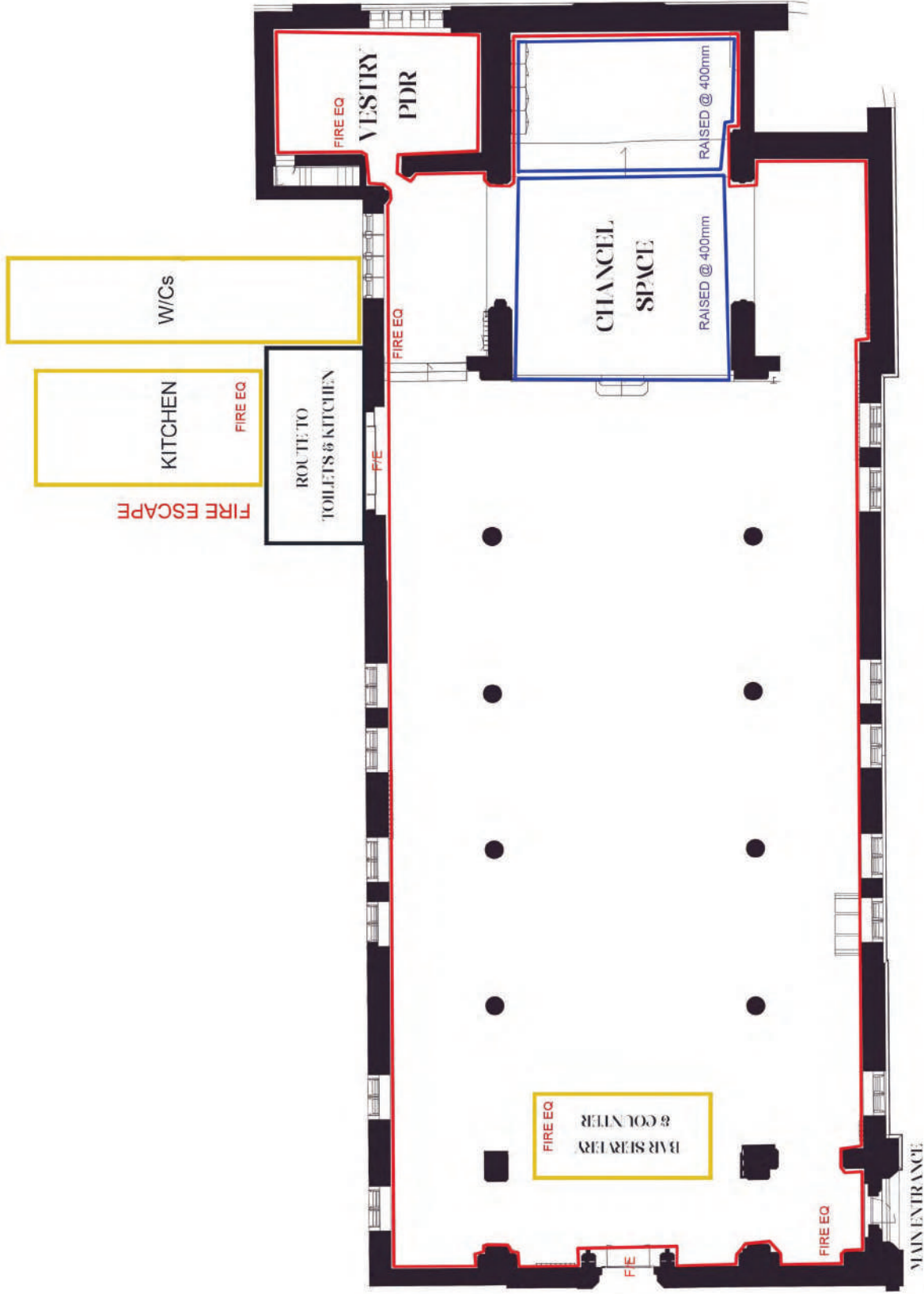
4. The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
5. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them.
6. Smokers shall only be permitted to use the premises external areas for smoking and not the public highway.
7. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - a. all crimes reported to the venue;
  - b. all ejections of patrons;
  - c. any complaints received concerning crime and disorder;
  - d. any incidents of disorder;
  - e. all seizures of drugs or offensive weapons;
  - f. any faults in the CCTV system or searching equipment or scanning equipment;
  - g. any refusal of the sale of alcohol; and
  - h. any visit by a relevant authority or emergency service.
8. Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.
9. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
10. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
11. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
12. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
13. The Licensee shall ensure that all relevant staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.
14. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier

January 2024

(refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.

15. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.
16. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.
17. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
18. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Kerb. This should remain unobstructed at all times and should clearly identify:-
  - a. the name of the registered waste carrier
  - b. the date of commencement of trade waste contract
  - c. the date of expiry of trade waste contract
  - d. the days and times of collection
  - e. the type of waste including the European Waste Code





LAST DAYS SHOREDITCH – LICENSING DRAWING – NOT TO SCALE

- LICENSABLE AREA
- MODULAR UNIT
- RAISED AREA
- FIRE EQ – FIRE EQUIPMENT
- F/E – FIRE EXIT

# Applicant's letter to local residents (1)



Dear Neighbours,

It has been a pleasure meeting some of you, and for those I haven't had the chance to connect with yet, I'm eagerly looking forward to. Your voices and concerns are important to us, and we want you all to know that we are listening attentively.

Firstly, I'd like to clarify a few points to address any potential misunderstandings. Our team has no affiliation with any previous "Last days of..." groups; our connection is simply rooted in our admiration for the artwork on Leonard Street.

Although new to this specific venue, our collective team brings a wealth of experience from diverse backgrounds and esteemed establishments, with a collective focus on community, charity, immersive experiences, performances, events and exhibitions; with an overarching goal to create an inclusive environment that brings joy and enrichment to our guests and communities'. We aim to build on these foundations and contribute positively to the community while fostering a strong sense of togetherness.

In response to other concerns that have been raised, it's important to note that St Michaels in Mark Street will never operate as a public bar, and we have no intention of serving alcohol seven days a week or independently to preorganised events. Instead, our focus lies in hosting culturally significant events, exhibitions, performances, and conferences. Collaborative efforts with neighbouring businesses and charities are already underway to organise collective artist evenings and meetings, fundraisers and dinners creating a vibrant and welcoming atmosphere.

Moreover, we are excited to offer our space for community use. Residents are encouraged to utilise the venue for groups, meetings, classes, and personal celebrations. Our goal is to make this space a hub for shared experiences and community engagement.

In addition to these initiatives, we are thrilled to share our plans for monthly wellness events, featuring breathwork classes, Pilates, yoga, and open panel discussions. These events will be open to residents free of charge, aiming to create a space that promotes both cultural enrichment and physical well-being.

Live performances, although a key aspect of our programming will not be the preponderance of the calendar. I personally assure you that they will be thoughtfully curated to complement and enrich. Ongoing discussions with renowned entities such as Steinway, Yamaha and MOBO Unsung are progressing well and if you have any suggestions for artists who would align with our space and acoustics, please share them.

We welcome you to join us next Wednesday, February 28th from 4pm for an open evening to meet the team, discuss the diary and the opportunities to collaborate. As you are the heart of this community, we want you to share your thoughts and ideas.

If this date is inconvenient, please know that our doors are always open, and you can reach me personally on the number or email below.

Thank you for your time, and your care for the community.

Kindest regards,

David, Sonny, Louis and the team



## Applicant's letter to local residents (2)

Dear Neighbours of St Michael + All Angels,

I would like to take this opportunity to introduce myself as I have recently taken over as Chief Operating Officer of St Michaels and All Angels. I joined 'Last Days' at the start of March, and I am delighted to be working on this project.

I am responsible for co-creating the concept, building the team and overseeing brand partnerships & events, all focused around our four pillars; Community, Culture, Creativity, and Compassion.

I am an award-winning luxury hospitality operator with more than 20 years' experience working in five-star hotels and luxury brands such as Selfridges, Hotel Café Royal, and most recently as CEO of the sustainability focussed private members club The Conduit. I will be the Designated Premises Supervisor for our upcoming licence hearing, and I will continue in this role permanently whilst the venue is under my leadership.

Our proposal for St Michaels + All Angels is one of culture, celebration and sanctuary. Our goal is to restore and cultivate the venue as the heart of the community for shared experiences, engagement, and discovery. The sympathetically curated programme of events will be culturally focussed with bias to community, inclusivity, charity and wellness with immersive experiences, exhibitions, performances, fashion shows and conferences, bolstering a vibrant and inviting atmosphere created through collaboration with neighbouring business, charities, artist led evenings, fundraisers, and dinners.

Both David and I would welcome the opportunity to meet with any local neighbours, residents and businesses at a time convenient to yourselves so that I can answer any questions or concerns you may have with the operating of St Michael + All Angels. Please feel free to contact me personally at [REDACTED].

In our pursuit to align our identity with the elegance and significance of St Michael + All Angels, we've made the conscious decision to move away from the Last Days iconography. While the brand held a jovial charm, we felt it didn't fully capture the depth and dignity of our beloved space.

As promised from previous communications, we are commencing our Sunday Sanctuary wellness events. Our first event will commence Sunday, April 7th, we invite you to join us for a morning hosted by Be Inspired as we delve into yoga, meditation, and dance. It promises to be a transformative experience.

Then, on Sunday, April 14th, we have the pleasure of being guided through an immersive breathwork and sound bath experience by the renowned practitioner, Jamie Clements. Prepare to embark on a journey of inner peace and rejuvenation.

Both classes are offered free of charge to our neighbours. Simply reply by email to [events@lastdays.london](mailto:events@lastdays.london) with your preferred session[s] and names, and we'll ensure you're included. If these events don't align with your interests or schedule, fret not!

We eagerly anticipate welcoming you to our space in the coming weeks and months for other enriching experiences. If you would like to be added to our monthly community newsletter, please just reply to [events@lastdays.london](mailto:events@lastdays.london) and we will add your details to our mailing list.

Warmest Regards

Kerry O'Connor

# Applicant's bundle of supporting material

Thomas & Thomas  
Partners LLP

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

## APPLICANT SUBMISSIONS

TAB	DOCUMENT
1.	Applicant Submissions
2.	Presentation
3.	Letters to Local Residents x 4
4.	Operational Management Plan
5.	Noise Report
6.	Support x 10

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 1**

**LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX**

**SUMMARY OF PROPOSALS**



**THOMAS & THOMAS PARTNERS LLP**

**38A MONMOUTH STREET**

**LONDON**

**WC2H 9EP**

**Reference: JS/LAS.1.1**

**Solicitors for the Applicant**

## Background

1. The premises is a de-consecrated Grade I listed church in Shoreditch. In recent years there has been little or no public access to the building while longer-term office use plans are finalised. The applicant hopes its proposals will open the doors to the public to enjoy the stunningly beautiful building, its history and architecture.
2. During the Covid-19 pandemic, the applicant understands local operators trading under the name 'Last Days' intended to hold an event in the church yard. The application made was masquerading as a supper club but in reality it was a street food and alcohol-led outdoor event for 150 persons that resulted in numerous concerns and a counter notice was served on 31 July 2021.
3. The applicant has no connection with the previous operators and has deliberately excluded external areas from the licence demise. The applicant understands there may have been a misunderstanding about a connection with the previous occupiers, also operating under the name "Last Days ...". The applicant simply incorporated the company name "Last Days Ltd" because they admired the local artwork by contemporary London artist Ben Eine. The artist's work is displayed prominently on the wall adjacent to the church.



## The Proposals

4. The premises, St Michael & All Angels Church, will be a place of culture, celebration and sanctuary, located in the heart of Shoreditch. A landmark church with striking interior and iconic exterior, the church has been

preserved for future generations and will lead a cultural and social events programme with the community at its core.

5. The applicant's overarching goal is to restore and cultivate the venue as the heart of the community for shared experiences, engagement, and discovery. The sympathetically curated programme of events will be culturally and sustainably focussed with bias to community, inclusivity, charity, wellness, immersive experiences, exhibitions, performances, fashion shows and conferences, creating a vibrant and inviting atmosphere through collaboration with neighbouring businesses, charities, artist-led evenings, fundraisers, and dinners.
6. The applicant is excited to offer the space for community use, encouraging residents to utilise the church for groups, meetings, classes, and personal celebrations. In addition to these efforts, the applicant is introducing bi-monthly wellness events starting in June 2024, featuring breathwork classes, pilates, yoga, and panel discussions led by industry experts. These events are open to local residents, aiming to foster cultural enrichment and physical well-being.
7. Central to the applicant's mission are the words of Coretta Scott King:

***"The greatness of a community is most accurately measured by the compassionate actions of its members."***

8. The premises will not operate as a dedicated late-night disruptive events venue.

#### **List of Recent Events**

9. Recent events (either no licensable activities provided or authorised under TENs) include:
  - a. Piano Recital Event held on 17 December 2024. Performed by Billy Locket who is favoured by Elton John on his radio 2 Rocket hour programme. Attended by approximately 12 persons and finished by 5pm (TEN).
  - b. Sam Ryder 19 December 2023. Christmas concert with cello, piano and vocals. Attended by approximately 250 persons and finished by 11.30pm (TEN).
  - c. Dilara Findikogul held early evening on 20 February 2024. London fashion week (no licensable activities).
  - d. 10 x 10 Philanthropy Event held on 8 February 2024. A group of Charity sector guests with a Dragons Den format to fundraise. Attended by approximately 120 persons and finished by 10.30pm (no licensable activities).
  - e. Daytime pop up shop experience for an internationally renowned band. Venue hire fee was donated



to The Wickers Charity £5000 (no licensable activities).

- f. Community open evening on 28 February 2024 attended by 3 of the 41 objectors invited.

### **Indicative Examples of Proposed Events**

10. Indicative examples of proposed events include:

- a. World Piano Day 28 March 2024. A series of open-door recitals by guests of the church and the applicant, an open community event. No licensable activities.
- b. Wellness focused event 7 April 2024. Youth focussed, hosted by a holistic expert with emphasis on Yoga and Meditation. This is a complimentary event for neighbours and the local community with all donations given to the Inspired Charity. No licensable activities.
- c. Wellness focused event on 14 April 2024 with Jamie Clements, a breathwork event. Ticketed event for 80 persons. This is a complimentary event for neighbours and the local community No licensable activities.
- d. London Community Kitchen Supper Club - May. A meeting of minds and their guests hosted by the Felix project from the community sector. The event will be hosted by local chefs and celebrities. The focus is to prepare 200+ meals which are then distributed to vulnerable people in the local area by "Under One Sky".
- e. World Light Day on 16 May 2024 Celebration of Light and science and how it can be a catalyst for peace and sustainability. The 2024 theme is "light of our lives".
- f. The Changing Face of Shoreditch - August. An open art competition in collaboration with Rapid eye photography and the Photobook Café.
- g. World Book Day. A photobook fair 18-22 September 2024 focussed on photography literature.
- h. The House Gospel Choir from Hackney. Monthly Sunday morning song sessions commencing from 10am. Ticketed event.
- i. Wedding Reception on 22 June 2024 for 125 persons.

11. The applicant has restricted the scheduling of licensable events pending the outcome of the premises licence application. The type of community and cultural non-licensable events listed above will only be sustainable if the applicant is able to generate some income from occasional licensable events.

## The Applicant

12. At the core of the applicant team lies a dedication to revitalising dormant spaces, transcending traditional property guardianship to become architects of community-centric transformations. The applicant's mission is to rejuvenate these spaces in collaboration with local councils, crafting sustainable concepts that host events while nurturing a sense of belonging and community.
13. In line with the applicant's ethos, revitalisation extends beyond the aesthetic to consider the environmental, social, and cultural impact of each project, creating spaces that are nurturing for the communities they serve. The applicant collaborates with property owners on three to five-year timelines, employing a mantra of reuse, recycle, and repurpose whenever feasible.
14. The applicant operates with a carefully selected team of industry leaders, including experienced planners, negotiators, restoration experts, historians, culinary executives, contractors, event planners and programme curators. Together, the applicant strives to open, rejuvenate, and safeguard these otherwise vacant spaces.
15. The applicant's team has a proven track record in operating professionally managed licensed premises alongside local communities with a focus on sustainability and a cultural led offer:

### Kerry O'Connor

16. Kerry will be appointed as Designated Premises Supervisor. Kerry is responsible for co-creating the concept, building the team, overseeing brand partnerships, events and the venue's programming focused on the applicant's core pillars of community, culture, creativity and performance.
17. Kerry is an award-winning luxury hospitality operator with more than 20 years' working in 5 star hotels and luxury brands in London such as Selfridges, Hotel Café Royal and most recently as CEO of the sustainability focused private members' club The Conduit.

### David Gardiner

18. David is the creative director and founder of the applicant company Last Days. David comes from an award-winning events background. A creative event producer with over two decades of experience, David has led many international projects for high-profile individuals and renowned lifestyle brands. He excels in diverse corporate and prestigious environments showing imaginative, resourceful, creative, and cognitive skills.
19. David worked alongside Kerry as the Head of Events at The Conduit, having previously created bespoke projects for renowned brands like The Macallan, Dolce & Gabbana, and Sony. Beyond his professional achievements, he actively supports charities such as The Vavengers and London Community Kitchen, while also endeavoring to support MOBO Unsung, reflecting his commitment to positive impact in both the creative

and charitable spheres.

20. Kerry and David have already signed up to the Hackney Nights initiative<sup>1</sup>, which is an initiative by Hackney Council to help venues become safe, more inclusive, sustainable and heroes of their local communities. They are committed and excited about working with the scheme and the Responsible Authorities.

### Local Area

21. The local area comprises a broad range of commercial uses and residential accommodation.
22. The council's recent Cumulative Impact Report commented on the Shoreditch area as follows:

*"The shift towards a more mainstream 18-30 crowd over the past 15 years, alongside cheaper drinks – due to strong competition, and late opening cocktail bars has continued the homogenisation of the former CIP's NTE offer. **There are very few creative and cultural venues left to attract a more bohemian clientele**"<sup>2</sup>[emphasis added]*

*"Whilst the NTE has expanded in Shoreditch, **it has not diversified**. Observing the CIP area over two nights confirms that it has **further reduced its diversity of offer in the last decade, due to a more mainstream late opening cocktail offer, aimed at 18 -24-year-olds. The proportion of non-alcohol-led venues (e.g. comedy, arts, live music, electronic-music, performance) to those that offer vertical drinking is now tiny**".[emphasis added]*

23. The applicant hopes to reverse this concerning trend in Shoreditch by providing a cultural and arts led venue based on the principles of sustainability and community. Importantly, the proposed cultural offering will not be centered around alcohol. It will provide an attractive alternative venue in the daytime and NTE for persons to enjoy away from the cheap price mainstream cocktail bars and problematic premises identified in the Cumulative Impact Report.
24. In doing so, the applicant hopes to play a part in bringing about a positive change to Shoreditch and reduce some of the negative impact caused by the mainstream alcohol led venues.

### The Application

25. The application proposes licensable activities in accordance with the Licensing Policy Core Hours:

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<sup>1</sup> <https://www.hackneynights.co.uk>

<sup>2</sup> Paragraph 574 Cumulative Impact Report

	<b>Sale of Alcohol (on sales) Recorded Music Live Music Exhibition of Film</b>	<b>Late Night Refreshment</b>	<b>Opening Hours</b>
<b>Sunday to Thursday</b>	09:00 to 23:00	-	09:00 to 23:30
<b>Friday &amp; Saturday</b>	09:00 to 00:00	23:00 to 00:00	08:00 to 00:30

26. The application includes a comprehensive operating schedule of 18 model conditions to ensure the promotion of all four licensing objectives. In addition, the applicant has agreed the Senior Environmental Protection Officer's proposed conditions in their entirety to provide absolute safeguards on the prevention of public nuisance licensing objective:

*a. The designated smoking area shall be located on the north side of the premise in the lower level of the yard facing Leonard Street for a maximum of 20 smokers at any one time. Smokers shall not be permitted to take alcoholic drinks outside.*

[This has been chosen as the ideal designated area as it is not within the confines of the park, public walkways or surrounding roads enabling the applicant to manage the area effectively and staff].

*b. A sound limiting device within the premises shall be installed to control all regulated entertainment generated in the premises.*

*c. The device shall be approved by and set to the Council's satisfaction so to ensure noise nuisance is not caused in any unassociated residential premises. No additional noise generating equipment associated with regulated entertainment shall be used on the premises without being routed through the sound limiting device. The sound limiting device shall be maintained for the duration of its use*

*d. Music emanating from the premises shall be played at such a level to ensure that no nuisance is caused to any unassociated neighboring premises.*

## Noise Report

27. After considering the Senior Environmental Protection Officer's initial representation and the representation from local residents, the applicant instructed a leading independent acoustic consultant, Mr Richard Vivian of Big Sky Acoustics, to undertake an assessment and provide advice in respect of the application proposals.

28. Mr Vivian concluded:

*Given this location, the style of operation and proposed controls, it is my professional opinion that the normal operation of a Last Days Shoreditch would not result in an increase in average noise levels in the area around the application site. This report demonstrates methods to ensure that licensing objective of the prevention of public nuisance would therefore be promoted.*

## Stakeholder Engagement

29. The applicant has engaged with local stakeholders throughout the application process, including:

- a. Consulting with local residents pre-submission and welcoming them to events.
- b. Consulting with the Responsible Authorities at the time of submission and during the statutory consultation period.
- c. Meeting the Licensing Authority and Police on-site on 2 February 2024.
- d. Meeting the Senior Environmental Protection Officer on-site on 28 February 2024 and conducting a basic sound test.
- e. Multiple letters distributed to local residents independently and via the Licensing Authority. Letters were also displayed on-site for local residents to read as they pass by.
- f. Individual meetings with local residents on-site.
- g. Open-residents meeting on-site on 28 February 2024, attended by three residents of the 41 invited.
- h. Engaging with local Ward Councillor.

30. The applicant understands that some local residents have also been engaging with neighbours to invite representations against the proposals. The applicant promotes community engagement and hopes to be a key participator going forward but is concerned that some resident communications may have caused misunderstandings about the applicant's proposals. This may have resulted in wide-ranging objections.

## Support

31. The application received support from members of the local community. This has now been re-sent to the Licensing Authority with these submissions. The applicant understands that the support was not accepted by the Licensing Authority as relevant representations because the support did not specifically refer to the licensing objectives.
32. The applicant invites the Licensing Sub-Committee to consider the following:
- a. Some of the rejected support did relate to the licensing objectives.
  - b. Although the support was more general in terms, there are members of the local community that do welcome the applicant's proposals.

## Objectors' Concerns

33. The applicant summarises and responds to the objector's key concerns as follows:

Local Resident Concern	Applicant's response
Applicant's connection with previous Last Days operators	<p>The applicant understands that previous operators trading under the name "Last Days of ..." hosted problematic events under TENs. These events were held in external areas and attracted complaints.</p> <p>The applicant confirms that it has no involvement or relationship with the previous operators whatsoever. Licensable activities will not be held externally.</p> <p>The applicant simply incorporated the company name "Last Days Ltd" because they admired the local artwork by contemporary London artist Ben Eine. The artist's work is displayed prominently on a wall adjacent to the church.</p>
Use of the premises	<p>The premises will not operate as a dedicated late-night disruptive events venue.</p> <p>The premises is a repurposed church. It is a beautiful Grade I listed building which the applicant hopes to provide public access via a carefully curated and sustainably focused programme of community events, charity fundraisers, wellness classes, immersive experiences, musical performances, comedy, spoken word, dinners, fashion shows and exhibitions.</p> <p>The applicant's overarching goal is to create an inclusive environment that brings joy and enrichment to its guests and community's lives.</p>
Noise outbreak	<p>The applicant has instructed a leading independent acoustic consultant, Mr Richard Vivian from Big Sky Acoustics, to undertake an assessment and provide his advice on the application proposals.</p> <p>The applicant has met the council's Senior Environmental Protection Officer on site. During that meeting a sound test was undertaken. The applicant has agreed all of</p>

	<p>the Senior Environmental Protection officer’s proposed conditions in their entirety to provide absolute safeguards that noise will not emanate from the premises at a level that causes a nuisance. Furthermore, music levels will be controlled by way of a sound limiter in accordance with the Senior Environmental Protection officer’s requirements.</p> <p>The applicant understands there may have been historical noise complaints. However, the complaints include the previous operator’s outdoor activity and, more recently, an early evening piano recital attended by 12 persons.</p>
<p>Queuing and access</p>	<p>A number of objectors have submitted photographs of members of the public queuing during daytime hours to purchase items sold during a retail pop-up in the church. No licensable activities were provided and the proceeds from the event hire fee were donated to charity.</p> <p>More recently, during a fashion show in February 2024, the applicant implemented a queuing system whereby patrons were held and supervised outside commercial and co-working office buildings on Ravey Street/Mark Square before being directed through Mark Street gardens directly into the premises thereby eliminating any queuing in Mark Street gardens.</p> <p>The applicant has prepared operational management plans committing to this entry process to address concerns raised by residents.</p>
<p>Activity in Mark Street Gardens</p>	<p>The applicant is not proposing any licensable activity in Mark Street Gardens. Mark Street Gardens is a publicly accessible churchyard and gardens.</p> <p>The applicant is aware of existing problems associated with misuse of Mark Street Gardens by general members of the public resulting in anti-social behaviour, crime, disorder and nuisance.</p> <p>The applicant hopes to introduce a new supervisory presence and introduce litter patrols to address historical problems and drive out existing problematic behaviour.</p>
<p>Dispersal</p>	<p>The applicant will implement the dispersal policy procedures recommended by Richard Vivian into the operational management plans to ensure the dispersal of patrons is controlled and has no adverse impact on the local community.</p>
<p>Servicing and deliveries</p>	<p>The applicant will not be providing largescale licensable activities on a day-to-day basis meaning general servicing and deliveries will be relatively infrequent with no requirement for daily deliveries of alcohol and fresh food produce etc. In any event, the applicant will work with suppliers and contractors to ensure servicing and deliveries are carried out sympathetically alongside the local community.</p>
<p>Hours</p>	<p>The proposed hours for licensable activities are in accordance with Licensing Policy 3 Core Hours. The applicant does not anticipate frequent events up to Core Hours. Most activity will occur during daytime hours. Recent events authorised under TENs and a fashion show in February 2024 have finished significantly earlier than Core Hours.</p>
<p>Historical complaints</p>	<p>The applicant refers to comments above in respect of historical complaints. The applicant confirms that it has no involvement or relationship with the previous operators whatsoever. Nor will any licensable activities be held externally.</p>

34. The applicant notes that a number of concerns relate to existing area-wide activity or events held at the Church which are not licensable, for example a daytime retail event raising money for charity and an early evening piano recital attended by 12 persons. That activity may continue no matter the outcome of the Licensing Sub Committee's decision. However, the applicant submits that granting the Premises Licence will introduce new enforceable conditions and bring the premises within new regulatory control for the benefit of local residents and the Responsible Authorities.

### Policy

35. Paragraph 1.9 of the Statement of Licensing Policy ("the Policy") states:

*"The London Borough of Hackney is an established centre for culture ..."*

36. However, the recent Cumulative Impact Report identified a worrying decline of cultural venues in Shoreditch, where the predominant offer now comprises mainstream alcohol led venues and cocktail bars with drinks promotions.

37. Paragraph 2.13 of the Policy states:

*"The council will, where possible, seek to **encourage a range of diverse activities** within the evening and nighttime economy and a broad range of entertainment provision for enjoyment by a wide cross-section of the public. **Applications for activities where alcohol consumption is not the primary feature will generally be welcomed, so as to broaden the appeal to a wider range of consumers**". [emphasis added]*

38. The applicant submits that its proposals are exactly the type of offer anticipated by paragraph 2.13 of the Policy and should therefore be welcomed as encouraging a more diverse range of activities in Shoreditch.
39. The comprehensive operating schedule of model conditions and specific proposed use of the premises will ensure the promotion of the Licensing Objective Licensing Policy 2.
40. The proposed hours for licensable activities are in accordance with Licensing Policy 3 Core Hours.
41. The applicant has carefully considered historical concerns and Licensing Policy 6, in particular policy paragraph 2.33. As a result, the applicant has not included any external areas within the proposed licensed demise. No licensable activities will be provided in external areas.

### Summary

42. The applicant proposes a policy compliant premises licence which directly addresses concerns recently



highlighted in the Cumulative Impact Report and promotes the Council's general policy principles to encourage a more diverse cultural offering not centered around alcohol.

43. Granting the premises licence will allow the applicant to continue its sympathetic restoration of the Grade I listed church and facilitate appropriate public access for members of the community to enjoy. Licensable activities will not be the primary offer but are crucial to the applicant's proposals to help subsidise much of the inclusive, non-profitable community, cultural and arts offer thoughtfully curated by the applicant.
44. The applicant has engaged with the responsible authorities and local stakeholders. Additional conditions have been readily agreed and evidence has been provided that the local community will not be disturbed by noise outbreak from the premises. Only by granting the premises licence can the conditions become enforceable for the benefit of local residents and the Responsible Authorities.
45. The applicant invites the Licensing Sub-Committee to please grant the application to facilitate a new opportunity for a new cultural, artistic and sustainability led venue in Shoreditch to help bring about a positive change that the Policy recognises is needed in Shoreditch.

**Thomas & Thomas Partners LLP**

**March 2024**

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 2**



St Michael – All Angels, Mark St Gardens, London EC2A 4ER

[hello@lastdays.london](mailto:hello@lastdays.london) | [www.lastdays.london](http://www.lastdays.london) | [lastdays.london](http://lastdays.london)

Events & Production 07743 477 519 | Film & Property 07701 375 784

## ++ OUR COVENANT ++

Our overarching goal is to restore and cultivate this venue as the heart of the community for shared experiences, engagement, and discovery.

Our sympathetically curated programme of events and activities will be culturally and sustainably focused with bias to community, charity, wellness, immersive experiences, exhibitions, performances, fashion shows, conversation, and conferences.

Creating a vibrant and inviting atmosphere through collaboration with neighbouring businesses, charities, artist-led evenings, fundraisers, and dinners.

The architect, James Brooks had his team construct a church within the church, so parishioners weren't affected by the building work



# ALL ANGELS

DITCH

## ++THE TEAM++

Behind the scenes, Last Days operates with a carefully selected team of industry leaders, including experienced planners, licensing consultants, negotiators, restoration experts, historians, culinary executives, considerate contractors, event planners and program curators. Together, we strive to open, rejuvenate, and safeguard these otherwise vacant spaces.



KERRY O'CONNOR  
CHIEF OPERATING  
OFFICER

Kerry is an award-winning luxury hospitality operator with more than 20 years' working in 5-star hotels and luxury brands in London such as Selfridges, Mondrian, Hotel Café Royal, and most recently as CEO of the sustainability focused private members' club The Conduit. Kerry is responsible for co-creating the concept, building the team, overseeing brand partnerships, events and the venue's programming focused on the applicant's core pillars of community, culture, creativity and performance.



DAVID GARDINER  
FOUNDER + CREATIVE  
LEAD

David comes from a prestigious events background. A creative event producer with over two decades of experience, David has led many international projects for high-profile individuals and renowned lifestyle brands.

Working alongside Kerry as the Head of Events at The Conduit creating bespoke projects for renowned brands like The Macallan, Dolce & Gabbana, Sony, Google and the NYT.

Beyond his professional achievements, he actively supports charities such as The Vavengers and LCK, while endeavouring to support MOBO Unusing, reflecting his commitment to positive impact in both the creative and charitable spheres.



LOUIS DORMAN  
CULINARY DIRECTOR

Louis found his way into the kitchen in 2004 driven by a genuine passion for cooking for Friends & Family.

Today, Louis leads the culinary team bringing his expertise and dedication to every dish. Previously as Head Event Chef alongside Kerry and David, Louis remains steadfast in his focus on sourcing sustainable, local, and artisanal ingredients.

He personally engages with all suppliers, making it a priority to visit them whenever possible, ensuring that we uphold our commitment to quality and responsible practices.

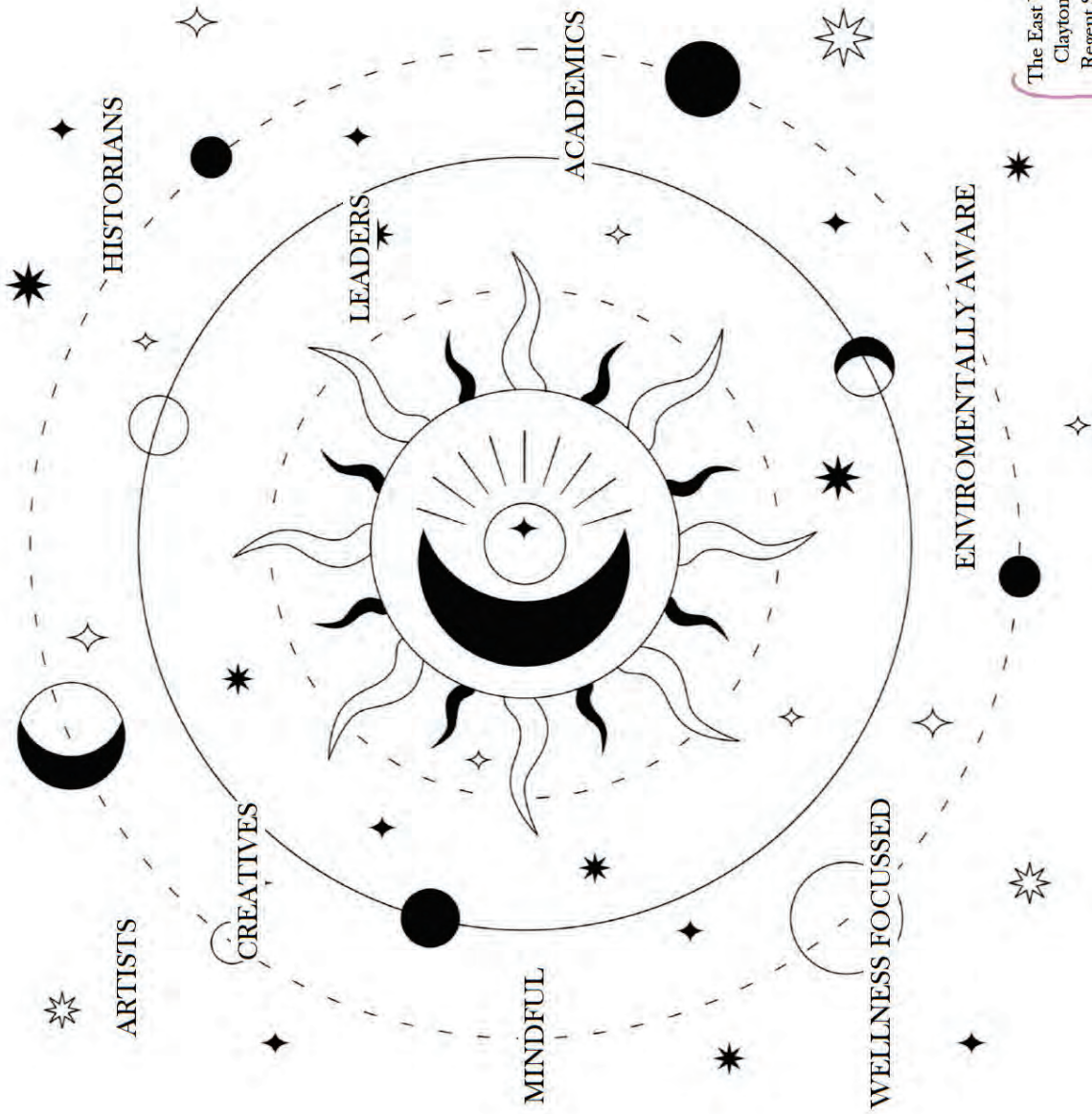
St. Michael & All Angels Church was the home of LASSCO's an amazing Architectural Salvage and Antique dealers from 1979 until 2007.

## ++ OUR CONGREGATION ++

Our doors are open to kindred spirits seeking immersive experiences.

Our guests will be wellness enthusiasts to culture connoisseurs, embracing diversity and welcoming those drawn to our unique blend of history, community and creativity. With a dash of mischievous!

## NEIGHBOURS



The East Window is an original Clayton & Bell, formally of Regent St. The most prolific and prolific British workshops of stained-glass during the 19th century.

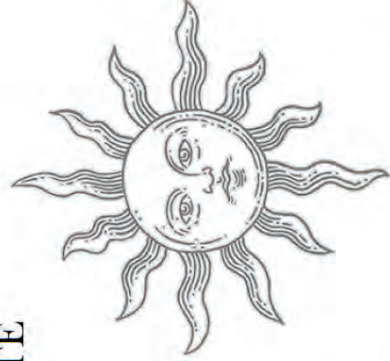


**++ OUR GUESTS ++**

Their values...

The Blueroom South window was made in memory of Henry Daniel Nihil who was Priest & Vicar here 1867-91 it depicts the sun, moon and other celestial bodies

**COMPASSIONATE**



**PURPOSEFUL**



**POSITIVE**



**DISCERNING**



**INTRIGUED**



**CURIOUS**



**RESPECTFUL**



**PASSIONATE**



**ENGAGING**



**SOCIALABLE**

**A DASH OF REBELLION**

Grounded in respect, inclusivity, and a shared love for the arts, St. Michael and All Angels' congregation values authenticity, innovation, and a commitment to community well-being.

# ...St Michael + All Angels,

in the heart of Shoreditch at Mark Street Gardens, will serve as  
a beacon of culture,

celebration and sanctuary.

This Landmark Church, renowned for its striking  
interior & iconic exterior, has been carefully preserved  
for future generations to cherish.

Taking on a new role as a focal point for +social

++compassionate++

and ++cultural++ experiences, with the

++community++ at its very heart...

At 20.2 metres tall St  
Michael's Nave is the third  
tallest in London after St  
Pauls [28m] and  
Westminster Cathedral.





## ++OUR OFFERING++

### Community Events, Wellness & Exhibitions

Flexible Capacity depending on requirements.

Exhibition / Theatre / Conference - 400

Wellness & Movement Classes - < 80

Canape Reception - 350

Dining\* and Cabaret - 220  
[with separate space for entertainment]

Live Performance - 400

Gallery Wall Space - 84sqm

[suitable for branding, projection, and art installation

Please email [art@lastdays.london](mailto:art@lastdays.london) for AIR calendar and free gallery exhibition wall space]

Runway length 30m

In-house AV

[projector & 150" screen, Bluetooth sound, architectural lighting & wireless mics]

Private Dining / Meeting / Community / Breakout rooms for 18 - 40

[Additional spaces available upon request]

Please email [community@lastdays.london](mailto:community@lastdays.london) to request free community group space.

Off-street Loading Bay

Power - 2x 63amp 3Ø

6x 32amp 1Ø

Multiple 13amp

Fully Accessible Great Hall & Facilities

OPENING TIMES SUN - THURS 09.00 - 23.30  
FRI - SAT 09.00 - 00.30

LICENSED SUN - THURS 09.00 - 23.00  
FRI - SAT 09.00 - 00.00

\* St Michael's offers a family shared style of dining

We source exceptional food with a deep commitment to sustainability, working with small-scale producers predominately within the British Isles, chosen because they combine quality with responsible practices.



## ++THE ANGELS OF ST. MICHAEL'S++

Within the realm of St. Michael + All Angels, four celestial pillars perfectly embody our ethos. These pillars, aptly known as the Angels of St. Michael's, guide our endeavours, weaving a tapestry of creativity, community, culture, and compassion.

Believed to be made by the apprentices of Clayton & Bell, the Vestry houses more exquisite Stained-glass examples, this time of the Angels and Archangels



### CREATIVITY

Our commitment to creativity is exemplified through all paths of our organisation from our Artist in Residence, our diverse programming calendar, the food we serve and the events we host.

AMBASSADOR

Phillipa Adams  
Director of Saatchi 1999-2020



### CULTURE

We are committed to serving as a vibrant hub for cultural enrichment working locally and internationally to bring a varied experience where all are welcomed to celebrate the arts, music, literature, and various cultural expressions.

AMBASSADOR

Wisdom Lane  
MOBO Unsung



### COMMUNITY

From our Sunday Sanctuary to our Social Supper Clubs with LCK & the Felix Project alongside individual outreach programs, every initiative is designed to strengthen the fabric of our community.

Whether lending a helping hand to those in need or simply sharing a warm smile and conversation, we actively support the power of community to uplift and inspire one another.

AMBASSADOR

Tashan Hayden-Smith  
Founder - Grow 2 Know



### COMPASSION

Compassion is the guiding Angel, infusing every aspect of our team & community with empathy, kindness, and understanding.

Our commitment to compassionate action extends beyond our immediate community, as we seek to make a positive difference in the lives of others through outreach initiatives and partnerships with local charities and neighbouring organisations.

AMBASSADOR

Taz Khan MBE

LOADING BAY &  
PRODUCTION ENTRANCE

ALARM / SHIRTS / WANTS

EC2A 4QS

++LEONARD STREET++

++ MARKS QU ++

PEDESTRIAN ENTRANCE  
& EXIT AFTER 19:00

VITAL / TOUR / SQUAD

EC2A 4EG

GUEST ENTRANCE & EXIT

BETWEEN 08:00 19:00

PASTA / CAGES / BODY

EC2A 4ER

++MARK STREET++

ST MICHAEL + ALL ANGELS

USES WHAT THREE WORDS

EC2A 4ER

++LUKE STREET++

TAXI PICKUP & DROP OFF

SPEAK / PENS / PLOTS

EC2A 4LH

## ++ A DIVINE LOCATION ++

With its soaring vaulted ceilings, Victorian artisan stained-glass windows, and intricate sculptural details, St Michael + All Angels exudes a timeless grandeur fused with understated elegance.

The venue's energy, ambience, and aesthetic captivate visitors, offering an awe-inspiring yet intimate backdrop for all events, from monthly Artist-in-Residence programs to Public Artist & Gallerist-led panel discussions and bi-monthly Sunday Sanctuary Wellness classes.

Nestled at the heart of London's creative quarter, the venue provides forward-thinking brands and innovators with a raw, pared-back aesthetic. Whilst private spaces cater to community groups and offer individuals moments of personal reflection amidst the vibrant cultural heart of East London.

### The Great Hall [Nave]

44 metres long

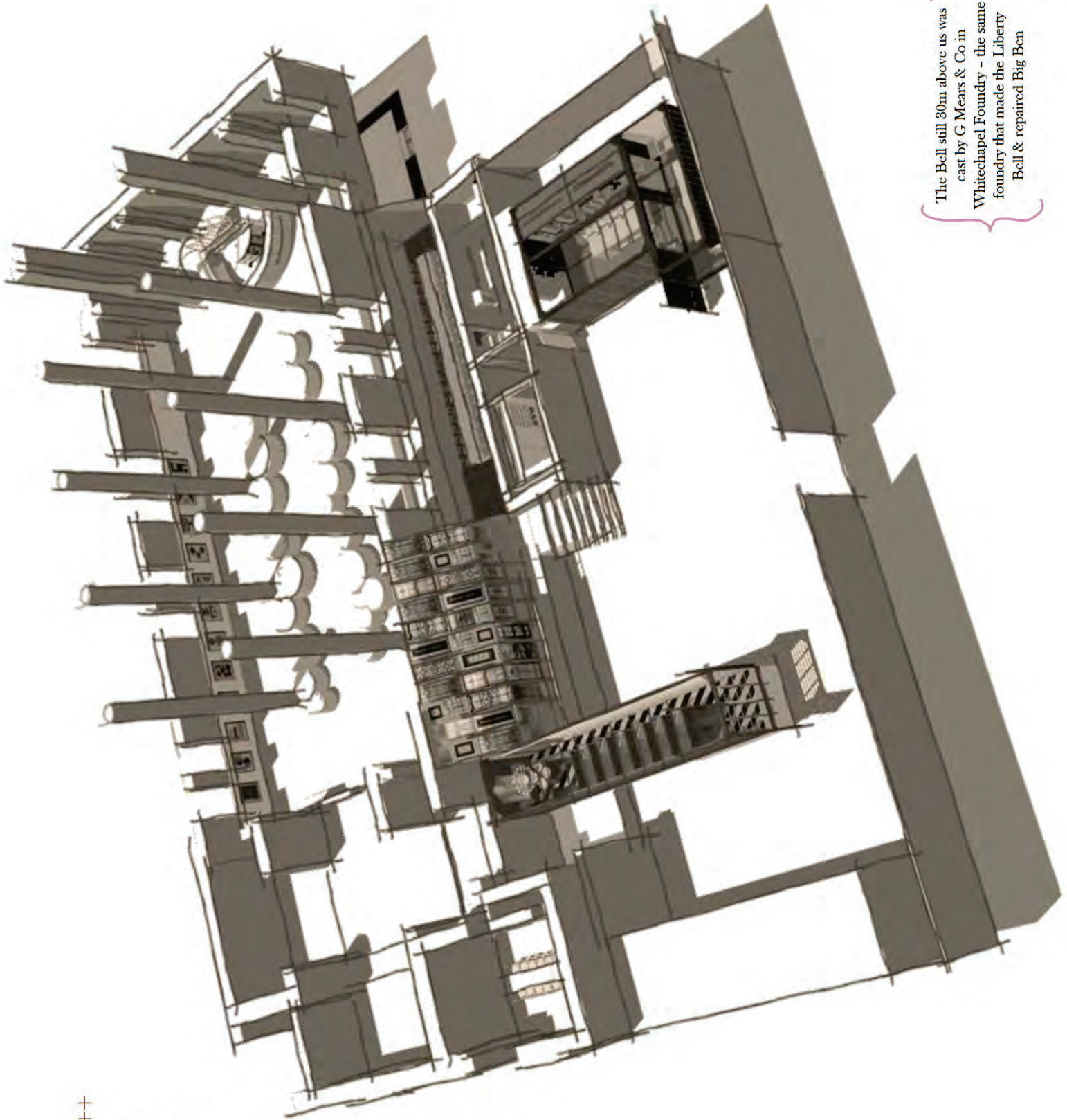
16 metres wide

20 metres high

+ 7500sq ft



The Bell still 30m above us was cast by G Mears & Co in Whitechapel Foundry - the same foundry that made the Liberty Bell & repaired Big Ben



# ++ THE SPACES AT ST MICHAEL & ALL ANGELS ++

## THE BLUE ROOM: 25 standing

A luxurious library nook nestled in the south Transept of St Michaels + All Angels. Soft furnishings and warm woods offer small groups a cozy space to meet or individuals the chance to escape.

SEDUCTIVE + ACADEMIC + NOIR



## THE CLERESTORY: 80 standing

The Clerestory provides the ideal space for pre-dinner conversation and post dinner entertainment.

GRAND + RAW + THEATRICAL



## THE VESTRY: 18 dining

An unforgettable space for small groups. This space boasts exquisite stained glass, antique furniture & custom audio system. This space houses a curated History of St Michael + All Angels.

ELEGANT + HISTORIC + HIDDEN

GUEST MAIN ENTRANCE

## THE NAVE & GREAT HALL: 250 dining

Rising to an awe-inspiring twenty metres tall and over forty metres long the Grand Hall at St Michaels dwarfs other London ecclesiastical event spaces yet retains an energy of familiarity and warmth.

CATHARTIC + POWERFUL + UNPRECEDENTED

EXIT



## THE SUNROOM: 40 dining

The Sunroom at St Michael's has led many lives. It now plays host to community supper clubs, celebrations and soirees for up to 40 guests.

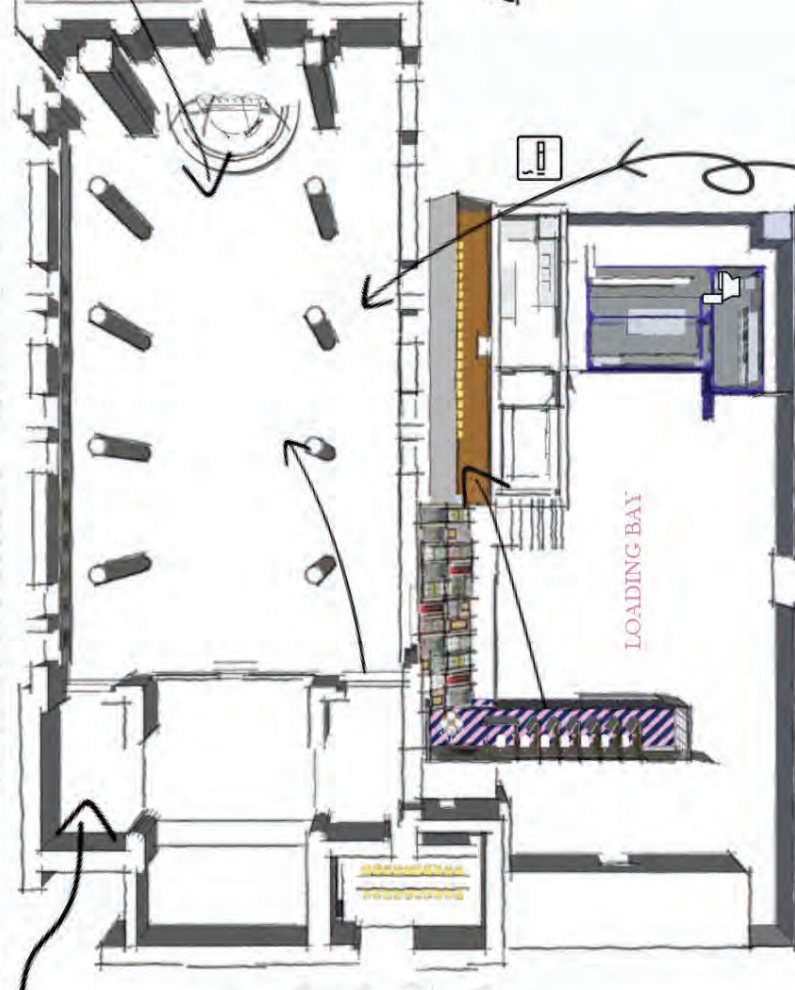
BOTANICAL + BRIGHT + WHIMSICAL

LOADING ENTRANCE

## THE TRANSEPT: 20 standing

The North Transept of St Michaels + All Angels. Links the Vestry to the Great Hall and affords groups a space to welcome guests before dining in the Private room. History of St Michael's showcase

INTIMATE + WARM + ENLIGHTENING



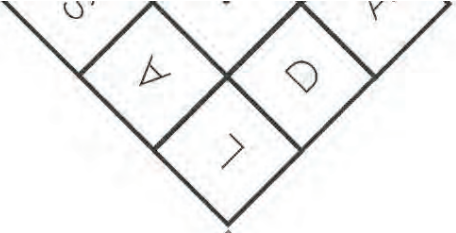
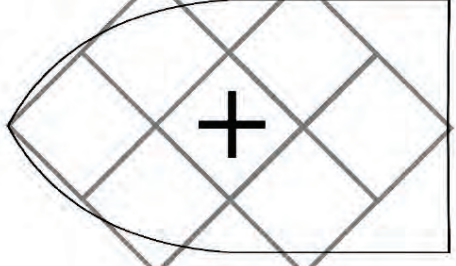
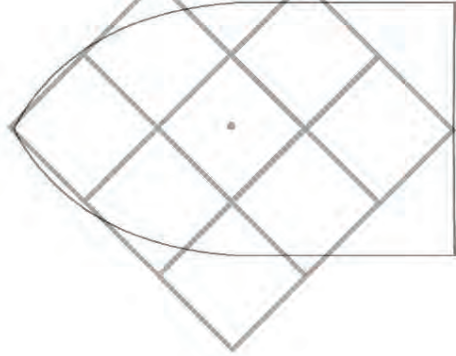
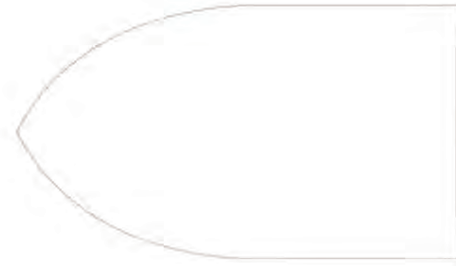
Designed in 1863 and built 1863-65 to accommodate a 1000 strong congregation; the contract price was £7,180.

## THE STRENGTH IN AN ARCH

At St. Michael's, prioritising progressive and responsible business practices is paramount to our mission. From the outset, we have integrated robust Environmental, Social, and Governance [ESG] principles and practices into our designs and operations.

These efforts not only enhance our operational and financial performance but also elevate the venue's reputation.

Aligned with our overarching purpose and guided by our Angels, we are committed to fostering positive impacts within our community and beyond.



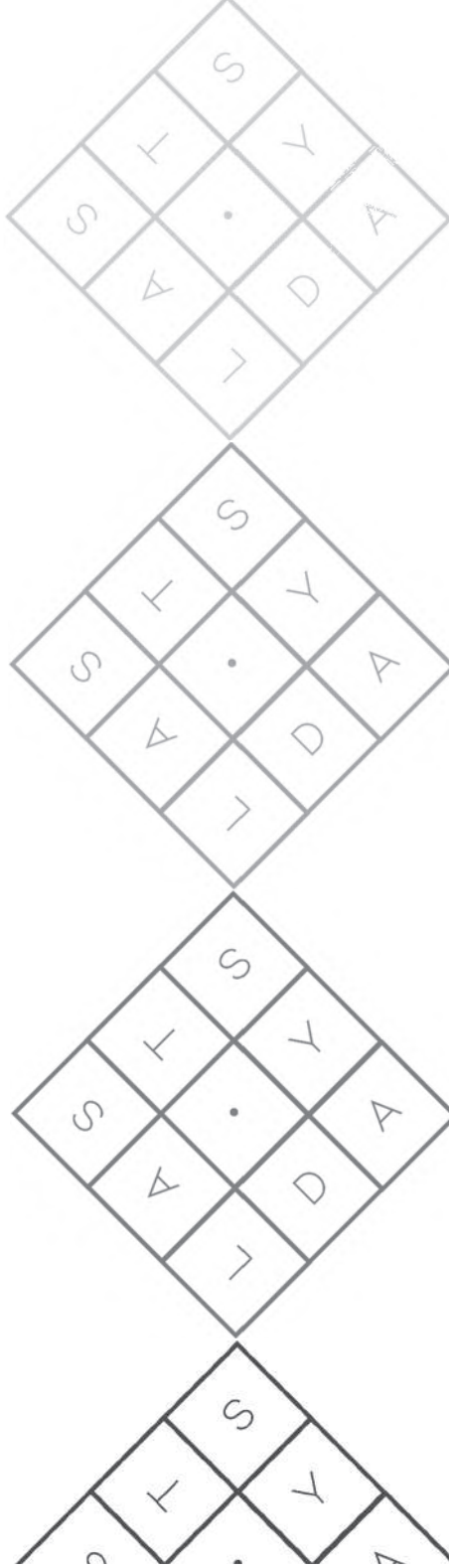
The LAST DAYS artwork in the yard on Leonard Street is Believed to be by renowned Street artist Ben Eine.

The clock was one of three recovered from Ascot Racecourse

## WHATS IN A NAME

AT THE CORE OF LAST DAYS LIES A DEDICATION TO REVITALISING DORMANT SPACES, TRANSCENDING TRADITIONAL PROPERTY GUARDIANSHIP TO BECOME ARCHITECTS OF COMMUNITY-CENTRIC TRANSFORMATIONS. OUR MISSION IS TO REJUVENATE THESE SPACES IN COLLABORATION WITH LOCAL COUNCILS, CRAFTING SUSTAINABLE CONCEPTS THAT HOST EVENTS WHILE NURTURING A SENSE OF BELONGING AND COMMUNITY.

REUSE + REPURPOSE + RECYCLE



There are over 33 million sq ft of unused office space in London\*

We believe we need more space to live and love

\* CoStar Sept 23

"The greatness of a community is most accurately measured by the compassionate actions of its members." -

**Coretta Scott King**



St Michael + All Angels, Mark St Gardens, London EC2A 4ER

[hello@lastdays.london](mailto:hello@lastdays.london) | [www.lastdays.london](http://www.lastdays.london) | [lastdayslondon](http://lastdayslondon)

Events & Production 07743 477 519 | Film & Property 07701 375 784





LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 3**



Dear Neighbours,

It has been a pleasure meeting some of you, and for those I haven't had the chance to connect with yet, I'm eagerly looking forward to. Your voices and concerns are important to us, and we want you all to know that we are listening attentively.

Firstly, I'd like to clarify a few points to address any potential misunderstandings. Our team has no affiliation with any previous "Last days of..." groups; our connection is simply rooted in our admiration for the artwork on Leonard Street.

Although new to this specific venue, our collective team brings a wealth of experience from diverse backgrounds and esteemed establishments, with a collective focus on community, charity, immersive experiences, performances, events and exhibitions; with an overarching goal to create an inclusive environment that brings joy and enrichment to our guests and communities'. We aim to build on these foundations and contribute positively to the community while fostering a strong sense of togetherness.

In response to other concerns that have been raised, it's important to note that St Michaels in Mark Street will never operate as a public bar, and we have no intention of serving alcohol seven days a week or independently to preorganised events. Instead, our focus lies in hosting culturally significant events, exhibitions, performances, and conferences. Collaborative efforts with neighbouring businesses and charities are already underway to organise collective artist evenings and meetings, fundraisers and dinners creating a vibrant and welcoming atmosphere.

Moreover, we are excited to offer our space for community use. Residents are encouraged to utilise the venue for groups, meetings, classes, and personal celebrations. Our goal is to make this space a hub for shared experiences and community engagement.

In addition to these initiatives, we are thrilled to share our plans for monthly wellness events, featuring breathwork classes, Pilates, yoga, and open panel discussions. These events will be open to residents free of charge, aiming to create a space that promotes both cultural enrichment and physical well-being.

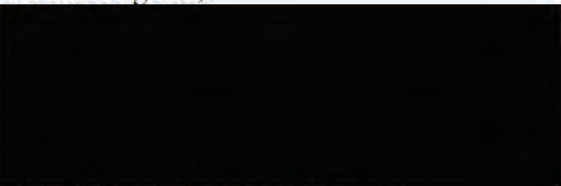
Live performances, although a key aspect of our programming will not be the preponderance of the calendar. I personally assure you that they will be thoughtfully curated to complement and enrich. Ongoing discussions with renowned entities such as Steinway, Yamaha and MOBO Unsung are progressing well and if you have any suggestions for artists who would align with our space and acoustics, please share them.

We welcome you to join us next Wednesday, February 28th from 4pm for an open evening to meet the team, discuss the diary and the opportunities to collaborate. As you are the heart of this community, we want you to share your thoughts and ideas.

If this date is inconvenient, please know that our doors are always open, and you can reach me personally on the number or email below.

Thank you for your time, and your care for the community.

Kindest regards,

  
David, Sonny, Louis and the team



Dear Neighbour's,

I hope this letter finds you well. As a member of the team behind Last Days at St. Michaels Church, I'm reaching out to personally request your support for our licensing application.

As I hope you know the Last Days team aim to enhance our neighbourhood's sense of community through various events of live performances, dinners, fashion shows, and gallery space that bring further joy and enrichment to the area and we genuinely hope you use the spaces for your own projects.

Of course, to bring the spaces to the community, we need the license and have applied for the following.

09.00 – 23:00 Sunday – Thursday

09.00 – 00.00 Friday & Saturday

We have showcased the concept and the range of events to the Police, Licensing and Environmental Health and have volunteered comprehensive and enforceable licence conditions to safeguard the professional and responsible operation of the premises. I personally intend to uphold a strict adherence to noise regulations, to ensure that our events are respectful of the surrounding residential area.

If you could take a moment to draft an email to [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) but ideally, we would love you to message [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk) and [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk) directly to support the project.

Whether it's through writing this email, attending our gatherings, spreading the word, or providing feedback, your support means a lot to us.

We cannot wait to become part of an even stronger and more vibrant community.

Kindest regards,



David, Sonny, Louis and the team

ST MICHAEL'S CHURCH, MARK ST, LONDON EC2A 4ER





Dear Neighbours,

It has been a pleasure meeting some of you, and for those I haven't had the chance to connect with yet, I'm eagerly looking forward to. Your voices and concerns are important to us, and we want you all to know that we are listening attentively.

Firstly, I'd like to clarify a few points to address any potential misunderstandings. Our team has no affiliation with any previous "Last days of..." groups; our connection is simply rooted in our admiration for the artwork on Leonard Street.

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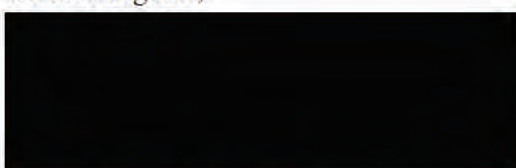
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If this date is inconvenient, please know that our doors are always open, and you can reach me personally on the number or email below.

Thank you for your time, and your care for the community.

Kindest regards,



David, Sonny, Louis and the team





Dear Neighbours of St Michael + All Angels,

I would like to take this opportunity to introduce myself as I have recently taken over as Chief Operating Officer of St Michaels and All Angels. I joined 'Last Days' at the start of March, and I am delighted to be working on this project.

I am responsible for co-creating the concept, building the team and overseeing brand partnerships & events, all focused around our four pillars; Community, Culture, Creativity, and Compassion.

I am an award-winning luxury hospitality operator with more than 20 years' experience working in five-star hotels and luxury brands such as Selfridges, Hotel Café Royal, and most recently as CEO of the sustainability focussed private members club The Conduit. I will be the Designated Premises Supervisor for our upcoming licence hearing, and I will continue in this role permanently whilst the venue is under my leadership.

Our proposal for St Michaels + All Angels is one of culture, celebration and sanctuary. Our goal is to restore and cultivate the venue as the heart of the community for shared experiences, engagement, and discovery. The sympathetically curated programme of events will be culturally focussed with bias to community, inclusivity, charity and wellness with immersive experiences, exhibitions, performances, fashion shows and conferences, bolstering a vibrant and inviting atmosphere created through collaboration with neighbouring business, charities, artist led evenings, fundraisers, and dinners.

Both David and I would welcome the opportunity to meet with any local neighbours, residents and businesses at a time convenient to yourselves so that I can answer any questions or concerns you may have with the operating of St Michael + All Angels. Please feel free to contact me personally at [kerry@lastdays.london](mailto:kerry@lastdays.london).

In our pursuit to align our identity with the elegance and significance of St Michael + All Angels, we've made the conscious decision to move away from the Last Days iconography. While the brand held a jovial charm, we felt it didn't fully capture the depth and dignity of our beloved space.

As promised from previous communications, we are commencing our Sunday Sanctuary wellness events. Our first event will commence Sunday, April 7th, we invite you to join us for a morning hosted by Be Inspired as we delve into yoga, meditation, and dance. It promises to be a transformative experience.

Then, on Sunday, April 14th, we have the pleasure of being guided through an immersive breathwork and sound bath experience by the renowned practitioner, Jamie Clements. Prepare to embark on a journey of inner peace and rejuvenation.

Both classes are offered free of charge to our neighbours. Simply reply by email to [events@lastdays.london](mailto:events@lastdays.london) with your preferred session[s] and names, and we'll ensure you're included. If these events don't align with your interests or schedule, fret not!

We eagerly anticipate welcoming you to our space in the coming weeks and months for other enriching experiences. If you would like to be added to our monthly community newsletter, please just reply to [events@lastdays.london](mailto:events@lastdays.london) and we will add your details to our mailing list.

Warmest Regards

Kerry O'Connor

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 4**

**LAST DAYS OPERATIONAL MANAGEMENT PLAN,  
ST MICHAELS AND ALL ANGELS CHURCH**

**Contents**

Introduction  
Background  
Hours of Consent  
Capacity  
Location  
General Operational Controls  
Noise Management  
Age Verification & Admission  
Dispersal  
Servicing, Delivery & Collections  
Summary

**1.INTRODUCTION**

This document is submitted by Last Days Ltd along with the application for Premises Licence in respect of St Michaels Church and All Angels, Leonard Street London EC2A 4QX (“the Premises”) Last Days is committed to a high standard of professional and responsible management. The implemented management systems will ensure that the Premises is operated successfully, sympathetically and without adversely affecting residents.

The controls set out in this document and corresponding Premises Licence place emphasis on the promotion of the four Licensing Objectives.

In addition, a comprehensive Acoustic Report have been prepared and submitted with the application.

**2. BACKGROUND**

At the heart of Last Days lies a commitment to revitalise dormant spaces, surpassing traditional property guardianship, we exist in the realm between superficial strip out and planned development. Our role extends beyond the stewardship of empty venues; we are architects of community-centric transformations. Rooted in our brand essence is the mission to rejuvenate these spaces, working with local communities and councils to craft sustainable, standalone concepts that not only host events but foster a sense of belonging and community.

**3. HOURS OF CONSENT**

The application seeks to permit licensable activities between the hours of 09:00 to 23:30 Sunday to Thursday and 09:00 to 00:30 Friday and Saturday, plus non-standard timings for New Year’s Eve and Sundays before Bank Holidays.

#### 4. Capacity

The capacity limit is currently set at 672 following our fire risk assessment.

There will be eight areas within the premises that will host individual events.

1) The Vestry Private Dining	18pax /25 Standing
2) The Altar	20 pax Location of Performance
3) The Blue Room Lounge	18pax / 25pax Standing
4) The North Transept	25pax Standing
5) The Clerestory	46pax Seated / 80pax Standing reception
7) The Nave Great Hall	220 Seated Dinner / 400pax Theatre
8) The Sunroom	40pax seated Dinner
9) Staff	57 remaining allocated to performers, technicians, crew, staff, and security)

#### 5. LOCATION

The Premises is a grade I listed building consisting of a ground floor only. There are two separate entrances to the premises located to the North and South of the venue.

The main entrance to the Church is in Mark Square Gardens on the south side of the building. Mark Square Gardens has two access points. Both access points are pedestrian only. These access points are managed by Hackney Parks authority daily. Current operating hours of the gates are 07:00am to 19:00pm.

The west facing pedestrian gate access point is leads directly on to Mark Street, which consists of residential buildings namely Victoria Chambers with facades, and entrance on Mark Street, Paul Street and Luke Street. Mark Street is a Cul de sac, 25 metres in length with 4 residential car parking spaces. This access gate has an access code outside of park opening hours, to allow residents of Victoria Chambers 24-hour access to their refuse area. The House of Hackney also uses this gate out of hours for servicing of their property.

The east facing pedestrian access point is located on Mark Square which consists of WeWork office spaces and Co-working. This access point is bounded to the south by Luke Street and north by Leonard Street. This access gate has only a keyed padlock and no access code to open outside of park opening hours.

The northern part of the premises, facing Leonard Street, is used for storage/back of house offices and toilets. Leonard Street consists of four storey high, mixed use buildings of residential, retail and licensed premises including pubs, bars and restaurants.

#### 6. GENERAL OPERATIONAL CONTROLS

The applicant's management take their responsibilities as a neighbour very seriously.

This is demonstrated by the applicants proven track record of operating in London for over 20 years under numerous premise licences and Temporary Event Notices.

##### **Management controls include:**

Extensive and documented employee induction and on-going refresher training

Covering:

Responsibilities in the local area and towards residents.

Customer care and hospitality.

Complaint handling.

Health & Safety Policies and risk assessments.

Fire Safety.

Team working skills and regular team meetings.



Obligations under the Licensing Act 2003.

Inspection checklists covering all aspects of the operation of the Premises, including. Emergency lighting, fire alarm, fire-fighting equipment, emergency means of escape, PAT electrical equipment, rigging point and equipment and staff working at height etc

**Operational procedures to prevent any sources of nuisance whatsoever in the local area, covering inter alia:**

Noise control.

Event management.

Dedicated security procedures and security handbook.

Managers reports, security logs and documented incident reporting.

Responsible management of customers in and outside the Premises.

Controlled management of the arrival of customers.

Preventing loitering or any disturbance whatsoever outside the Premises.

Monitoring and supervision of customers drinking outside the Premises.

Controlling and supervising customer smoking.

Sympathetic servicing of the Premises, including quiet and minimal waste refuse and deliveries (see below).

The above operational controls will be maintained to ensure all employees understand and promote the commitment to operate professionally and responsibly, with no adverse impact on residents.

**FRONT OF HOUSE**

An appointed front of house host shall always be stationed at the entrance when the Premises are open. This staff member shall be trained to ensure:

Members and guests are greeted and directed inside the premises on arrival.

An orderly departure from the premises in a timely manner.

All staff will be trained to assist the exit of patrons from the Premises.

All staff members will be trained to make regular checks of the areas immediately outside of the premises and remove any litter emanating from the premises with a final check in the evening.

**DEDICATED TELEPHONE NUMBER**

A dedicated telephone number for the Designated Premises Supervisor or the duty manager will be maintained for use by any person who may wish to speak to an appropriate member of staff for any issues arising, including dispersal of patrons from the premises at night.

**SMOKING**

Patrons leaving the Premises temporarily to smoke will be managed to ensure they do not cause obstruction or nuisance in the vicinity, within the designated smoking area located to rear of the Church in the confinements of the yard which is enclosed on Leonard Street.

Smokers will only be permitted to use the premises external areas for smoking and not the gardens or public highways.

Customers will not be permitted to take their drinks when they leave the premises.

The designated smoking area will be controlled. The number of smokers will be limited to ensure no obstruction. This includes SIA provision of the external area during busy periods.

Any customer behaviour that may cause public nuisance or crime and disorder is not and will not be tolerated under any circumstances.

Safe Receptacles for cigarette ends will be placed in the smoking area as not to cause obstruction or trip hazards.

Our Designated smoking area is located on the north side of the premises located in the lower level of the yard facing Leonard Street for a max of 20 guests. This has been chosen as the ideal designated area as it is not within the confines of the park, public walkways or surrounding roads enabling us to manage the area effectively and staff.

### **COO'S ROLE**

It is ultimately the responsibility of management and the Designated premises supervisor to:

- I. Ensure that any door supervisors, managers, and staff act effectively and responsibly comply with this policy.
- II. Use all reasonable endeavours to dissuade patrons from causing any disturbance or nuisance within the vicinity of the Premises; and
- III. Prioritise and assist wherever possible in ensuring a quiet and orderly dispersal as possible.

### **7. Noise Management and Vibration**

The following noise controls will be implemented to ensure residents are not disturbed by the operation of the Premises.

The Premises has been renovated to accommodate members of the public attending for entertainment and to ensure the Premises is ideally suited to provide licensable activities without disturbing residents.

St Michaels and All Angels works from a Noise Management Plan (commissioned a leading acoustic expert specialising in licensed premises, amended as necessary) addressing noise emanation and the prevention of public nuisance.

Freestanding, mobile secondary lobby doors will be installed to aid insulation, energy efficiency, increases security and lower the risk of noise pollution. These are made from repurposed and heritage materials.

All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.

Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. Shall be installed to control all regulated entertainment generated in the premises.

The device shall be approved by and set to the Councils satisfaction so to ensure noise nuisance is not caused in any un-associated residential premises. No additional noise generating equipment associated with regulated entertainment shall be on the premises without being routed through the sound limiting device. The sound limiting device shall be maintained for the duration of its use.

Music emanating from the premises shall be played at such a level to ensure no nuisance is caused to any un-associated neighbouring premises.

## **8. Age Verification Policy & Admission Age Verification**

The Premises will operate a Challenge 25 age verification policy. This policy requires anyone who looks under 25 to provide approved identification (see below) to demonstrate they are aged 18 or over when purchasing alcohol.

Any member of staff who sells alcohol to a person under the age of 18 may be guilty of an offence, which may result in a fine and they may be dismissed.

The applicants Challenge 25 policy operates as follows:

Staff are required to ask for a valid form of identification for anyone attempting to purchase alcohol who appears to be under 25.

Staff will only accept the following forms of ID: UK/EU passport, UK/EU driving licence (with photo) or proof of age scheme cards with PASS accredited hologram logo.

## **9. Admission**

Everybody is welcome at the Premises, providing they are not:

Intoxicated either by alcohol or drugs.

Behaving in a manner that may disturb residents or other customers.

In possession of a weapon; or

In possession of illegal substances, for example drugs.

If a person is suspected of:

Carrying a weapon.

Carrying, dealing or using illegal substances; A manager shall be immediately informed, and the Police should be called.

Given the style of our events business we anticipate a gradual arrival of patrons, and the venue will not normally be at full capacity when licensable activities begin. In the case of an event being held where a large number of guests are arriving at the same time the following queuing policy is in place.

Patrons will be held and supervised outside the commercial and co-working office buildings in Mark Square and Ravey Street before being directed through Mark Street directly into the premises thereby eliminating any queuing in Mark Street Gardens.

Access and Egress after 7pm will be controlled by the Last days team. The access gate to be used will be on the east side of the church which leads directly on to Mark Street. This a pedestrian walkway with no residential buildings on this street. There will be a security presence who will monitor the access and use of the park in situ after 7pm. Our entrance and egress plan is subject to the outcome of our meeting with Hackney Parks scheduled w/c 2<sup>nd</sup> April.

## **10. Drug Policies**

The Premises operates a zero-tolerance policy in relation to the use or supply of drugs in accordance with the London Borough of Hackney Police Licensing Units model licence condition:

Premises to operate zero tolerance policy to drugs and comply with Hackney Police Drugs, Weapons and Search policy.

The applicant's management will co-operate with the Police in respect of any operation and investigation regarding the misuse of drugs.

Customers entering the Premises may, as a condition of entry, be required to submit to a search. Failure to comply will result in non-admission to the Premises.

Customers within the Premises are liable, at any time, to be asked to leave the Premises if they are suspected of being in possession of illegal drugs.

Any customer found on the Premises or attempting to enter the Premises in possession of illegal drugs will have the drugs confiscated in accordance with the Met Police Safe and Sound.

Any customer on the Premises found to be in a distressed state, even if they are suspected to have used drugs, will be given the best care possible by all team members.

## **10. DISPERSAL**

The objective of this Dispersal Policy is to ensure a quiet, controlled, and swift dispersal of our patrons at all times, but particularly in the evening when the Premises closes.

By following this Dispersal Policy our patrons will be managed professionally and responsibly to ensure they make their onward journey without any adverse impact on our neighbours

The policy aims to prevent public nuisance from the following risks:

- I. Noisy or anti-social behaviour by patrons leaving the premises.
- II. Large numbers of people leaving the Premises at the same time
- III. The policy also helps to ensure patrons make their onward journey safely and do not become victims of crime.

## **OPERATION**

The sole point of dispersal is at the front of the Premises directly into Mark Square Gardens. 30 minutes prior to closing, the Premises will begin a dispersal procedure. This will seek to alert remaining customers of the premises closing and entice a gradual dispersal.

This will include:

A clear notice will be prominently displayed by the exit requesting patrons to leave quietly.

Ceasing the sale of alcohol will cease 30 minutes before the close of the premises.

Informing remaining patrons that they have 30 minutes to consume any beverages.

Amplified music levels will be reduced during the last 30 minutes of trading and the music will become more down in tempo ensuring a gradual exit of remaining patrons as the evening winds down.

Lighting to be gradually raised.

There are clearly signed toilet facilities which are always available for patrons. Employee training includes the provision that any patron in the process of leaving the premises requests re-admission to use the toilets is allowed to do so.

All employees are given appropriate instructions and training to encourage patrons to leave the premises in a controlled manner. There will be a clearly visible management presence at the exit at the end of the evening.

Patrons will not be permitted to congregate outside the premises and particularly in Mark Street Gardens and Mark Street.

The management will not tolerate unruly or anti-social behaviour from patrons whether inside the Premises or when leaving.

We will attach the utmost importance to the careful investigation and prompt resolution of any complaint made in respect of the running of the premises. Emphasis will be placed on building and maintaining close links with our immediate commercial and residential

neighbours. This includes hosting meetings where necessary to allow our neighbours to raise any issues to be quickly resolved.

The telephone of the premises is published on the website and will be provided to our neighbours. Any complaint will be recorded noting the date and time of complaint, the approximate location of the complainant, a description of the noise and how it is affecting the complainant, and any follow up action.

We will constantly review our dispersal policy and respond quickly to the needs of the local community of businesses and residents.

Given the style of our events business we anticipate a gradual departure of patrons, and the venue will not normally be at full capacity when licensable activities cease.

## **TRANSPORT**

The Premises are extremely well serviced by public transport links, as set out below. All front of house staff will be familiar with these transport links so they can advise where required. Onward transport information will be provided online although we expect the majority of the patrons to be local or central London based.

### **Tube**

The Premises are well situated to the following tube stations, which on Friday and Saturday operate the night tube, which runs 24 hours:

- (a) Old Street: 0.3 miles / 6-minute walk Northern Line
- (b) Shoreditch High Street: 0.5 mile / 8-minute walk / Overground
- (c) Liverpool Street 0.6 miles 10 mins / Central, Circle Line, Hammersmith & City Line, Metropolitan Line
- (d) Moorgate Circle 0.7 miles 13-minute walk / Hammersmith & City / Metropolitan, Northern Line

Where necessary customers will be given directions to these stations.

### **Taxi/ Bus**

Black cabs and other app-based taxi services are available throughout the day and night in the surrounding area but will, where possible, be directed to pick-up on Luke Street.

At the later hour, customers wishing to leave the Premises by taxi/private hire vehicle will be encouraged to make their booking in advance and wait inside the premises.

Customers will be encouraged to quickly and quietly disperse towards their waiting vehicle to minimise noise.

The Premises is well serviced by public buses. TFL bus services, including night buses, are accessible by bus stops in the area. Buses travel to a variety of destinations throughout London. Bus routes include: 8, N8, 26, N26, 48, 78, 149 (24h), 242 (24h), 388, 35, N35, 47, 135 and 67 Staff will be familiar with the local bus services and will advise customers accordingly.

## **CLOSING PROCEDURE**

Management controls will be implemented to ensure that the closing procedure has no adverse impact on local residents. The procedure promotes a quick and quiet closure of the Premises.

Management controls include:

Ensuring all customers will be off the Premises by the authorised closing times.

A prompt clean and clear up of the Premises as soon as possible after closure.

Employees must leave the Premises quickly and quietly, at all times following the Dispersal Policy set out above.

Employees are not permitted to loiter outside the Premises after closing or when smoking. The pavement area surrounding the entrance and exit points will be swept and cleaned every day.

#### **11. SERVICING AND DELIVERY**

Refuse and recyclable waste will be stored in a designed refuse storage area until it is collected by London Borough of Hackney waste services.

Deliveries and collections will be arranged carefully and sympathetically to the local amenity.

Where possible, multiple deliveries and/or collections will be combined to avoid high numbers of vehicles servicing the Premises. Delivery and collection times will not be scheduled late at night or early in the morning to avoid disturbing local residents.

#### **12. SUMMARY**

A culmination of the comprehensive operational controls and policies, together with the extensive conditions contained on the Premises Licence combine to ensure the Premises shall be operated successfully and with minimal, if any, impact on the local amenity.

The applicant welcomes comment from both Responsible Authorities and Local Residents in respect of its procedures and aims to work with them to ensure its continued success.

The premises will host carefully curated and sustainable focussed events based around community, charity, wellness, comedy, spoken word, immersive experiences, musical performances, dinner, fashion shows and exhibitions. Our overarching goal is to create an inclusive environment that brings joy and enrichment to its guests and community lives.

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 5**



## **Last Days Shoreditch**

St. Michael's Church & Yard, Leonard Street, London EC2A 4QX  
Noise Impact Assessment & Mitigation Strategy

Prepared by: Richard Vivian, Big Sky Acoustics Ltd  
On behalf of: Last Days Ltd  
Document Ref: 24021192  
Date: 5<sup>th</sup> March 2024



## Big Sky Acoustics document control sheet

Project title:	Last Days Shoreditch St. Michael's Church & Yard, Leonard Street, London EC2A 4QX Noise Impact Assessment & Mitigation Strategy
Technical report number:	24021192
Site visit and inspection:	18 <sup>th</sup> February 2024
Submitted to:	Mr Jack Spiegler Thomas & Thomas Partners LLP 38a Monmouth Street London WC2H 9EP acting on behalf of Last Days Ltd
Submitted by:	Richard Vivian Big Sky Acoustics Ltd 60 Frenze Road Diss IP22 4PB 020 7617 7069 info@bigskyacoustics.co.uk
Prepared by:	Richard Vivian BEng(Hons) MIET MIOA MIOL Principal Acoustic Consultant

### Document status and approval schedule

Revision	Description	Date	Approved
0	Approved for issue	05/03/2024	RV

### DISCLAIMER

This report was completed by Big Sky Acoustics Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the Client and taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Big Sky Acoustics Ltd accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued in confidence to the Client and Big Sky Acoustics Ltd has no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Big Sky Acoustics Ltd retains all copyright and other intellectual property rights, on and over the report and its contents.

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## **1.0 Qualifications and experience**

- 1.1 My name is Richard Vivian. I am the founder and director of Big Sky Acoustics Ltd. Big Sky Acoustics is an independent acoustic consultancy that is engaged by local authorities, private companies, public companies, residents' groups and individuals to provide advice on the assessment and control of noise.
- 1.2 I have a Bachelor of Engineering Degree with Honours from Kingston University, I am a Member of the Institution of Engineering & Technology, the Institute of Acoustics and the Institute of Licensing.
- 1.3 I have over thirty years of experience in the acoustics industry and have been involved in acoustic measurement and assessment throughout my career. My professional experience has included the assessment of noise in connection with planning, licensing and environmental protection relating to sites throughout the UK. I have given expert evidence in the courts, in licensing hearings, in planning hearings and inquiries on many occasions.

## **2.0 Introduction**

- 2.1 Big Sky Acoustics Ltd was instructed by Mr Jack Spiegler of Thomas & Thomas Partners LLP, acting on behalf of Last Days Ltd, to carry out an assessment of the impact of noise from proposed licensable activities at St Michael's Church in Shoreditch.
- 2.2 The premises is a deconsecrated church, repurposed as multi-use venue for dining, functions, events, conferences and seminars. This report was prepared following discussions with the client team, inspection of drawings and other documents, examination of the planning and licensing history, and a visit to the site to inspect the building and a temporary sound system installed for a fashion show.
- 2.3 A glossary of acoustical terms used in this report is provided in Appendix A. All sound pressure levels in this report are given in dB re: 20 $\mu$ Pa.

## **3.0 Site and surrounding area**

- 3.1 The application site is the Church of St Michael and All Angels, which is statutorily listed at Grade I. The site is within the Central Activities Zone and the Shoreditch Priority Office Area.
- 3.2 The northern part of the site, facing Leonard Street, is used for storage/back of house offices, and toilets. The site is surrounded by commercial and mixed use buildings, generally of between four to six storeys in height. Opposite the site, the northern side of Leonard Street is characterised by four storey mixed use buildings. The southern side of Leonard Street between Ravey Street and Paul Street is characterised by modern commercial buildings four storeys in height with a set back fifth storey. Directly to the south of the site, with a view of the side elevation of the church, lies the public square of Mark Street Gardens.



Figure 1: View from Mark Street Gardens



Figure 2: View from Leonard Street

- 3.3 The application site has excellent access to public transport with the highest PTAL<sup>1</sup> rating of 6b. The nearest underground station is Old Street which is approximately 300m to the north west and there are multiple bus stops in the vicinity, including night bus routes.
- 3.4 The closest residential properties to Mark Street Gardens are the flats in Victoria Chambers which is a residential block with façades, and entrances, on Mark Street, Paul Street and Luke Street.



**Figure 3: Victoria Chambers, Mark Street façade shown**

- 3.5 I am familiar with the location of the premises and the wider area. I have carried out noise measurement surveys and observations in the vicinity and am aware of the location of existing noise sources and general activity in the area during both the day and night.
- 3.6 The noise climate is characterised by local road traffic and heavier traffic along Great Eastern Street 100m to the north-east of the site. Pedestrian footfall is significant during the day associated with the office uses and some retail activity, and continues through the night in this popular part of Hackney with multiple bars and restaurants on the surrounding streets. Commercial aircraft are usually noticeable up until around 23:30hrs and then again from around 05:00hrs in this

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<sup>1</sup> The public transport accessibility level (PTAL) is a method used to assess the access level of geographical areas to public transport. The result is a grade from 1–6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

part of London. There are short duration noise peaks that occur at this location including emergency service sirens, police helicopters, and refuse and recycling collections in the early hours of the morning.

- 3.7 It is important when assessing the impact of noise from the proposed licensable activities at this location to understand the concept of *additional* noise associated with this proposed use. The incremental change to noise levels caused by licensable activities that cease at 23:00hrs Sunday to Thursday, and Midnight on a Friday & Saturday, will be small and will not impact on the average noise levels at this location due to other noise generating activity in the surrounding area.
- 3.8 It is also a consideration that a bona-fide commercial premises that is open at night can reduce street drinkers, rough sleeping, squatting, vandalism, crime, littering and other anti-social behaviour as the commercial operation seeks to eliminate this type of activity from the immediate area outside the premises for the benefit and safety of their own patrons and employees. Of particular relevance to this application is the misuse of Mark Street Gardens which has, historically, been an area for crime and anti-social behaviour. Higher levels of safety for the entire community are promoted through good lighting, CCTV coverage, litter removal and a presence of professional personnel who will be able to observe, record and respond to all activity in the immediate area around the premises which can be of benefit to the local community.

## **4.0 Criteria**

### **Licensing Act 2003**

- 4.1 The Licensing Act 2003 requires Hackney Council, in its role as Licensing Authority, to carry out its various licensing functions so as to promote the following four licensing objectives:
- The prevention of crime and disorder
  - Public safety
  - The prevent of public nuisance
  - The protection of children from harm
- 4.2 Each objective is of equal importance. It is important to note that there are no other licensing objectives, therefore these four are of paramount importance at all times. The Licensing Authority must base its decisions in relation to determining applications and attaching any conditions to licences on the promotion of these four licensing objectives.
- 4.3 The Licensing Act 2003 further requires this Licensing Authority to publish a Statement of Licensing Policy (SLP) that sets out the policies the Licensing Authority will apply to promote the licensing objectives when making decisions on applications made under the Act. The current SLP covers the period 2023 - 2028.

- 4.4 When it comes to the evaluation of noise under the Licensing Act an understanding of the concept of public nuisance is essential. Public nuisance is not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include, in appropriate circumstances, the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.
- 4.5 Once those involved in making licensing decisions are satisfied of the existence of a public nuisance, or its potential to exist, the question is how to address it. Home Office Guidance<sup>2</sup> is useful in this regard and explains that in the context of noise nuisance then conditions might be a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden or roof terrace areas of the premises after a certain time, noting that conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable.
- 4.6 The guidance is clear that any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community.
- 4.7 The guidance also states that any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. (This is why there is still a need for a licence for performances of live music between 11 pm and 8 am even though it is deregulated at other times).
- 4.8 As with all conditions, those relating to noise nuisance may not be appropriate in circumstances where provisions in other legislation adequately protect those living in the area of the premises.

### **Other relevant legislation**

- 4.9 In addition to the protection afforded under planning controls and the Licensing Act 2003, members of the public are protected from noise that is a nuisance.
- 4.10 The Environmental Protection Act 1990 part III deals with statutory nuisance which includes noise. This Act allows steps to be taken to investigate any complaints which may then result in the issuing of an abatement notice and a subsequent prosecution of any breach of that notice. A statutory nuisance is a material interference that is prejudicial to health or a nuisance.
- 4.11 The Clean Neighbourhoods and Environment Act 2005 deals with many of the problems affecting the quality of the local environment and provides local authorities with powers to tackle poor environmental quality and anti-social

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<sup>2</sup> Revised guidance issued under section 182 of the Licensing Act 2003 (December 2023)

behaviour in relation to litter, graffiti, waste and noise. A fixed penalty notice can be issued when noise exceeds the permitted level at night as prescribed under the Noise Act 1996 as amended by the Clean Neighbourhoods and Environment Act. The permitted noise level using A-weighted decibels (the unit environmental noise is usually measured in) is 34dBA if the underlying level of noise is no more than 24dBA, or 10dBA above the underlying level of noise if this is more than 24dBA.

- 4.12 The Anti-Social Behaviour, Crime and Policing Act 2014 defines anti-social behaviour as "*conduct that has caused, or is likely to cause, harassment, alarm or distress to any person*"; "*conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises*"; or "*conduct capable of causing housing-related nuisance or annoyance to a person*". The Act contains a range of powers intended to support Local Authority and partner bodies deal with anti-social behaviour. These include powers of premises closure in cases of nuisance or disorder which may support primary legislation.

### **British Standard 8233**

- 4.13 BS8233:2014 states that for steady external noise sources, it is desirable that the internal ambient noise level in dwellings does not exceed the guideline values in the table shown below.
- 4.14 Annex G of BS8233 informs that windows, and any trickle ventilators, are normally the weakest part of a brick and block façade. Insulating glass units have a sound insulation of approximately 33 dB  $R_w$  and, assuming suitable sound attenuating trickle ventilators are used, the resulting internal noise level ought to be determined by the windows. If partially open windows are relied upon for background ventilation, the insulation would be reduced to approximately 15 dB.

<b>Activity</b>	<b>Location</b>	<b>07:00 to 23:00</b>	<b>23:00 to 07:00</b>
Resting	Living room	35 dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

**Figure 4: Indoor ambient noise levels for dwellings (from BS8233 Table 4)**

### **Operational objectives**

- 4.15 Last Days Ltd is committed to promoting good relationships with their commercial and residential neighbours and therefore, in addition to all statutory obligations, it is a primary operational objective that noise from the proposed Last Days Shoreditch will not have a detrimental impact on the neighbourhood.
- 4.16 To support this commitment a suite of proposed premises licence conditions have been prepared and these can be found at Appendix C of this report.



- 4.17 In addition noise management and dispersal procedures have been formalised and are presented as a Noise Management Policy at Appendix D and Dispersal Policy at Appendix E.

## 5.0 Balancing planning and licensing noise conditions

- 5.1 The guidance issued under Section 182 of the Licensing Act 2003 is clear in its general principles (Para 1.16) that *"[licence conditions] should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation"*. Therefore if the objective of the prevention of public nuisance is satisfactorily upheld because there already exist tests of nuisance through The Environmental Protection Act 1990; The Noise Act 1996; and The Clean Neighbourhoods and Environment Act 2005, then additional conditions on a premises licence that merely duplicates these statutory requirements should not be necessary according to Home Office guidance.
- 5.2 Similarly planning guidance has, for a long time, stated that additional planning conditions which duplicate the effect of other legislation should not be imposed, and current planning practice guidance is clear that conditions requiring compliance with other regulatory requirements will not meet the test of necessity and may not be relevant to planning.
- 5.3 The House of Lords Select Committee in its 2017 post-legislative scrutiny of the Licensing Act<sup>3</sup> found that *"it is not only permissible but logical to look at licensing as an extension of the planning process"*. In its most recent follow-up report<sup>4</sup> of 2022 the Committee concluded that it *"is disappointed that no practical progress has been made to address the lack of coordination between the licensing and planning systems. It is clear that issues between the two systems remain and we regret that there has been no initiative from Government to take forward the work undertaken to explore solutions"* (Paragraph 31) and adds *"The Government must consider the coordination between the licensing and planning systems in its ongoing planning reforms in the Levelling-up and Regeneration Bill to ensure new proposals do not further exacerbate tensions between the two systems"* (Paragraph 34).
- 5.4 The Local Government Association Licensing Act 2003 Councillor's handbook<sup>5</sup> states that *"Whilst there is a clear distinction and separation between licensing and planning in terms of their remit, councillors have a key role in ensuring that these two different services are fully joined-up and aligned. Where this doesn't happen councils can struggle to shape their areas as they would like them to be."*
- 5.5 The pragmatic approach to specifying noise control conditions would be that the more general criteria relating to the principle of the design and use of the site are

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<sup>3</sup> Select Committee on the Licensing Act 2003, The Licensing Act 2003: post-legislative scrutiny (Report of Session 2016–17, HL Paper 146)

<sup>4</sup> Liaison Committee on the Licensing Act 2003, The Licensing Act 2003: post-legislative scrutiny follow-up report (2<sup>nd</sup> Report of Session 2022–23, HL Paper 39)

<sup>5</sup> Local Government Association, Licensing Act 2003 – Councillor's handbook (England and Wales) (July 2021)

applied under the planning regime and more specific requirements relating to the operational control of licensable activities such as hours of operation, the requirement for controls on regulated entertainment, or the need for a noise limiter on a sound system, are more effectively implemented and enforced through the licensing process.

## **6.0 The existing noise climate**

- 6.1 The noise climate in the surrounding area has been well documented and we hold data for various noise surveys at sites in the immediate vicinity. In addition to our short term attended survey data during the site visit we also have long-term unattended survey data for the area.
- 6.2 The lowest background noise levels measured during a previous longer duration noise survey<sup>6</sup> of the site report overall typical background noise levels of 49 dB L<sub>A90</sub> in the day (07:00-22:59) and 46 dB L<sub>A90</sub> at night (23:00-06:59). These are typical levels for the area and correlate with surveys we, and others, have carried out in this area.

## **7.0 Noise levels from test event**

- 7.1 My site visit was co-ordinated to coincide with the rehearsals for a fashion event at the premises.
- 7.2 A large scale professional PA system (NB larger than proposed for permanent installation) supplied by Dave Woodman Audio Ltd was used consisting of:
  - 2 x d&b audiotechnik V7-P (2 x 10"/8"/1.4") 3-way passive loudspeaker
  - 2 x d&b audiotechnik V-Sub (18"/12") cardioid subwoofer
  - 4 x d&b audiotechnik T10 (2 x 6.5"/1.4") 2-way loudspeaker
  - 2 x d&b audiotechnik D40 (4 x 2400/2000 W into 4/8 Ω) four channel amplifier
- 7.3 The system was operated at 94dB L<sub>Aeq</sub> (spatial average in centre of room) with low frequency levels of 101dB L<sub>eq,63Hz</sub> and 98dB L<sub>eq,125Hz</sub>.
- 7.4 Music noise was noticeable and measurable immediately outside the premises in Mark Street Gardens, but became subjectively inaudible at the façade of Victoria Chambers. An increase in noise breakout was observed when the West Door was open.
- 7.5 The event proceeded without complaint. It is noted that the temporary sound system was substantial and operating levels were in excess of those typically required for dining functions and conferences. With the proposal of a permanently installed sound system maximum operating levels would be set on a limiter and could not be exceeded.

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<sup>6</sup> Noise survey from 11:00hrs on Wednesday 1<sup>st</sup> May 2019 until 10:30 hrs on Friday 3<sup>rd</sup> May 2019, Document Ref: 19031/001/jn by Applied Acoustic Design as submitted for Planning Application Reference Number: 2021/0538.

## 8.0 Predicted noise of patrons leaving the premises

- 8.1 It is expected that patrons will arrive and depart in small groups. Queues will be supervised and quickly processed.
- 8.2 In order to assist in the understanding of actual noise levels produced by people leaving the premises at the end of the evening it is important to understand the effects of the noise source (i.e. people talking) and how that noise level increases as the number of people talking increases.
- 8.3 Referring to relevant international standards<sup>7</sup> for human speech sound level, and also data held in our own library, normal conversation is typically in the range of 54-60dB  $L_{Aeq}$  when measured at 1 metre.
- 8.4 In assessing for typical conditions then I have considered a group of 10 people are talking together outside as they leave at the end of the evening.
- 8.5 In normal conversation no more than 50% of them would be talking (there will be at least one listener for each talker). If we now consider people to be talking at the upper end of the normal speaking range, and look at a worst case scenario of half of the people talking concurrently at 60dBA, then in order to calculate the total noise level we logarithmically sum 5 sources of 60dB as follows:

$$\Sigma = 10 \log \left( n \times 10^{\left(\frac{60}{10}\right)} \right)$$

where  $n$  is the number of people talking

- 8.6 The formula above gives a value for total sound pressure level for a group of 10 people talking loudly to be 67dBA<sup>8</sup>.
- 8.7 It is important to remember that this is a worst-case value, when 50% of the people are talking simultaneously and loudly. In reality general lulls in the conversation, smoking, or conversations where there are more than one listener to each talker mean that less than 50% of an average group will be talking simultaneously. I have also observed that groups walking in close proximity to each other will splinter into smaller groups of two, and talk with more hushed voices than static groups of people spread out, for example, in a pub beer garden seated for a long time around a large table and surrounded by other talkers.
- 8.8 Sound is attenuated in air and this effect is noticeable as the listener moves away from the source. In a free field for every doubling of distance from a noise source the sound pressure level  $L_p$  will be reduced by 6 decibels:

$$\begin{aligned} L_{p2} - L_{p1} &= 10 \log (R_2 / R_1)^2 \\ &= 20 \log (R_2 / R_1) \end{aligned}$$

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<sup>7</sup> ISO 9921:2003 Ergonomics - Assessment of speech communication, Annex A, Table A1 shows the vocal effort of a male speaker and related A-weighted speech level (dB re 20  $\mu$ Pa) at 1 m in front of the mouth. The table indicates that relaxed vocal effort is 54dB, and normal vocal effort is 60dB.

<sup>8</sup> Alternative calculation method according to Growcott, D (Consideration of Patron Noise from Entertainment Venues, Australian Association of Acoustical Consultants Guideline, Australia, 2009) using  $L_{Aeq} = 21 * \log(N) + 43$  gives 64dBA and therefore the simple calculation above may be something of an exaggeration and as such a very worst-case example.

*where*

$L_{p1}$  = sound pressure level at location 1 (dB)

$L_{p2}$  = sound pressure level at location 2 (dB)

$R_1$  = distance from source to location 1

$R_2$  = distance from source to location 2

A "free field" is defined as a flat surface without obstructions.

- 8.9 In calculating distance attenuation, the noise of people talking is assumed to be a number of discrete point sources so if the noise source is 67dBA at 1 metre then at 2 metres it is attenuated to 61dBA, at 4 metres 55dBA, and so on.
- 8.10 Attenuation due to distance means that a separation distance of 11 metres renders the sound of a group of people talking to be below the measured background noise level and therefore likely to be subjectively inaudible.
- 8.11 Another consideration for patrons leaving the premises at night is the use of cars or taxis. Only a significant increase to traffic flow (i.e. doubling the rate of vehicle passes per hour) would give rise to a noticeable increase in road traffic noise level above that already established for the area.
- 8.12 When assessing noise from cars or taxis collecting people maximum noise levels may arise from a car door being closed. Data from similar sites (measured by ourselves and held at our office) indicates that values from 65dB  $L_{Amax}$  (Mercedes C-Class, normal closing) to 70dB  $L_{Amax}$  (slam closing) as measured at 5 metres are typical.
- 8.13 The predicted internal noise level from a car door being closed when extrapolated to a first floor window immediately above the car would be approximately 59dB  $L_{Amax}$ . This value is below the highly stringent WHO guidance<sup>9</sup> value of 60dB  $L_{Amax}$  outside a bedroom window.
- 8.14 To summarise, the noise arising from car doors is not likely to generate any loss of amenity even at a first floor flat window directly above the car door being slammed, and assuming clear line-of-sight, and with a window partially open in an urban environment.
- 8.15 A further attenuation of any noise source is achieved by the insertion of any physical barrier that obscures direct line-of-sight from the receptor position to the source position. Inside a residential property all external noise sources are attenuated by the glazing, by the distance from the noise source to the window, and by any physical obstruction of clear line-of-sight to the noise source.
- 8.16 New residential developments in the area will be required to take into account the existing noise climate and will therefore have to provide suitable internal noise levels for normal living. This is typically achieved with modern glazing and ventilation systems.

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<sup>9</sup> World Health Organisation. Guidelines for Community Noise, 2000. It is relevant to note that the WHO report has not been adopted into UK legislation or formal guidance; hence it remains a source of information reflecting a high level of health care with respect to noise, rather than a standard to be rigidly applied.

- 8.17 Calculations indicate that the resultant noise levels will be below the background noise level at the façades of all noise sensitive windows and comfortably in compliance with the relevant standards and guidance, as well as being subjectively inaudible to the average person inside their property.

## **9.0 Mitigation strategy - remedial works to building**

- 9.1 The building envelope is continuous and although there are weaker elements around doors, windows, and parts of the roof structure there are significant limitations on acceptable remedial works due to the historic nature of the building.
- 9.2 Maintenance of windows and doors is essential and the introduction of lobby doors, if acceptable in conservation terms, should be considered on the primary entrance route. Similarly it may be possible to sympathetically fit secondary glazing to some windows and it was noted that protective panels, to minimise vandalism, are fitted to some lower windows. If such works are acceptable to protect the fabric of the building then consideration should be given to also designing protective secondary glazing to have acoustic attenuation qualities.
- 9.3 No further works are required to the building if the following proposals for sound system control and operational noise controls are observed.

## **10.0 Mitigation strategy - sound system configuration**

- 10.1 A high quality sound system that is optimally configured will sound dynamic and more involving to patrons than a low quality system that is poorly set up. Low grade music systems tend to be operated at a higher level in an attempt by operators to make the system sound more involving. The result is poor quality sound and a higher risk of music noise breakout.
- 10.2 Consideration should be given to the directivity of loudspeakers. Location and directivity characteristics of loudspeakers should be selected to achieve even dispersion in customer areas only without overlapping from multiple sources.
- 10.3 Multiple locations of bass speakers should be avoided, ideally placing bass loudspeakers in one central location. Bass loudspeakers should be fed with a mono signal.
- 10.4 All signal processing equipment should be secured in a locked room/rack to restrict unauthorised adjustment of controls. It is good practice when setting up a system that amplifier gains should either be set to maximum, with the gain controlled upstream in system processing equipment, or if signal quality issues dictate using the maximum dynamic range of the signal processing equipment (a common design approach when using DSP controllers) then amplifier gain controls will be reduced and so should be secured behind tamper-proof panels. All other positive gain controls should be behind tamper-proof covers or, in the case of dsp-based

system controller, protected by a security password.

- 10.5 The sound systems must be configured so that a defined maximum operating level cannot be exceeded regardless of the input level.
- 10.6 Once installed the sound system should be periodically checked to ensure that the maximum operating level does not cause a nuisance at the nearest noise sensitive property. Assessment should be carried out, wherever possible, from the nearest noise sensitive property itself at a time when ambient noise is at its lowest (but within normal operating hours of the premises).
- 10.7 In summary, the sound system must be installed and operated to efficiently reproduce sound in the internal customer areas without causing excessive noise elsewhere. Correct speaker locations, fixing methods and system configuration (crossover points, limiter settings, and system equalisation) can achieve high-quality sound without causing excessive noise breakout to other properties. A dedicated limiter device may not be required if a suitable digital system controller is programmed with compression/limiting/gain functions to accurately control maximum sound level and then locked so that it cannot be adjusted.
- 10.8 Proposals for a fixed sound system have already been prepared using a distributed loudspeaker configuration and a state-of-the-art digital limiter system which can be set, locked and would be tamperproof.

## **11.0 Mitigation strategy - operational controls**

- 11.1 Proposed premises licence conditions have been prepared and these can be found at Appendix C.
- 11.2 A Noise Management Policy has been prepared as well as Dispersal Policy, and these can be found at Appendix D and Appendix E respectively.
- 11.3 Noise management procedures will be an integral part of all employee training and will be regularly reviewed.

## **12.0 Conclusions**

- 12.1 Big Sky Acoustics Ltd was instructed by Mr Jack Spiegler of Thomas & Thomas Partners LLP, acting on behalf of Last Days Ltd, to carry out an assessment of the impact of noise from proposed licensable activities at St Michael's Church in Shoreditch.
- 12.2 This assessment makes reference to the Licensing Act 2003, Hackney Council's Statement of Licensing Policy, the Environmental Protection Act 1990, the Clean Neighbourhoods and Environment Act 2005, the Noise Act 1996, the Anti-Social Behaviour, Crime and Policing Act 2014, British Standard 8233, relevant industry guidance, and the operational objectives of the applicant.

- 12.3 All noise from activity inside the premises can be contained by the building envelope and this has already been demonstrated in a series of events held under Temporary Events Notices, or at other events where no licensable activities occurred. Calculations indicate that noise from patrons as they leave will be below the existing average noise level for the area.
- 12.4 Given this location, the style of operation and proposed controls, it is my professional opinion that the normal operation of a Last Days Shoreditch would not result in an increase in average noise levels in the area around the application site. This report demonstrates methods to ensure that licensing objective of the prevention of public nuisance would therefore be promoted.



Richard Vivian BEng(Hons) MIET MIOA MIOL  
Principal Acoustic Consultant, Big Sky Acoustics Ltd

## Appendix A - Terminology

### Sound Pressure Level and the decibel (dB)

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. In order to cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 140 dB (threshold of pain).

### Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kilohertz (kHz), where 1 kHz = 1000 Hz. Young people with normal hearing can hear frequencies in the range 20 Hz to 20,000 Hz. However, the upper frequency limit gradually reduces as a person gets older.

### A-weighting

The ear does not respond equally to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would actually hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dBA. A change of 3dBA is the minimum perceptible under normal everyday conditions, and a change of 10dBA corresponds roughly to doubling or halving the loudness of sound.

### C-weighting

The C-weighting curve has a broader spectrum than the A-weighting curve and includes low frequencies (bass) so it can be a more useful indicator of changes to bass levels in amplified music systems.

### Noise Indices

When a noise level is constant and does not fluctuate over time, it can be described adequately by measuring the dB level. However, when the noise level varies with time, the measured dB level will vary as well. In this case it is therefore not possible to represent the noise level with a simple dB value. In order to describe noise where the level is continuously varying, a number of other indices are used. The indices used in this report are described below.

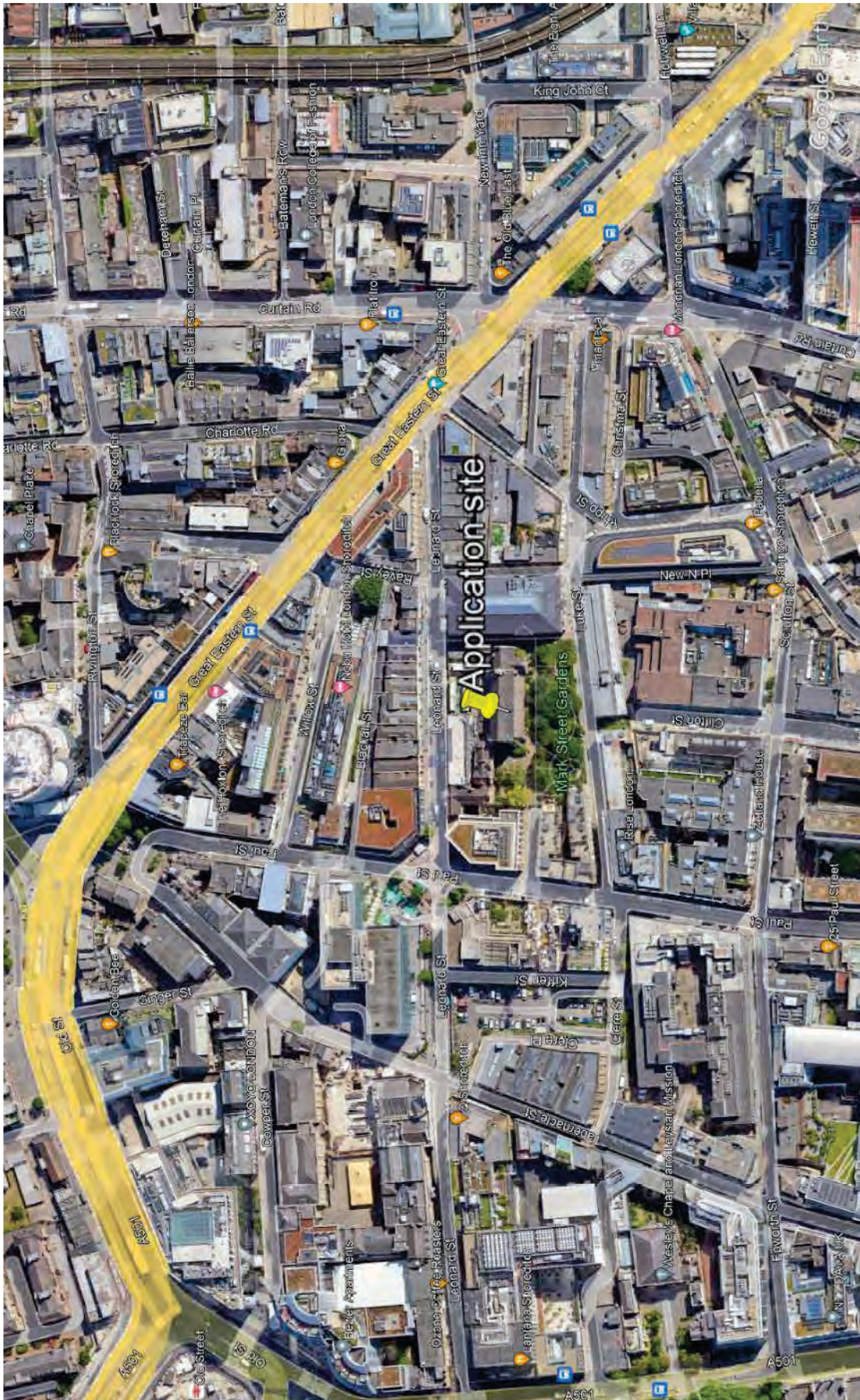
- L<sub>eq</sub>** The equivalent continuous sound pressure level which is normally used to measure intermittent noise. It is defined as the equivalent steady noise level that would contain the same acoustic energy as the varying noise. Because the averaging process used is logarithmic the L<sub>eq</sub> is dominated by the higher noise levels measured.
- L<sub>Aeq</sub>** The A-weighted equivalent continuous sound pressure level. This is increasingly being used as the preferred parameter for all forms of environmental noise.
- L<sub>Ceq</sub>** The C-weighted equivalent continuous sound pressure level includes low frequencies and is used for assessment of amplified music systems.
- L<sub>Amax</sub>** is the maximum A-weighted sound pressure level during the monitoring period. If fast-weighted it is averaged over 125 ms, and if slow-weighted it is averaged over 1 second. Fast weighted measurements are therefore higher for typical time-varying sources than slow-weighted measurements.
- L<sub>A90</sub>** is the A-weighted sound pressure level exceeded for 90% of the time period. The L<sub>A90</sub> is used as a measure of background noise.

### Example noise levels:

Source/Activity	Indicative noise level dBA
Threshold of pain	140
Police siren at 1m	130
Chainsaw at 1m	110
Live music	96-108
Symphony orchestra, 3m	102
Nightclub	94-104
Lawnmower	90
Heavy traffic	82
Vacuum cleaner	75
Ordinary conversation	60
Car at 40 mph at 100m	55
Rural ambient	35
Quiet bedroom	30
Watch ticking	20



## Appendix B - Site location



## Appendix C - Proposed conditions

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Hackney Police Licensing Team. All 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 when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. On a yearly basis all staff shall be given refresher training on the legislation relating to sales of alcohol to underage persons, drunken persons and how to deal with people incapacitated by drink or drugs. Such training shall include first aid and any welfare training such as WAVE (or as amended). Records of the training to be kept at the venue and made available to police or authorised officer immediately upon request. Any new staff will be trained on appointment.
4. The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
5. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take alcoholic drinks with them.
6. Smokers shall only be permitted to use the premises external areas for smoking and not the public highway.
7. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - a. all crimes reported to the venue;
  - b. all ejections of patrons;
  - c. any complaints received concerning crime and disorder;
  - d. any incidents of disorder;
  - e. all seizures of drugs or offensive weapons;
  - f. any faults in the CCTV system or searching equipment or scanning equipment;
  - g. any refusal of the sale of alcohol; and
  - h. any visit by a relevant authority or emergency service.
8. Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.
9. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

10. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.

11. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

12. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

13. The Licensee shall ensure that all relevant staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

14. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.

15. In order to minimise the amount of time any waste remains on the public highway in readiness for collection, the Licensee will ensure the timeframe within which it may expect its waste carrier to collect is adhered to.

16. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

17. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

18. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Kerb. This should remain unobstructed at all times and should clearly identify:-

- a. the name of the registered waste carrier
- b. the date of commencement of trade waste contract
- c. the date of expiry of trade waste contract
- d. the days and times of collection
- e. the type of waste including the European Waste Code

## **Appendix D - Noise Management Policy**

We operate a considerate business. The premises is located in a busy part of Hackney but there are noise sensitive properties around us, including residential flats close to Mark Street Gardens. We will aim to manage all noise from our premises so that we do not disturb people resting and sleeping in their homes. We have a comprehensive approach to managing noise from our premises and the following points are critical to our Noise Management Policy which is used in conjunction with our end of evening Dispersal Policy:

- We will ensure that noise emanating from our premises will not cause a nuisance at any residential, or noise sensitive, property.
- Arrangements are in place to ensure that deliveries will only take place between the hours of Monday to Saturday 08:00 to 23:00.
- Glass recycling can make noise. No empty bottles are to be tipped or thrown into outside storage receptacles between 23:00 - 08:00hrs.
- Refuse collections are made at the times allocated for the street. We will ensure that waste is correctly packaged and that refuse can be removed quickly and efficiently.
- Our sound system will consist of professional equipment. The sound system will feature a limiter which will be set and locked so that the sound system cannot operate beyond a preset maximum level. This will be periodically checked for effective operation.
- Any glass or bottles in the area around the premises will be cleared. Bottles and glasses do not originate from our premises because we will not allow our patrons to leave the building with glass.
- We are proud of the area we work in. We will endeavour to keep the area clean and attractive for our patrons and our neighbours. This means dealing with debris outside that may have nothing to do with us but in the interests of making this a better area we will still clear it up.
- We will constantly review our Noise Management Policy and respond quickly to the needs of our neighbours.

## Appendix E - Dispersal Policy

The dispersal policy is designed to ensure that the normal commercial operation of the premises does not have a negative impact when people leave at the end of an evening.

- A clear notice will be prominently displayed by the exit requesting patrons to leave the area quietly.
- Sale of alcohol will stop 30 minutes before the close of the premises.
- Given the style of the Last Days Shoreditch business we anticipate a gradual departure of patrons and the premises will not normally at full capacity when licensable activities cease.
- Amplified music levels will be reduced during the last 30 minutes of trading and the music will become more down-tempo ensuring a gradual exit of remaining patrons as the evening winds-down.
- Onward transport information is provided online although we expect the majority of our patrons will be local. There is excellent accessibility to public transport and we will recommend an Uber pick-up location for our patrons as well as manage the premises location in the popular taxi apps.
- There are clearly signed toilet facilities which are available for patrons at all times. Employee training includes the provision that any patron in the process of leaving the premises that requests re-admission to use the toilets is allowed to do so.
- All employees are given appropriate instructions and training to encourage patrons to leave the premises in a controlled manner. There will be a clearly visible management presence at the exit at the end of the evening.
- Patrons will not be permitted to congregate outside the premises and particularly not in Mark Street Gardens.
- We will attach the utmost importance to the careful investigation and prompt resolution of any complaint made in respect of the running of the premises. Particular emphasis will be placed on building and maintaining close links with our immediate commercial and residential neighbours. This includes hosting meetings where necessary to allow our neighbours to raise any issues and for those issues to be quickly resolved.
- The telephone number of the premises is published on our website and will be provided to our neighbours. Any complaint will be recorded noting the date and time of complaint, the approximate location of the complainant, a description of the noise and how it is affecting the complainant, and any follow up action.
- We will constantly review our Dispersal Policy and respond quickly to the needs of the local community of businesses and residents.

*Last Days Shoreditch management team, February 2024*

LAST DAYS, ST MICHAEL & ALL ANGELS CHURCH, LEONARD STREET, EC2A 4QX

APPLICANT SUBMISSIONS

**TAB 6**

**Last Days St Michael's Church**

**Support for New Premises Licence Application**

**From:** [REDACTED]  
**Sent:** 14 February 2024 19:33  
**To:** [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk); [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk); [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)  
**Subject:** Support for Licensing Application at St. Michael's Church

Dear Sanaria Hussain and Kam Adams,

I am writing to express my full support for the licensing application on behalf of the Last Days team at St. Michael's Church. As a neighbor living in the area, I believe that the proposed events and activities will be a valuable addition to our community, creating a sense of togetherness and vibrancy.

I have had the pleasure of learning about the team's vision to enhance the neighborhood through various events such as live performances, dinners, fashion shows, and gallery spaces. They have also assured us that the premises will be operated with professionalism and adherence to strict noise regulations to ensure respect for the surrounding residential area.

We do extensive work in Hackney and the surrounding areas to support community development and activities, we have operated and served many initiatives including food support and education programs. The project at Last Days will incorporate some of these pressing challenges facing our communities, the church will also act as a safe warm space for residents facing challenges.

I believe that the proposed operating hours, as well as the steps to enforce license conditions, reflect a thoughtful approach to balancing the interests of the community and the venue's activities.

I am copying this email to [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) and [Hello@lastdays.london](mailto>Hello@lastdays.london) to ensure my support is formally noted, and I look forward to seeing the Last Days at St. Michaels Church become an integral part of our community.

Warm regards,

[REDACTED]  
CEO/Founder

[REDACTED]

[REDACTED]



From: [REDACTED]

Sent: Tuesday, February 13, 2024 12:47:20 PM

To: [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk) <[Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk)>; [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk) <[Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk)>; [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) <[licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)>

Subject: Endorsement of Last Days' Licence Application: Supporting Community Initiatives

Dear Hackney Council,

I am writing on behalf of Wickers Charity to express our strong support for Last Days' application for a premises licence at St Michael's Church and Yard, EC2A.

As a charity dedicated to tackling knife crime and supporting the community in Hackney, we have had the privilege of collaborating with Last Days on several occasions. We can attest to their unwavering commitment to supporting local initiatives and their eagerness to promote their venue as a space to benefit the community.

Last Days has generously hosted several of our charity events free of charge, demonstrating their genuine dedication to making a positive impact in the borough. Their willingness to open their doors and offer their venue for community use speaks volumes about their values and their desire to contribute to the well-being of Hackney residents.

Furthermore, Last Days actively promotes their venue as a space for community engagement and cultural enrichment, which aligns perfectly with our mission at Wickers Charity. By granting them a premises licence, we can further empower them to continue their invaluable contributions to the community and support initiatives aimed at enhancing the lives of Hackney residents.

We urge you to consider the invaluable role that Last Days plays in supporting local charities and promoting community cohesion when evaluating their licence application.

Thank you for your attention to this matter.

Yours sincerely,

[REDACTED]  
Fundraising Manager  
Wickers Charity

[REDACTED]

**From:** [REDACTED]  
**Sent:** 14 February 2024 18:13  
**To:** [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk); [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk); [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)  
**Cc:** Last Days  
**Subject:** New Venue License

Good evening,

I hope this email finds you well.

I am writing to you in regard to the new venue Last Days in Shoreditch.

With the introduction of this new venue, I believe it will brighten the community atmosphere with various different events planned to draw more people into Shoreditch. I also feel this will improve safety in the area due to increased traffic in a space that is currently rather quiet.

I am confident that this new venue will not only offer greater opportunities for local residents but also foster a more collective community spirit. The conversion of the old church into such a beautiful space presents a wonderful opportunity for more people to appreciate its charm and ambiance.

Thank you so much for taking the time to read this email, and I am excited for a new venue in Shoreditch!

Kind regards,

[REDACTED]

**Community, Membership and Events**

Shoreditch Arts Club

[REDACTED]

**From:** [REDACTED]  
**Sent:** 12 February 2024 17:20  
**To:** [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk); [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk); [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk)  
**Cc:** David - lastdays.london  
**Subject:** Support of Last Day's application

Dear, whom it may concern,

We are a collective of seven Masters of Arts Documentary Photography students, writing to you in support of Last Days at St. Michaels Church licensing application.

We are currently in discussions with Last Days at St. Michaels Church to host a group exhibition in September 2024, which will showcase to the public our two-year-long project endeavours. Our experimental documentary projects address contemporary issues such as climate change, female identity, television and fake news, political power, and the treatment of animals. A gallery space like this offers us, as emerging artists, an unparalleled opportunity to showcase our work to a larger audience and open up discussions within a safe community environment. We are also hoping to hold a symposium of visiting speakers which will be open for free to the public.

You can view more of our work via the following links below:

[mariaquigley.com](http://mariaquigley.com)

[simonaciocarlan.com](http://simonaciocarlan.com)

[portfolio.emmagodfrey.com](http://portfolio.emmagodfrey.com)

[garethdavies.co.uk](http://garethdavies.co.uk)

[a30010426.myportfolio.com](http://a30010426.myportfolio.com)

[instagram.com/veneziarocco/](https://www.instagram.com/veneziarocco/)

[instagram.com/\\_andrezavieira/](https://www.instagram.com/_andrezavieira/)

Kind regards,  
[REDACTED]

**From:** [REDACTED]

**Date:** Wednesday, 14 February 2024 at 18:58

**To:** [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk) <[licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)>, [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk) <[Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk)>, [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk) <[Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk)>

**Cc:** [REDACTED]

**Subject:** License Application

Dear Hackney Council,

I am writing on behalf of Gainsbury & Whiting, a leading creative agency specializing in event production and brand experiences, to express our wholehearted support for Last Days' application for a premises licence at St Michael's Church, EC2A.

Having had the privilege of collaborating with Last Days on numerous occasions, we have witnessed first hand the incredible potential of St Michael's Church as a venue for cultural events and community gatherings. The unique character and ambiance of the space make it an ideal setting for creating immersive and unforgettable experiences.

As an agency committed to pushing the boundaries of creativity and innovation, we believe that Last Days' vision for the church aligns perfectly with our own values. Their dedication to fostering community engagement and promoting cultural enrichment mirrors our own mission to create meaningful connections and inspire audiences through transformative experiences.

If Last Days' licence application were to be denied, it would be a tremendous loss for the creative community in Hackney and beyond. We would be deeply disappointed if we were unable to utilize this exceptional venue for our future projects and events.

We urge you to recognize the invaluable contribution that Last Days can make to the cultural landscape of Hackney by granting them a premises licence for St Michael's Church.

Thank you for your consideration.

Warm regards,

[REDACTED]

**GAINSBURY&WHITING**  
LONDON PARIS MILAN

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 14 February 2024 16:10  
**To:** [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)  
**Cc:** [kam.adams@hackney.gov.uk](mailto:kam.adams@hackney.gov.uk); [sanaria.hussain@hackney.gov.uk](mailto:sanaria.hussain@hackney.gov.uk)  
**Subject:** Support of St Michaels Church Venue Planning Application

To whom it may concern

I am the head of MOBO Unsung and am writing to endorse the team developing the Last Days Venue at St Michael's.

We have worked closely with David and his team at previous venues, delivering a monthly MOBO Unsung event giving a platform to emerging artists who need venues like this to showcase their talent and engage audiences.

After the pandemic, the landscape of live music venues has suffered greatly and we need new venues to fill those gaps. I hope that you see fit to allow this to become a much-needed performance space within Hackney.

Thank you for your time.

[REDACTED]

**From:** [REDACTED]  
**Subject:** "Last Days – St Michael's Church and Yard, EC2A – Support for Licence Application":  
**Date:** 14 February 2024 at 15:39:02 GMT  
**To:** [Sanaria.hussain@hackney.gov.uk](mailto:Sanaria.hussain@hackney.gov.uk)

Dear Hackney Council

I am writing to lend my full support to Last Days' application for a premises licence at St Michael's Church and Yard, EC2A.

The team at Last Days have already demonstrated themselves to be thoughtful neighbours and professional business owners.

I understand the application proposes hours in accordance with Hackney's licensing policy and also note a number of licence conditions proposed with the application. This demonstrates a community-minded approach and I am confident will ensure local residents are not disturbed by Last Days.

I am excited by their programming and hope that Hackney Council grant them a premises licence to help them in their efforts to rejuvenate the church and help contribute positively to the local area.

Thank you for considering my support.

Kind regards,

[REDACTED]

**From:** [REDACTED]

**Sent:** Wednesday, February 14, 2024 8:29 PM

**To:** [Kam.adams@hackney.gov.uk](mailto:Kam.adams@hackney.gov.uk)

**Subject:** Supporting Last Days' Licence Application: Enhancing Cultural Offerings in the Area

Dear Hackney Council,

We are writing to express our support for Last Days' application for a premises licence at St Michael's Church and Yard, EC2A.

As a property company invested in the local area, we recognize the importance of nurturing cultural spaces that contribute to the vibrancy and desirability of the neighbourhood. In recent years, the demand for cultural amenities has grown, and yet the supply remains limited.

St Michael's Church presents a unique opportunity to fill this gap and meet the increasing demand for cultural spots in the area. Last Days' proposal to transform the church into a hub for cultural events and community gatherings aligns perfectly with the evolving needs and preferences of residents and visitors.

Furthermore, the presence of such a cultural venue is not only beneficial for the local community but also adds value to nearby properties. Research has shown that cultural amenities enhance the attractiveness of neighbourhoods, leading to increased property values and a stronger sense of community pride.

By granting Last Days a premises licence, we can contribute to the enrichment of our community and the enhancement of the local property market. We believe that Last Days' vision for St Michael's Church will not only fulfil an unmet need but also elevate the cultural offerings of the entire area.

Thank you for considering our support for Last Days' licence application.

Yours sincerely,

[REDACTED]

Director

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Wed, 14 Feb 2024 at 13:36, [REDACTED] wrote:

Dear Hackney Council,

I am writing on behalf of Digital Art Week to express our ardent commitment & support for Last Days' application for a premises licence at St Michael's Church, EC2A.

Having explored the space firsthand, we are captivated by its potential to serve as an exceptional venue for our digital art events. The unique ambiance and versatility of St Michael's Church make it an ideal setting for showcasing cutting-edge digital artworks and immersive experiences.

Should Last Days' licence application be unsuccessful, it would be a significant loss for our community and the cultural landscape of Hackney. We would be truly gutted if we were unable to host our innovative events in this remarkable space on 23/24th April.

Digital Art Week is committed to promoting artistic innovation and cultural exchange, and we believe that Last Days shares our vision for creating transformative experiences that engage and inspire audiences. By granting Last Days a premises licence, we can ensure that this valuable cultural asset remains accessible to artists and event organizers, fostering creativity and enriching the cultural fabric of our community.

We urge you to consider the importance of Last Days' licence application in supporting cultural initiatives like ours and preserving spaces for artistic expression in Hackney.

Thank you for your consideration.

Warm regards,

[REDACTED]

Founder Move78

Digital Art Week Advisor/Organizer

://jc





Hackney Council Licensing Team  
Hackney Service Centre,  
1 Hillman Street,  
E8 1DY

**14 February 2024**

**Ref: St Michaels Church, Leonard St, Hackney EC2A**

To whom it may concern,

Music Venue Trust is a UK registered charity established in 2014 that acts to protect, secure and improve the UK's Grassroots Music Venue (GMV) circuit. Music Venue Trust provides advice to the government, the cultural sector and the music industry on issues impacting the network of venues and is the nominated representative that speaks on behalf of the Music Venues Alliance, an association of over 800 venues from across the UK.

We write to offer comments to the Hackney Licensing sub-committee hearing in consideration of the licensing application made by Last Days, in order to operate a 650 capacity Grassroots Music Venue at St Michael's Church & Yard in Hackney.

We write in support of Last Day's premises license application. Music Venue Trust is confident that granting this application will strengthen and diversify the cultural provision of the area, boosting the local economy and further cementing London Borough of Hackney's status as the borough in the UK with the most populous offering of Grassroots Music Venues as recognised by Music Venue Trust.

The UK has lost a record number of Grassroots Music Venues in the last 12 months - over 120 grassroots venues (15%) have closed, continuing at a rate of 1 per week. This is catastrophic for local communities, for musicians, for fans, and for the music ecosystem. Every Grassroots Music Venue that closes represents one less place where local communities can access affordable live music, decreased opportunities for new and emerging artists to perform live and fewer opportunities for event professionals to learn their trade. Once venues close they rarely reopen. Music Venue Trust therefore urges the council to support successful business operators who are working to drive the market, taking risks on grassroots musicians and developing the talent pipeline.

Music Venue Trust recognises that GMVs contribute to creating a rich cultural environment for the local community, boost the local economy and increase footfall to high streets. In Music Venue Trust's 2023 Annual Report we announced that GMVs generated 23.5million individual audience visits across the year. GMVs demonstrate enormous contribution to the national economy; in our 2023 Annual Report we were able to publicly report that the total contribution to the economy was over £501 million, and across the UK over 28,000 are employed by the sector.

Having a new Grassroots Music Venue in Hackney is extremely important both for a sense of community the venue brings to its local community and also the mental health benefits of being able to attend and enjoy grassroots arts and music. We know that Hackney Council understands the value of grassroots live music venues, and can see that in its pledge to maintain its reputation as 'the creative heart of London', with a 'cultural and creative economy central to the success of the borough' (Hackney Council Arts and Cultural Strategy 2019-2022).

The Music Venue Trust is satisfied that Last Days would fully promote the licensing objectives if this application was granted as submitted. In our role as sector experts Music Venue Trust is happy to support Last Days in this consultation and we are confident that venue operators will be able to work in partnership with the responsible authorities and ensure the venue operates professionally alongside local businesses and residents.

In addition to this as an arts and cultural venue Last Days would rarely utilise the majority of their licensable hours or indeed operate at 100% capacity for all programmed performances. So it is important

Music Venue Trust, % Strongroom, 120-124 Curtain Road, London, EC2A 3SQ



that Hackney Licensing Committee grant them a premises license for the full hours specified in the application. In respect of any cumulative impact policy considerations for this application, Music Venue Trust experiences that venues rarely operate at full capacities or for full hours. What we have found is that not being able to operate whole premises to full hours means operators risk losing valuable income by being limited in the scope of their programming, rather than actually resulting in increasing footfall in the location over the calendar year. As such, this aspect of the licensing policy would also be unaffected.

It is the aim of Music Venue Trust to protect, secure and improve grassroots music venues, therefore we offer positive support of the application and hope that it is granted as submitted.

Yours sincerely,



Clara Cullen

**Venue Support Manager  
Music Venue Trust**

# APPENDIX B1

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

### RESPONSIBLE AUTHORITY DETAILS

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

### APPLICATION PREMISES

NAME & ADDRESS OF PREMISES	<b>'Last Days'</b> <b>St Michaels Church and Yard</b> <b>Leonard Street</b> <b>London</b> <b>EC2A 4QX</b>
NAME OF PREMISES USER	<b>Last Days Ltd</b>

### COMMENTS

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

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

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

**Police make the following representations in relation to the application for a Premises Licence at Last Days, St Michaels Church, Leonard Street, EC2A 4QX for the following reason(s);**

The application is for a disused church on Leonard Street in Shoreditch. The venue is large with a yard on the Leonard Street side, and doors opening into St Marks Gardens the other side. The application seeks Live and Recorded Music, Exhibition of films and the sale of alcohol from 0900-2300hrs Sunday – Thursday and 0900-0000hrs Friday and Saturday.

The venue has held a TEN before Christmas during which some complaints from residents were received. Police appreciate the concerns of residents about the type of events that would be held at the venue and the management of these, after a string of TENs in the summer (managed and run by a different operator) significantly disturbed them.

Police have met with the applicant on site to discuss access and egress plans, and such things as a smoking area. Police are satisfied at this time that these plans will mean minimal disruption to the local residents, especially those in close proximity to the rear of church. However police do appreciate the concerns of the local residents as to the cumulative impact on the area. Police believe good communication between the venue and the residents may help to allay some of these concerns. I know the venue is in contact with one local resident but think a wider approach may be beneficial.

Police note that the smoking area will be contained within the sites yard and therefore will not impact on the local road or path through the park, however Police would ask that the number of smokers is limited after 9pm by way of a condition to minimise any impact on the local residents on Leonard Street.

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

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

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

More communication with local residents, perhaps inviting them to the venue and showing and discussing the plans with them.

A condition re smokers

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

# APPENDIX B2

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

### RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	David Tuitt
TELEPHONE NUMBER	020 8356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

### APPLICATION PREMISES

Premises	Last Days St Michael's Church and Yard Leonard Street London EC2A 4QX
Applicant	Last Days Ltd

### COMMENTS

I make the following relevant representations in relation to the above application at the above address.

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

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

I write to make a representation in response to this application. I am concerned that there may be a negative impact on the promotion of the licensing objectives if the application is granted given the characteristics of the area. In particular, the prevention of crime and disorder and the prevention of public nuisance. I have been copied into a number of representations made to the Licensing Service by residents living close to the site.

The premises is within Shoreditch where newly commissioned research on behalf of the Council shows that the area suffers from the negative cumulative impact as a result of the large number of night-time, licensed venues in the area. These impacts include:

- High levels of crime, such as thefts, robberies and violence
- Significant levels of on-street urination
- Large numbers of calls to the London Ambulance Service

Although data suggests that crime and ambulance calls have fallen since 2019, the level remains higher than in other parts of the borough. Additional hours could add to these figures given the fairly prominent location of the premises although it is noted that the hours requested are relatively modest and within the hours set out in the 'Core Hours' policy (LP3).

I undertook a site visit along with PC Amanda Griggs on Friday 2nd February 2024 where we were given a tour of the site and shown further plans. The applicant and their representative explained that the intention is to operate the premises as a hireable space for up to 600 persons for activities typically associated with 'event spaces' of this nature. For example events such as weddings, birthday parties, concerts, exhibitions and conferences. Some events will only be accessible for private (non-public) and others publicly accessible. The Yard area would be limited to use as a smoking area. Further parts of the site are ongoing restoration and an outbuilding is to be constructed for use as a toilet block.

I am aware that there is a currently planning consent (ref: 2021/0537) - Erection of five storey (plus basement) building (Use Class E(g)) on land to north of the former church; works to former church including removal of existing internal structures and erection of new partial mezzanine floor and new entrances.

I have seen correspondence which suggests that the applicant will seek planning permission to change the use from consented office to event space. However, the current status of this is not known. It should be noted that the Grade I listed status of the building means that there are likely to be additional steps in any planning process. It should therefore be noted that LP5 (Planning) states the following:

#### **LP5 Planning Status**

Licence applications should normally be from premises where:

- (a) The activity to be authorised by the licence is a lawful planning use or is a deemed permitted development pursuant to the General Permitted Development Order (1995) as amended.
- (b) The hours sought do not exceed those authorised by any planning permission.

The Licensing Authority may take into account the lack of planning permission or an established lawful use in deciding whether there is likely to be any harm to the licensing objectives.

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

The Licensing Act 2003, guidance issued by the Home Office under s182 of the Licensing Act 2003

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

Further discussion with the applicant in relation to additional conditions and scrutiny of the application by Licensing Committee members.

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

14th February 2024

## Premises Licence application "Last Days" St. Michaels Church & Yard Leonard Street EC2A 4QX

1 message

24 January 2024 at 14:58

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

Cc: [REDACTED]

Hello

### Premises Licence application "Last Days" St. Michaels Church & Yard Leonard Street EC2A 4QX

On behalf of the residents of [REDACTED] Leonard Street EC2A [REDACTED] I wish to object strongly to the application for a Premises Licence for St Michael's Church.

A general objection is that the proposed licence holders are new, with no track record. The building will be undergoing a major re-development in the near future and so this will not be a long term venture and so there will be no pressure for Last Days (the applicant) to conform to any reasonable conditions or restrictions. Last Days is an amusing but knowing name.

Specifically:

The provision of yet another loud, all day/late night venue is not promoted in the Local, Regional or National Planning Policy. Indeed, the site owners own Planning Statement of February 2021 makes a great deal of the high quality offices, mixed use spaces, restoration of the interior of the St Michael's Church.... There is no mention of all day/late night leisure proposals.

The area is known for being saturated with similar venues. This will merely add to the noise, light and general environmental pollution that will go with such a venue – music, light, litter, bottle collection, delivery vehicles and human traffic. This will, in particular, be a huge disruption and loss of amenity or those living close-by, both on Leonard Street and Luke Street.

A quick glance at the submitted application plan will reveal small, temporary kitchen and toilet areas and a small bar serving area – none of this indicates a serious operation but a temporary pop-up, hoping to make some fast money before the re-development takes place. [I was a Licence holder at several venues in Hackney from 2000-2015 so do have some knowledge).

The leisure economy has added greatly to this area of Shoreditch (and Hackney) over the past 25 years but I suspect it is over-saturated and the addition of such a temporary set-up will cause far more disruption than it will do good.

Rgds

[REDACTED]  
Leonard Street  
EC2A [REDACTED]



**LICENECE OBJECTION - ST MICHAELS CHURCH, LEONARD STREET EC2A 4QX**

1 message

27 January 2024 at 07:55

To: "Kam.adams@hackney.gov.uk" <Kam.adams@hackney.gov.uk>, "Sanaria.hussain@hackney.gov.uk" <Sanaria.hussain@hackney.gov.uk>, "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Cc: [REDACTED]

FROM:

[REDACTED]  
Flat [REDACTED] Leonard Street

London EC2A [REDACTED]

**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

Dear Sir/Madam,

I am writing to object to the application for a live entertainment and alcohol license for St Michael's Church & Yard, Leonard Street submitted by Last Days Limited. I am a resident of Leonard Street in the adjacent building (numbered [REDACTED] Leonard Street), and ***I believe that granting this license would have an adverse effect on the promotion of one or more of the licensing objectives.***

Those cc'd include residents of [REDACTED] Leonard Street and the owners of Passione Vino, Zapote and the retail/residential property adjacent to Passione. They are copied for information only, and will no doubt make objection to the application in their own terms.

**Background**

For ease of reference the licencing objectives are:

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

The application is for:

- opening hours 09.00-23.30 (Fri/Sat 00.30)
- alcohol 09.00-23.00 (Fri/Sat 00.00)
- live music 09.00-23.00 (Fri/Sat 00.00)
- recorded music 09.00-23.00 (Fri-Sat 00.00)
- extended Sunday opening on Bank Holiday weekends to 00.30

On the face of their application (given the exceptions that are stated in the application template) the intention is to host live performances to more than 500 people.

The Last Days application states that pedestrian access and its main entrance are to be via Mark Street Gardens. I believe these are currently closed at night so this needs investigating.

### **Hospitality in the immediate vicinity**

-

The only hospitality in the immediate vicinity comprises:

- Zapote – a fine dining Mexican restaurant lauded by the likes of The Guardian
- Passione Vino – an up market fine wine retailer and wine bar lauded by the likes of FT and GQ
- Photobook Café – a photography themed café/bar on the corner of Leonard Circus that attracts a sophisticated and respectful clientele.
- Basement studio and event space next to Photoshop – no noise pollution but there has been anti social behaviour associated with events which residents have on occasions reported.

Each of these (save the Basement studio) has terrace dining/drinking facilities to some extent or other:

- Zapote is a restaurant – this is under 68-72 Leonard Street – it serves alcohol and has licenced summer seating for perhaps 20 persons. Zapote management agreed as part of their consultation that noise levels would be moderated by keeping the tables as often as possible to two-person seating. If noise levels get excitable their waiting staff tone it down immediately. No noise pollution.
- Passione Vino – virtually opposite the Church but a few doors down, has seating outside its shop window for perhaps 6 people. No noise pollution.
- Photobook Café – a café serving alcohol that faces Leonard Circus. Seating outside for perhaps 40 persons. Recorded music piped to the area immediately outside café and is inaudible 2-3 m either side. No noise pollution.

In short these are well-managed operations respectful of their surroundings, with high reputations and sophisticated clientele, in keeping with the residential nature of their immediate surroundings. And most critically ... no noise pollution.

### **My objection to 'The Last Days' application**

I have lived in the area since 2009, moving to Leonard Street in 2011. I am proud to live in a great Borough with a fantastic arts and hospitality culture. Whilst I supported the licence for on-street dining for Zapote (after much discussion and suggestions for noise mitigation which Zapote accepted and acted upon and then conducted themselves with full consideration of residents), the granting of a live music licence (or even a bar licence) to the adjoining Church property has no legitimacy in a residential area.

Whilst much of Leonard street is purely commercial, this area of Leonard street (just East of Paul Street, and its surrounding roads (Luke St and Mark St)) is predominantly residential. If it were otherwise, I would not object. But the immediate area to the Church is RESIDENTIAL. And in the same way that a simple bar licence for the Zapote premises (as opposed to restaurant licence) would be unacceptable to residents of 68-72 Leonard Street, so too such a licence for the Church. And so too therefore a live music licence for the Church.

The proposed development and use of the Church as a flexible business conference venue appears to have been wholesale abandoned. This is how the project was marketed. In its stead, what is now proposed has no connection with business use/conferences but is a full-scale live music venue 7 days a week 09.00-23.30 (and 00.30 on weekends), for >500 persons, serving alcohol all day. The activity proposed has zero relevance to the business use promoted during the planning process see how licensing such premises as desired would have any level of acceptability to local residents. On the other hand, I am sure that

the granting of such a licence would be lapped up by the hoards of revellers who DO NOT LIVE IN SHOREDITCH, AND DON'T PAY LOCAL TAXES, and who swarm into Shoreditch from neighbouring parts of London.

Neither the owner/developer's/tenant's economic position, nor the appreciation for a music venue by out-of-town revellers, are cause to grant the licence sought. The Licensing authority's duty and obligation are to its residents and its taxpayers generally.

Specific details of my objection are as follows (using the numbering above to highlight the relevant licencing objective):

- [1,2,3,4] the **venue is located in an area where the immediate primary use is residential**; namely apartments opposite the venue, apartments adjacent (68-72 Leonard Street), Mark St and Luke St.
- [3] there are **no live music venues in the immediate vicinity** and therefore currently no cause for groups to gather socially in and around this residential area. Other venues are bars and/or restaurants with a flow of customers (whereas the Church will generally have fixed arrival and departure times for its customers determined by live music performances). And please note, in case it is raised, that the church on Leonard St the subject of the application, is not a Church like that in Spitalfields, or that in Hackney (which both host live music), or say Union Chapel in Islington these churches have substantial space around them and no immediate residents suffering noise pollution. The Church on Leonard Street sits firmly ensconced in its residential environment. It touches all around it.
- [1,2,3,4] before we even consider the changed area dynamic of a bar and live music venue at the Church, the **area already has a history of some anti-social behaviour related to the basement bar adjacent to Photobook Café**. Granting the license sought by the applicant would exacerbate the problem. Reports of this anti-social behaviour have been made intermittently to the relevant authorities. It has consisted of anti social behaviour of attendees to events at the basement premises on Leonard Street circle (adjacent to the Photobook Café) and disturbance from people using the street to park (playing incredibly loud music from their cars, occasionally harassing passers-by) and people selling drugs. This anti-social behaviour appears to have reduced of late.
- [1,2,3,4] the **area would become the subject of alcohol fuelled social gatherings 7 days a week** as people arrive for and leave gigs at the venue, with a proposed 00.30am finish time disrupting the street café scene and otherwise generally peaceful environment;
- [1,3,4] **which entry/exit to and from the venue?**
  - the application states that this is to be through the gardens off Luke Street known as Mark St Gardens. Given these gardens are closed at night and given the venue's current main access is off Leonard Street, I believe this position needs to be queried by the licensing authority. How would this be policed/enforced? Regardless, there is real risk of disturbance to residential and business neighbours whether the entrance/exit to the venue is off Leonard Street or Mark St Gardens created by crowds hanging about/meeting/loitering at Mark St Gardens and the entrance to and in the front yard facing Leonard Street.
  - how is entry to the venue proposed to be managed? **Security?** Age checks ? **where will queues form?** On Leonard Street? On St Marks Gardens? Passione Vino, Zapote, Photobook don't require security. To permit a business into a residential area that requires security appears by definition to be counter to the community ecology of a residential community.
- **Mark St Gardens:**
  - [3] **as a place of respite and solitude would be destroyed:** Luke Street and Mark Street are lined by residential properties with residents (as well as visitors) enjoying the solitude the gardens bring to Shoreditch's otherwise very urban environment. The gardens would be the route for a continuous throng of customers entering and leaving the venue, and potentially gathering there.
  - [1,2,3,4] **as a place where parents/teachers take their kids/pupils** – would need to be abandoned.
  - [1,2,3,4] **risks becoming a place for consumption of off-licence alcohol before and after gigs.** This is a European habit that seems to have become endemic in London as revellers consume cheap off licence alcohol on the street before entering venues. When the venue is smack in the centre of a residential area this is a serious issue. What possible control could be put on this by the venue and/or licensing authority?
  - [1,2,3,4] **risks becoming a no-go area** especially in the balmy light summer months when use of outdoor space is at a premium – not just because of noise pollution, but people pollution. People not there to relax in the garden but who are finding themselves there as a product of attending a gig at the church. Fag in hand. Bottle in hand. Maybe illicit substances in hand too. Its off the beaten track. Not on the beat. A little like Leonard Street generally. It's why there is already some anti-social behaviour around Leonard Street. We don't wish anti-social behaviour to be added to by granting the licence the applicant seeks.
- [1,2,3,4] there is a real **risk of inbound traders of illegal substances**, as has been the case around establishments like XOYO. That club has had to invest in a substantial and visible 'on street' presence to shepherd its clientele and prevent such activities. That such an area as Mark St Gardens and Luke Street might need such a presence is concerning and would very much spoil the residential environment.
- [3] **noise pollution:**
  - [3] **Church premises unsuitability:** St Michaels Church is an old building. It is unlikely to have any soundproofing appropriate to the venue being used for live music (as opposed to use as a church or reclamation centre – its previous two uses). This issue is of course compounded if the music being played is amplified. Even if

unamplified, whilst I am unclear as to the numbers permitted entry for H&S but the application implies >500 revellers, the disturbance from revellers cheering a music performance would likely be a nuisance even if the music were not.

- o [3] **urban environment and hemmed in nature of the Church means that sound is contained and its potential to pollute exacerbated** the built up environment around the Church means that it would be far too easy for noise pollution to permeate the surrounding residential spaces.
- o [3] **work from home:** the residential units at [REDACTED] are work/live accommodation. I work extensively from home, often late into the night. My office is at the rear of [REDACTED] Leonard Street facing the Church (and separate from my "living" area which is at the front and faces Leonard St). Any noise emanating from the Church relating to hospitality/events would be a huge disturbance to my ability to work, as required by planning. I spend many hours on calls, virtual meetings and so forth, and granting this licence would simply ride roughshod over a) the intentions of the local planning authority and b) my ability to work from home peacefully and without disturbance. This surely cannot be what the licencing authority intends?
- o [3] **disruption arising from previous events:**
  - around 17 of December of 2023 (for which a temporary licence had been granted) I am informed by residents that this resulted in totally unacceptable noise pollution for both [REDACTED] Leonard Street and for buildings across the street with absolutely no recourse for the issue to be resolved. I was overseas and missed the notification of the application for said licence, and the event itself – otherwise I would have objected at that time.
  - there have also been other instances where the front courtyard or a small part of it has been used for cooking and drinks with music heard. I can't comment on whether this was licenced conduct or not. Or whether it was personal use or commercial enterprise. There seemed to be few people involved and it was always late at night (after 11pm). Music seemed to emanate from a portable music player of some sort. But even this activity disturbed the peaceful occupation of my property. Even this relatively low-level noise meant that I could not sleep with windows open, and even when shut, it was still a disturbance. A live music venue would shatter the peace of residents in a profound manner and constitute an horrendous nuisance. Use of the venue as a bar would also do likewise even without live music.
- o [3] **provision 12 from the Licence's appended schedule** ("*No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance*"). Does this cover music? I imagine it must do, but its absolute nonsense to believe that a live band playing in the church would not be heard and constitute a disturbance to neighbours. If so, how is that monitored? What level of disturbance constitutes a "nuisance"? The bar should be low – this is a residential area. Any disturbance of the peaceful occupation of one's residence by a non-resident activity that is entering the community should be a nuisance.
- [3] **light pollution** – its not clear what is planned, or whether Church windows are intended to be blacked out, however there is a real risk of light pollution into windows facing the Church arising from stage-lighting.
- [3] **late operating hours:** the operator proposes licencing hours well past normal sleeping time. Accordingly, loud noise arising from:
  - o music being played at the venue;
  - o permitting attendees to leave and re-enter; and
  - o revellers arriving and departing the venue in concentrated masses to attend gigs,

will likely severely disrupt the peaceful occupation and sleep of the various residents of Leonard Street, Mark St, and Luke St. Many bedrooms face the church (built this way, as it is much quieter than the already noisy Leonard St (during "night out" hours)). Permitting this licence would likely render any attempt to retire for sleep before the venue closed redundant, and to the extent not so, would certainly eliminate the ability to open windows as the noise pollution, already likely to be severe, would become impossible. On like point, the noise disturbance would render the normal peaceful occupation of my property before retiring for the night, polluted by noise to an unacceptable level.

I may have missed it, but as indicated above, I couldn't find any reference to the capacity of the venue when used as a bar or for live music.

I comment on the "Proposed Conditions" in the licence application as follows:

- Condition 1 – will this cover the yards front and rear? And Marks Gardens? If complaints arise it would be helpful for there to be CCTV evidence
- Condition 3 – how long is this licence for? It would appear to be a Premises licence and therefore is intended to simply run its course.
- Condition 5 – this is a nightmare for residents. Not just noise pollution, but the risk of concentrated smoking areas polluting air that is dispersed to residents' homes, especially those immediately adjacent.
- Condition 6 – how is this proposed to be monitored?
- Condition 8 – too little too late?
- Condition 9 – what is the proposed minimum age for entry?
- Condition 11 – where is this to be deposited? What also of attendees who litter Mark St Gardens?

- Condition 12 this is meaningless as drafted:
  - What is 'nuisance' to mean? Who defines this? Is this nuisance that is subjective by reference to the proximity of residents or nuisance regarding DB emitted in general and acceptable (or not) in health and safety terms? Has any sort of noise pollution / attenuation study been done? Are there to be noise level restrictions (e.g. DB recorded outside the building ) attached to the licence over and above which there will be an automatic termination of licence on breach? The real issue here is that this would need to be so low, and the building soundproofed to such levels to achieve it, that it probably makes granting the licence redundant from a practical perspective;
  - In context: as residents in the same block (██████), if we hear a neighbour emitting noise that is disturbing us, it is our practice to politely engage with our neighbour and for the volume to be reduced or the action causing the disturbance stopped, so that there is no disturbance. In the context of a live music venue, when watching TV, or entertaining guests, or sleeping it doesn't take much for such a disturbance to occur. Imagine therefore the desperation that will be felt by residents when an authorised live band cranks it up next door, is within "acceptable" decibels, but to any reasonable thinking resident, the resident is suffering a nuisance and they have no one to turn to or ground to object. Even if officials listened, the likelihood of the licence being revoked at speed is next to zero.
- Condition 13-17 – how will this be monitored? What would be the action if were able to show breaches? Would this be a slap on the wrist or revocation? If a slap on the wrist how many breaches determines revocation? More particularly, this is a residential area or otherwise peaceful gardens – we don't want groups of smokers spoiling the environment.
- Condition 18 which window and which kerb?

I have seen ██████████ objection dated 24 January 2024 and concur with his assessment also. He makes some excellent points regarding planning, but also the sentiment implicit in 'The Last Days' as a name for a venue. The terms of ██████ objection should be deemed included in the terms of my objection here presented to you.

### In conclusion

- I would like to ***request that the licensing authority take my objection into consideration when making a decision on this application.*** It's not for me to second guess the outcome of your deliberations. But given the above, and objections that you will have received (be receiving) from other residents, it is unthinkable that granting a licence for alcohol and/or live music for the Church could be considered a responsible action by the licensing authority.
- I believe that the application should be summarily dismissed. However, ***If this is not the licensing committee's view, and the matter goes to a committee hearing, I place you on notice that I require to attend that committee hearing in person to make the case for my objection and make examination of the applicant.*** I believe this will also be a requirement for other residents of ██████ Leonard Street and other residents and small businesses. Given that we are a collection of working residents/businesses, with various business/travel obligations, there will need to be some flexibility as to the timing of such a hearing.
- ***This is a critical matter for residents regarding not just our ability to live peacefully in our neighbourhood or operate small businesses in the immediate vicinity of the church venue, but also in relation to our ability to work from home in designated work/live planning consented homes.***
- To be clear as to the interest/risks being decided upon by you:
  - for the applicant, ***it's a roll of the dice. A roll of the dice on whether it can win its licence. So what, if in doing so, it decimates our community and our living and working environments, right? The applicant's application is combative: challenging the long-standing rights and liberties of residents who live work and spend in the local economy. The application is shockingly light on appreciating the nature of the community in which it seeks to operate. There is simply no anticipation that there might be any objections – the application doesn't make reference to any of the concerns raised above or attempt to see these off or mitigate. The applicant is armed with lawyers, no doubt hankering after a technical victory. But there is nothing technical about what is at stake. What is at stake is the ecology of a local community of businesses, hospitality, and residents. Yes, I get that the applicant is taking a risk. But it's the applicant's choice to have done so. Here. In this location. And here's the thing - if the applicant fails here, it lives to fight another day. Somewhere else. Perhaps somewhere more appropriate. No such second chance for any objectors to this application. We lose, its game over.***

- For the residents, *if our objections fail and the licence is granted, there is no second chance. Our delicate community ecology dead. If our objections are rejected, gone are the liberty and freedom to live and work without undue disturbance/nuisance in the homes in which we have invested. Gone will be the relative quiet of Leonard Street and the enjoyment of drinks on the patio of Passione Vino. Gone will be the delight of supper on the summer decking of Zapote or just chilling in Mark St Gardens .. without the incessant interruption of whatever might be playing that night at the Church. Gone will be the simple pleasure of opening our church-facing windows regardless of London's oppressive summer heat. All gone ...*
- *If the application succeeds, please know that you will have consented to a commercial battering ram smashing into the very heart of Leonard Street's delicate social and business ecology. There exists today an ecology where the whirring real-life cogs of its businesses, retail and hospitality offerings, and the well-being of its residents have worked and continue to work in harmony. Not always perfect harmony, but a harmony we can all share, embrace and enjoy.*

*Are we really going to let our existing, hard earned, evolving community ecology be shattered to satisfy a roll of the dice by yet another outlier riding into town with yet another live music venue?*

*I urge that the application be rejected.*

Thank you for your attention to this matter.

Please can I have formal acknowledgement that this objection has been received by you.

Sincerely,

██████████



**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

1 message

12 February 2024 at 15:48

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>, "Kam Adams (Cllr)" <kam.adams@hackney.gov.uk>, "Sanaria.hussain@hackney.gov.uk" <Sanaria.hussain@hackney.gov.uk>  
Cc: [Redacted]

Dear Sir/Madam

**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

Further to my objection dated 27 January attached, I would like to incorporate the objections stated in the email of [Redacted] below as if the same were fully restated in this email to you, and therefore forms part of my objection (including the photographic documentary evidence that [Redacted] presents within the body of the email below).

Given the right of way is critical to access to the property via Mark Street Gardens (its stated in the header as access via Mark Street Gardens) we would have thought it fundamental that the owner of the Property demonstrate it is able in law to both use the property for its proposed user pursuant to planning legislation, and that its title is clear in this regard with regard to use of the property as event space and use of the right of way.

I raise this because it is unclear the basis on which the owner of the Church is able to use the right of way over Mark Street Gardens for use of the property as event space. A cursory examination of the title does not appear to give the Property sufficient rights. The right of way as expressed on their title "*may be limited by the nature of the user from which it has arisen*". It has never been an event space. And certainly, there is no right to queue and obstruct the use of the gardens.

If they do not have such legal right of way to queue or for access egress as an event space then this drives a coach and horses through the applicant's application.

Regards

[Redacted]

From: [Redacted]  
Sent: Monday, February 12, 2024 12:43 PM  
To: meohilliermp@parliament.uk  
Cc: [Redacted]

**Subject: St Michael's Church, Leonard Street, EC2**

12 February 2024

Dear Dame Meg Hillier,

Alongside fellow constituents who have already contacted you I am writing to ask for your help to support residents and business in South Shoreditch in objecting to the license application for **Last Days Ltd, St Michael's Church and Yard, Leonard Street, EC2A 4QX. Application for a premises licence for live and recorded music, sale of alcohol.**

This location is an unsuitable venue for the large numbers of people coming to live events organised at this venue. St Michael's Church is located in a close community of residents living in a network of small streets that are unable to cope with high volume crowds >500 people. It is also unsuitable due to the detrimental effects of noise pollution, safeguarding issues and crime/anti-social behaviour that would impact this residential location. Local residents and local businesses are together in raising our concerns and objections about this licence application.

I live in the next street parallel to Leonard Street at Victoria Chambers (60 x flats) which backs onto the Church and the events held there before Christmas 2023 in my view breached the Hackney licensing guidelines on prevention of crime and disorder; public safety; prevention of public nuisance and protection of children from harm.

Photographs of the TENS events already held at the Church clearly show the adverse impact:

- Queues of people lining up using the park paths and blocking park gate entrances and exits.
- Queues of people lining up outside the homes of people in Victoria Chambers (Mark Street).
- Anti-social behaviour/crime of metal bollards being uprooted from Mark Square and dumped (16.12.23).







**Public Safety:** The venue encourages large crowds to gather and line the streets outside the venue (see above photos). This is part of their marketing modus operandi – to build up tension, anticipation. However, hundreds of people crowd the streets, blocking paths, everyone getting stressed. All of which can lead to safeguarding issues for residents living nearby. Additionally, the Church venue has been using an entrance in Mark Street Gardens, a public park, which clearly disturbs other people's experience of using the park. The park gates are locked by Hackney Council each day, the venue would be using the park out of hours. The gates were put in around five years ago due to public safety issues (drinking/drug taking/loud noise/disturbance/anti-social behaviour late at night). This raises real concerns if the venue is going to use this entrance as a way of getting into/out of the venue when the park would normally be closed.

There are three schools nearby (Lyceum School and Montessori School on Paul Street, and City Foundation on Cowper/Leonard Street) which use the park for recreation/sport and events at this venue deprive young people from using this green resource. Local residents and others who use this amenity would also be impacted. On Epworth Street there is social housing flats for vulnerable people run by Habinteg who also use the park. Hackney Council's own website description describes it as having 'lots of quiet places to sit and relax', which would not be the case with hundreds of people queuing, leaving and arriving. Quote from Hackney website:

'Mark Street Gardens is a hidden gem in walking distance from the hustle and bustle of Great Eastern Street, with lots of quiet places to sit and relax. It's a series of small spaces with winding earth paths, providing areas of lawn, shrubberies and flower beds with aromatic plants, and a pergola in the centre of which is a stone monument. The park holds a [Green Flag award](#). Green Flags are given to the best green spaces in the country and are awarded each year to make sure the quality of the green space remains high.'

<https://hackney.gov.uk/mark-street-gardens/#history>

**Prevention of Public Nuisance:** At events previously held by the venue, we could hear amplified music and singing from afternoon to evening. We were being kept awake at night – these stresses affect residents' health and wellbeing and ability to undertake a normal life due to this noise pollution. The Church is Grade 1 listed, it is large and cavernous, sound is not contained within its walls. What Last Days are proposing is very far from the 'work campus' that planning was given for the venue.

**Protection of Children from Harm:** All of the above points contribute to serious safeguarding concerns for the children who live in this area. At Victoria Chambers and in neighbouring properties we have primary and secondary school age children and babies living here. To have this disturbance on a regular basis would be highly detrimental. In our building we also have doctors and teachers living here, younger and older people who all work and contribute to society and whose wellbeing and health will be adversely affected by the disorder, noise and disturbance this venue will create. The wider social, wellbeing needs of Hackney and Shoreditch constituents and businesses in this location are not being served by granting this licence.

In my view as a long-term Hackney resident living in this neighbourhood the church venue is entirely inappropriate for large live events. The real concerns of local residents need to be responded to. Your voice on how hundreds more people in these small streets will impact Hackney's own licensing guidelines related to crime, anti-social behaviour and safeguarding would be a great support. There is no case to argue that the venue is providing a 'needed resource for the area' as we all know that Shoreditch supplies multiple alternatives.

Thank you.

– Additional photographs of the effects of anti-social behaviour in the area of Luke, Paul, Leonard, Mark, Tabernacle, Scrutton and surrounding streets in the immediate vicinity of the Church (2022–24)







## Objection to premises licence application - last days / st michaels church EC2A 4QX

1 message

27 January 2024 at 11:41

To: "Kam.adams@hackney.gov.uk" <Kam.adams@hackney.gov.uk>, "Sanaria.hussain@hackney.gov.uk" <Sanaria.hussain@hackney.gov.uk>, "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

(please confirm receipt)

I wish to express my strong objection to the Premises Licence for "Last days - St Michaels Church, Leonard Street, London EC2A 4QX"

I wish to attend any subcommittee on this issue, so please let me know by email at [REDACTED] in advance of any such meeting.

My objection points are based on:

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

In general, my concern has to do with an event space that will likely create noise and light pollution, generate disorder, make mark square unsuitable for children, and increase crime, severely disrupting what is for now a residential / work area.

Please find below specific areas of concern, with the numbering highlighting the affected objection points above:

- [3,4] **Premises suitability regarding soundproofing:** St Michaels Church is an old building, with likely little to no soundproofing, especially when talking about amplified music. Previous events around 17 of December of 2023 (for which a temporary licence had been granted) created loud noise both in our building, and in buildings across the street.
  - Has any sort of noise pollution / attenuation study been done?
  - Are there noise level restrictions (e.g. DB) attached to the licence?
  - In particular, does the provision 12 from the appended schedule ("No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance") *cover the noise emanating from the music itself?* If so, how is that monitored? The previous event for which a temporary licence had been issued created a nuisance for several of my direct neighbours (I was out of town that weekend so can't report directly).
  - Noise pollution would:
    - Disrupt sleep
    - Disrupt work from home
    - Harm children (e.g. not permitting necessary rest during the day/night).
  - Forcing us to keep our windows closed in an attempt to attenuate some of the noise would create unbearable heat in the summer, or increased costs (and environmental pollution) for those who are lucky enough to have conditioned air.
  - The appended schedule doesn't seem to have any provision for noise complaints emanating from the events, or noise reporting during events.

- [3] **Light pollution** during night hours: Events will likely have light effects (including strobing / flashing), which will end up reaching our homes through the church windows, disrupting sleep, work, and normal enjoyment of our homes.
- [3] **Smells:** Food trading in the courtyard could mean smells, forcing us to keep our windows closed, which is not bearable in the summer.
- [1][2][3][4] **Disruption of peace in mark square garden.** Mark square gardens are used as a haven of peace to get some fresh air, and by children.
  - Noise would severely disrupt that
  - This would likely be a spot attracting revellers, as well as drug deals, disrupting safety, and making this an *unsuitable place for children*. Kindergardens / pre-schools would likely no longer be able to take children for some green space / fresh air.
  - These negative effects would be amplified with the queues / exits for the events, given that the entrance/exit is on the gardens.
- [3] **Entrance in square gardens:** The planning application has the entrance in mark square gardens. In addition to the points above:
  - Do we expect the queue to take up public space in mark square gardens?
  - Will there be barriers put in place?
  - The gardens are normally closed at night. In fact, this didn't used to be the case when I moved to the area (in 2012). Noise would routinely emanate from the gardens, until the night closure.
  - Large capacity events could bring hundreds of people queuing in the gardens.
  - Note that many bedrooms face the gardens. At least some homes around the gardens will have been designed so that bedrooms face the quiet gardens, which would likely become the loudest part in the area.
- [1][2][4]: **Large events would certainly attract drug dealers** (which we can already witness), due to Leonard Street / Mark square being low traffic, and less patrolled. Drug smells are a daily occurrence in the gardens, indicating that this might be a "safe space to consume", but would be made even worse. Secluded corners are ideal for drug deals.
- [1][2][4]: **Quiet and lowly dim areas becoming unsafe** due to drunkenness, drug deals, and criminals trying to take advantage of drunk people. E.g. Mark square, Blackall street, Willow street, Paul Street, Ravey Street, Luke street.
- [1][2][3][4] **Operating schedule:**
  - Late hours: The application includes hours well past bedtime, which would impact sleep.
  - Office hours: The application includes "all work day" hours, which would impact those of us working from home
  - Children hours: The hours would overlap with the times at which many parents take their children to mark square.

Regarding the track record of the applicant, is this the same "last days" as the "last days" that ran a food & drinks market on Great Eastern Street? I've been there, and it was loud. While that venue was possibly in a less residential area, have there been complaints associated with their use?

Flat [REDACTED] Leonard Street  
London EC2A [REDACTED]

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**Objection to application**

1 message

27 January 2024 at 18:33

[REDACTED]  
to: licensing@hackney.gov.uk

To whom it may concern

As a resident at [REDACTED] Victoria Chambers, i hereby write an objection to the license request for the property at St Michaels Church and Yard, EC2 4QX , on grounds of public noise and nuisance, public safety, and the cumulative effect of too many bars in a quiet residential area.

Regards,

[REDACTED]  
[REDACTED] Victoria Chmabers, Mark Street, London EC2A [REDACTED]

**Disruptive late night & alcohol license application for St Michaels Church**

1 message

27 January 2024 at 21:18

to: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear all,

I hope this email finds you well. My name is [REDACTED] and I am a resident of Mark Street. I am writing to urgently express my concerns and objection regarding the recent approval of the late night music and alcohol consumption license in St. Michaels Church on our street.

Our street, being without an exit, has unfortunately become a hotspot for various disruptive activities. Residents, including myself, have had to endure disturbances such as public consumption of drugs and alcohol, loud music from parked cars outside of our windows during working or late night hours, and even witnessing illicit and illegal drug use on our street on a weekly basis. These incidents are also present in Mark Square. I have already reported the lack of safety due to loud music and drug abuse in Mark Street to the Hackney Council in September of last year under the 'Report a problem - Fix my street' platform (reference number: 5005017) although no action has been taken.

These ongoing challenges have left us feeling hopeless when it comes to ensuring the safety and well-being of our community. Our sleep and refuge is constantly being subverted. Introducing a new venue with extended hours and alcohol consumption next door will undoubtedly exacerbate the existing problems we face.

Mark Street Gardens is also a place where residents and people from the public in general enjoy as a quiet go-to place to escape from the busy city nearby. Often you'll see the park filled with people relaxing, having a quick lunch or taking their children. I highly doubt this will be the future scenario given that safety levels are now questioned due to the increase of alcohol consumption in its premises.

I am deeply concerned about the potential escalation of disruptive behaviour, noise levels, and safety issues with the approval of this new license. The current state of our street poses a threat to the peace and security of us residents, including children, and introduces another source of late-night activity, only adding fuel to this already serious and unsafe situation.

I implore the council to reconsider the decision to grant this license and to take into account the real and tangible threats to the safety and quality of life for the residents of our street.

I appreciate your attention to this pressing issue and your commitment to ensuring the well-being of our community. I am hopeful that, with careful consideration, we can find a solution that protects the interests and safety of us residents.

Thank you for your time and understanding.

Kind regards,  
[REDACTED]



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**Re: Objection - Last Days, St Michaels Church & Yard, EC2A EQX**

1 message


28 January 2024 at 15:14

[Redacted]  
to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

[Redacted]

[Redacted]

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 **Last Days, St. Michaels Church & Yard EC2A 4QX Objection.docx**  
26K

Dear Councillors,

I am writing to object in the strongest possible manner to the proposal to extend the license at Last days, St. Michaels Church & Yard, Leonard Street, EC2A 4QX.

I'm sure both you will be conscious that both my wife and I have written objections to other recent license and planning applications. This feels relentless and exhausting to continue to write objections to justify a fair and peaceful balance between residential and commercial. The fact license applications continue to be processed and require objection given the volume of licensed premises in this vicinity and the cumulative impact of anti social and public nuisance is in my opinion ludicrous.

Please not only reject this application, please find a way to block future applications to enable the tiny amount of peace residents within Leonard Stree have, t to be maintained.

SPA context:

This location is right next to the Griffin Pub & three blind mice, which are all located in a part of Leonard/Ravey street and no more than a few hundred yards from Book Club on Leonard Street. Residents, supported by our ward councillors, have submitted evidence numerous times over the years to confirm the huge negative impact these licensed premises have had in this quiet area of Shoreditch. Councillor Plouviez was previously aware of submitted examples, and Councillor Sellman committed to Feryal and residents that the SPA boundary would be reassessed due to the fast-developing nature of our streets. This was never progressed to my knowledge, but must immediately be brought back to front of mind.

In addition to the large/established venues - there has recently the expansion of tacky, cheap booze venues and even "restaurant" are now contributing to all day drunkenness, due to the "bottomless brunch" trend.

Local services including Environmental noise team; local police; the "out of hours" incident reporting website are already unable to prevent the negative impacts on residents, and neighbouring properties.

Licencing context:

The license application to add another venue, supplying alcohol and an allowing music until 00:00, is absolutely incredulous !!!!!

This request must be rejected on the grounds of the high risk of adding to existing cumulative negative impact including:

- Public health and safety: drinkers exiting the venue until the early hours of the morning staggering into the road and urinating and or generally defacing private property all across Leonard & Ravey Street.
- Public nuisance: littering, noise nuisance from drivers parking under residential windows, at all hours; loud music (from car stereos, and outdoor drinking venues); drunk and shouty groups, including young girls vomiting on private property at 3-4pm (not just 3-4am) as is currently the case!
- Crime and disorder: pre-loading, and drug taking in the street, before going to clubs; dangerous driving; and violent behaviour.

This section of Leonard street, next to Ravey Street and adjoining Great Eastern street is the most saturated part of the Shoreditch area, outside of SPA. It would be totally nonsensical and unbearable for local residents to allow an extension to a license to attract and empty further inebriated customers onto this part of Shoreditch. It will have a dramatic cumulative impact that cannot be ignored.

“Future Shoreditch” context:

We are in an area that is strategically planned to undergo intensive COMMERCIAL development and provide economic growth for the Borough and London. Several sites, in the Conservation Area, are already highlighted for demolition and newbuild office construction. Very few sites are as closely surrounded by residential properties as in Leonard Street.

Many developers and businesses in this area are driven by profit, profit which comes from Alcohol sales.

The real cost- the impact on the Local community, residents, and public resources - is unsustainably high.

Granting further licensing and negligently allowing venues to attract and empty further customers onto this saturated part of Leonard Street would be catastrophic in destroying trust in the council to effectively manage the area and licensed premises.

Please ensure that this Licence application is rejected.

Yours sincerely

██████████

Flat ██████ Leonard Street EC2A ██████

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**Objection - Last Days, St Michaels Church & Yard, EC2A EQX**

1 message

29 January 2024 at 09:39

[Redacted]  
to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Good Morning,

Please see my objection to the Lat Days, St Michaels Church and Yard in Shoreditch.

Thank you

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[Redacted]

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[Redacted]



**Last Days, St. Michaels Church & Yard EC2A 4QX Objection 2.docx**  
26K

Dear Councillors,

I am writing to object in the strongest possible manner to the proposal to extend the license at Last days, St. Michaels Church & Yard, Leonard Street, EC2A 4QX.

I'm sure both you will be conscious that both my husband and I have written objections to other recent license and planning applications. This feels never ending, how can it be right, that this is our responsibility to continue to objection after objection to justify a fair and peaceful balance between residential and commercial. The fact license applications continue to be processed and require objection given the volume of licensed premises in this vicinity and the cumulative impact of anti social and public nuisance is in my opinion ludicrous.

Please not only reject this application, please find a way to block future applications to enable the tiny amount of peace residents within Leonard Stree have, to to be maintained.

SPA context:

This location is right next to the Griffin Pub & three blind mice, which are all located in a part of Leonard/Ravey street and no more than a few hundred yards from Book Club on Leonard Street. Residents, supported by our ward councillors, have submitted evidence numerous times over the years to confirm the huge negative impact these licensed premises have had in this quiet area of Shoreditch. Councillor Plouviez was previously aware of submitted examples, and Councillor Sellman committed to Feryal and residents that the SPA boundary would be reassessed due to the fast-developing nature of our streets. This was never progressed to my knowledge, but must immediately be brought back to front of mind.

In addition to the large/established venues - there has recently the expansion of tacky, cheap booze venues and even "restaurant" are now contributing to all day drunkenness, due to the "bottomless brunch" trend.

Local services including Environmental noise team; local police; the "out of hours" incident reporting website are already unable to prevent the negative impacts on residents, and neighbouring properties.

Licencing context:

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This request must be rejected on the grounds of the high risk of adding to existing cumulative negative impact including:

- Public health and safety: drinkers exiting the venue until the early hours of the morning staggering into the road and urinating and or generally defacing private property all across Leonard & Ravey Street.
- Public nuisance: littering, noise nuisance from drivers parking under residential windows, at all hours; loud music (from car stereos, and outdoor drinking venues); drunk and shouty groups, including young girls vomiting on private property at 3-4pm (not just 3-4am) as is currently the case!
- Crime and disorder: pre-loading, and drug taking in the street, before going to clubs; dangerous driving; and violent behaviour.

This section of Leonard street, next to Ravey Street and adjoining Great Eastern street is the most saturated part of the Shoreditch area, outside of SPA. It would be totally nonsensical and unbearable for local residents to allow an extension to a license to attract and empty further inebriated customers onto this part of Shoreditch. It will have a dramatic cumulative impact that cannot be ignored.

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We are in an area that is strategically planned to undergo intensive COMMERCIAL development and provide economic growth for the Borough and London. Several sites, in the Conservation Area, are already highlighted for demolition and newbuild office construction. Very few sites are as closely surrounded by residential properties as in Leonard Street.

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Granting further licensing and negligently allowing venues to attract and empty further customers onto this saturated part of Leonard Street would be catastrophic in destroying trust in the council to effectively manage the area and licensed premises.

Please ensure that this Licence application is rejected.

Yours sincerely

██████████

Flat █████ Leonard Street EC2A █████

**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

1 message

3 February 2024 at 16:51

To: "Kam.adams@hackney.gov.uk" <Kam.adams@hackney.gov.uk>, "Sanaria.hussain@hackney.gov.uk" <Sanaria.hussain@hackney.gov.uk>, "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>  
Cc: [REDACTED]

Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX

Dear Sir/Madam,

I am writing to object to the application for a live entertainment and alcohol license for St Michael's Church & Yard, Leonard Street submitted by Last Days Limited. I run the restaurant [REDACTED], [REDACTED] Leonard Street, many of our concerns have already been listed by our neighbour [REDACTED] and we wholly agree with them - I have purposefully kept in the points that we agree with and support.

From my personal point of view, we are a high end, neighbourhood restaurant, servicing the local community and guests farther afield. Last Summer we had a small terrace outside the restaurant, serving lunch and dinner to guests - with a restriction from the council that the terrace be closed and guests departed by 10pm - to protect our neighbors, local businesses and to ensure no noise pollution - this is something we followed to the letter, firstly to abide by the rules, secondly to respect our neighbors, so it seems odd to say the least that the council would consider granting such a license to the Church - which would attract hundreds if not thousands of people to the area, way past our 10pm curfew and attracting a very different type of person that would frequent our restaurant. Our license was restricted to two guests per table, no vertical drinking, no drinking without food being consumed and a very strict curfew of 10pm - yet you are considering allowing our neighbours (the Church, next door to us) a completely different license, one which would ensue total chaos, pollution, noise, antisocial behavior, and more? How can it be one rule for one business and a completely different one for another?

If this license were granted then it would be highly unlikely that we would proceed with an application for a terrace as the noise and sheer number of people coming in and out of the church would be to the detriment of our guests experience. Furthermore and more importantly, I would be hugely concerned with the safety and protection of our business - our restaurant closes by 11.30pm. masses of people, leaving at the same time, consumed by alcohol and potentially other substances would have no regard for residents of our building but also the building itself. Our restaurant is all glass fronted and I would absolutely guarantee this would be damaged and vandalized, as a small, independently owned restaurant this is something we simply could not afford to put right, it is without exaggeration that the current climate for hospitality businesses is dire, with hundreds of businesses closing every week - vandalism, and damage to our restaurant would put us out of business with immediate affect.

From a day to day point of view, guests would, without exception be put off from returning to our restaurant if there were crowds and crowds of people surrounding the restaurant and the area - especially if they were behaving in a hostile manner - and it may only be a small, percentage that do, but it would have a devastating affect on our business and livelihood.

We absolutely believe that the granting of this license would create harm, perhaps fatally to our business, which is only in its infancy.

#### Background

For ease of reference the licencing objectives are:

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance;
- the protection of children from harm.

The application is for:

- opening hours 09.00-23.30 (Fri/Sat 00.30)

- alcohol 09.00-23.00 (Fri/Sat 00.00)
- live music 09.00-23.00 (Fri/Sat 00.00)
- recorded music 09.00-23.00 (Fri-Sat 00.00)
- extended Sunday opening on Bank Holiday weekends to 00.30

On the face of their application (given the exceptions that are stated in the application template) the intention is to host live performances to more than 500 people.

The Last Days application states that pedestrian access and its main entrance are to be via Mark Street Gardens. I believe these are currently closed at night so this needs investigating.

The proposed development and use of the Church as a flexible business conference venue appears to have been wholesale abandoned. This is how the project was marketed. In its stead, what is now proposed has no connection with business use/conferences but is a full-scale live music venue 7 days a week 09.00-23.30 (and 00.30 on weekends), for >500 persons, serving alcohol all day. The activity proposed has zero relevance to the business use promoted during the planning process see how licensing such premises as desired would have any level of acceptability to local residents. On the other hand, I am sure that the granting of such a licence would be lapped up by the hoards of revellers who DO NOT LIVE IN SHOREDITCH, AND DON'T PAY LOCAL TAXES, and who swarm into Shoreditch from neighbouring parts of London.

Neither the owner/developer's/tenant's economic position, nor the appreciation for a music venue by out-of-town revellers, are cause to grant the licence sought. The Licensing authority's duty and obligation are to its residents and its taxpayers generally.

Specific details of my objection are as follows (using the numbering above to highlight the relevant licencing objective):

- [1,2,3,4] the venue is located in an area where the immediate primary use is residential; namely apartments opposite the venue, apartments adjacent [REDACTED] Leonard Street), Mark St and Luke St.
- [3] there are no live music venues in the immediate vicinity and therefore currently no cause for groups to gather socially in and around this residential area. Other venues are bars and/or restaurants with a flow of customers (whereas the Church will generally have fixed arrival and departure times for its customers determined by live music performances). And please note, in case it is raised, that the church on Leonard St the subject of the application, is not a Church like that in Spitalfields, or that in Hackney (which both host live music), or say Union Chapel in Islington - these churches have substantial space around them and no immediate residents suffering noise pollution. The Church on Leonard Street sits firmly ensconced in its residential environment. It touches all around it.
- [1,2,3,4] before we even consider the changed area dynamic of a bar and live music venue at the Church, the area already has a history of some anti-social behaviour related to the basement bar adjacent to Photobook Café. Granting the license sought by the applicant would exacerbate the problem. Reports of this anti-social behaviour have been made intermittently to the relevant authorities. It has consisted of anti-social behaviour of attendees to events at the basement premises on Leonard Street circle (adjacent to the Photobook Café) and disturbance from people using the street to park (playing incredibly loud music from their cars, occasionally harassing passers-by) and people selling drugs. This anti-social behaviour appears to have reduced of late.
- [1,2,3,4] the area would become the subject of alcohol fuelled social gatherings 7 days a week as people arrive for and leave gigs at the venue, with a proposed 00.30am finish time disrupting the street café scene and otherwise generally peaceful environment;
- [1,3,4] which entry/exit to and from the venue?
- the application states that this is to be through the gardens off Luke Street known as Mark St Gardens. Given these gardens are closed at night and given the venue's current main access is off Leonard Street, I believe this position needs to be queried by the licensing authority. How would this be policed/enforced? Regardless, there is real risk of disturbance to residential and business neighbours whether the entrance/exit to the venue is off Leonard Street or Mark St Gardens created by crowds hanging about/meeting/loitering at Mark St Gardens and the entrance to and in the front yard facing Leonard Street.
- how is entry to the venue proposed to be managed? Security? Age checks ? where will queues form? On Leonard Street? On St Marks Gardens? Passione Vino, Zapote, Photobook don't require security. To permit a business into a residential area that requires security appears by definition to be counter to the community ecology of a residential community.
- Mark St Gardens:
  - [3] as a place of respite and solitude would be destroyed: Luke Street and Mark Street are lined by residential properties with residents (as well as visitors) enjoying the solitude the gardens bring to Shoreditch's otherwise very urban environment. The gardens would be the route for a continuous throng of customers entering and leaving the venue, and potentially gathering there.
  - [1,2,3,4] as a place where parents/teachers take their kids/pupils – would need to be abandoned.



• [1,2,3,4] risks becoming a place for consumption of off-licence alcohol before and after gigs. This is a European habit that seems to have become endemic in London as revellers consume cheap off licence alcohol on the street before entering venues. When the venue is smack in the centre of a residential area this is a serious issue. What possible control could be put on this by the venue and/or licensing authority?

• [1,2,3,4] risks becoming a no-go area especially in the balmy light summer months when use of outdoor space is at a premium – not just because of noise pollution, but people pollution. People not there to relax in the garden but who are finding themselves there as a product of attending a gig at the church. Fag in hand. Bottle in hand. Maybe illicit substances in hand too. Its off the beaten track. Not on the beat. A little like Leonard Street generally. It's why there is already some anti-social behaviour around Leonard Street. We don't wish anti-social behaviour to be added to by granting the licence the applicant seeks.

• [1,2,3,4] there is a real risk of inbound traders of illegal substances, as has been the case around establishments like XOYO. That club has had to invest in a substantial and visible 'on street' presence to shepherd its clientele and prevent such activities. That such an area as Mark St Gardens and Luke Street might need such a presence is concerning and would very much spoil the residential environment.

• [3] noise pollution:

• [3] Church premises unsuitability: St Michaels Church is an old building. It is unlikely to have any soundproofing appropriate to the venue being used for live music (as opposed to use as a church or reclamation centre – its previous two uses). This issue is of course compounded if the music being played is amplified. Even if unamplified, whilst I am unclear as to the numbers permitted entry for H&S but the application implies >500 revellers, the disturbance from revellers cheering a music performance would likely be a nuisance even if the music were not.

• [3] urban environment and hemmed in nature of the Church means that sound is contained and its potential to pollute exacerbated – the built-up environment around the Church means that it would be far too easy for noise pollution to permeate the surrounding residential spaces.

• [3] disruption arising from previous events:

• around 17 of December of 2023 (for which a temporary licence had been granted) – I am informed by residents that this resulted in totally unacceptable noise pollution for both [REDACTED] Leonard Street and for buildings across the street with absolutely no recourse for the issue to be resolved. I was overseas and missed the notification of the application for said licence, and the event itself – otherwise I would have objected at that time.

• there have also been other instances where the front courtyard or a small part of it has been used for cooking and drinks with music heard. I can't comment on whether this was licenced conduct or not. Or whether it was personal use or commercial enterprise. There seemed to be few people involved and it was always late at night (after 11pm). Music seemed to emanate from a portable music player of some sort. But even this activity disturbed the peaceful occupation of my property. Even this relatively low-level noise meant that I could not sleep with windows open, and even when shut, it was still a disturbance. A live music venue would shatter the peace of residents in a profound manner and constitute an horrendous nuisance. Use of the venue as a bar would also do likewise even without live music.

• [3] provision 12 from the Licence's appended schedule ("No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance"). Does this cover music? I imagine it must do, but its absolute nonsense to believe that a live band playing in the church would not be heard and constitute a disturbance to neighbours. If so, how is that monitored? What level of disturbance constitutes a "nuisance"? The bar should be low – this is a residential area. Any disturbance of the peaceful occupation of one's residence by a non-resident activity that is entering the community should be a nuisance.

• [3] light pollution – its not clear what is planned, or whether Church windows are intended to be blacked out, however there is a real risk of light pollution into windows facing the Church arising from stage-lighting.

• [3] late operating hours: the operator proposes licencing hours well past normal sleeping time. Accordingly, loud noise arising from:

• music being played at the venue;

• permitting attendees to leave and re-enter; and

• revellers arriving and departing the venue in concentrated masses to attend gigs,

will likely severely disrupt the peaceful occupation and sleep of the various residents of Leonard Street, Mark St, and Luke St. Many bedrooms face the church (built this way, as it is much quieter than the already noisy Leonard St (during "night out" hours)). Permitting this licence would likely render any attempt to retire for sleep before the venue closed redundant, and to the extent not so, would certainly eliminate the ability to open windows as the noise pollution, already likely to be severe, would become impossible. On like point, the noise disturbance would render the normal peaceful occupation of my property before retiring for the night, polluted by noise to an unacceptable level.

I may have missed it, but as indicated above, I couldn't find any reference to the capacity of the venue when used as a bar or for live music.

I comment on the "Proposed Conditions" in the licence application as follows:

• Condition 1 – will this cover the yards front and rear? And Marks Gardens? If complaints arise it would be helpful for there to be CCTV evidence

• Condition 3 – how long is this licence for? It would appear to be a Premises licence and therefore is intended to simply run its course.

• Condition 5 – this is a nightmare for residents. Not just noise pollution, but the risk of concentrated smoking areas polluting air that is dispersed to residents' homes, especially those immediately adjacent.

- Condition 6 – how is this proposed to be monitored?
- Condition 8 – too little too late?
- Condition 9 – what is the proposed minimum age for entry?
- Condition 11 – where is this to be deposited? What also of attendees who litter Mark St Gardens?
- Condition 12 – this is meaningless as drafted:
- What is 'nuisance' to mean? Who defines this? Is this nuisance that is subjective by reference to the proximity of residents or nuisance regarding DB emitted in general and acceptable (or not) in health and safety terms? Has any sort of noise pollution / attenuation study been done? Are there to be noise level restrictions (e.g. DB recorded outside the building ) attached to the licence over and above which there will be an automatic termination of licence on breach? The real issue here is that this would need to be so low, and the building soundproofed to such levels to achieve it, that it probably makes granting the licence redundant from a practical perspective;
- In context: as residents in the same block (██████████), if we hear a neighbour emitting noise that is disturbing us, it is our practice to politely engage with our neighbour and for the volume to be reduced or the action causing the disturbance stopped, so that there is no disturbance. In the context of a live music venue, when watching TV, or entertaining guests, or sleeping it doesn't take much for such a disturbance to occur. Imagine therefore the desperation that will be felt by residents when an authorised live band cranks it up next door, is within "acceptable" decibels, but to any reasonable thinking resident, the resident is suffering a nuisance – and they have no one to turn to or ground to object. Even if officials listened, the likelihood of the licence being revoked at speed is next to zero.
- Condition 13-17 – how will this be monitored? What would be the action if were able to show breaches? Would this be a slap on the wrist or revocation? If a slap on the wrist how many breaches determines revocation? More particularly, this is a residential area or otherwise peaceful gardens – we don't want groups of smokers spoiling the environment.
- Condition 18 – which window and which kerb?

I have seen ██████████ objection dated 24 January 2024 and concur with his assessment also. He makes some excellent points regarding planning, but also the sentiment implicit in 'The Last Days' as a name for a venue. The terms of ██████████ objection should be deemed included in the terms of my objection here presented to you.

In conclusion

- I would like to request that the licensing authority take my objection into consideration when making a decision on this application. It's not for me to second guess the outcome of your deliberations. But given the above, and objections that you will have received (be receiving) from other residents, it is unthinkable that granting a licence for alcohol and/or live music for the Church could be considered a responsible action by the licensing authority.
- I believe that the application should be summarily dismissed. However, if this is not the licensing committee's view, and the matter goes to a committee hearing, I place you on notice that I require to attend that committee hearing in person to make the case for my objection and make examination of the applicant. I believe this will also be a requirement for other residents of ██████████ Leonard Street and other residents and small businesses. Given that we are a collection of working residents/businesses, with various business/travel obligations, there will need to be some flexibility as to the timing of such a hearing.
- This is a critical matter for residents regarding not just our ability to live peacefully in our neighbourhood or operate small businesses in the immediate vicinity of the church venue, but also in relation to our ability to work from home in designated work/live planning consented homes.
- To be clear as to the interest/risks being decided upon by you:
  - for the applicant, it's a roll of the dice. A roll of the dice on whether it can win its licence. So what, if in doing so, it decimates our community and our living and working environments, right? The applicant's application is combative: challenging the long-standing rights and liberties of residents who live work and spend in the local economy. The application is shockingly light on appreciating the nature of the community in which it seeks to operate. There is simply no anticipation that there might be any objections – the application doesn't make reference to any of the concerns raised above or attempt to see these off or mitigate. The applicant is armed with lawyers, no doubt hankering after a technical victory. But there is nothing technical about what is at stake. What is at stake is the ecology of a local community of businesses, hospitality, and residents. Yes, I get that the applicant is taking a risk. But it's the applicant's choice to have done so. Here. In this location. And here's the thing - if the applicant fails here, it lives to fight another day. Somewhere else. Perhaps somewhere more appropriate. No such second chance for any objectors to this application. We lose, its game over.
  - For the residents, if our objections fail and the licence is granted, there is no second chance. Our delicate community ecology dead. If our objections are rejected, gone are the liberty and freedom to live and work without undue disturbance/nuisance in the homes in which we have invested. Gone will be the relative quiet of Leonard Street and the enjoyment of drinks on the patio of Passione VIno. Gone will be the delight of supper on the summer decking of Zapote or just chilling in Mark St Gardens .. without the incessant interruption of whatever might be playing that night at the Church. Gone will be the simple pleasure of opening our church-facing windows regardless of London's oppressive summer heat. All gone ...

• If the application succeeds, please know that you will have consented to a commercial battering ram smashing into the very heart of Leonard Street's delicate social and business ecology. There exists today an ecology where the whirring real-life cogs of its businesses, retail and hospitality offerings, and the well-being of its residents have worked and continue to work in harmony. Not always perfect harmony, but a harmony we can all share, embrace and enjoy.

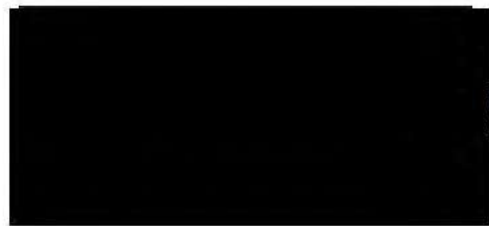
Are we really going to let our existing, hard earned, evolving community ecology be shattered to satisfy a roll of the dice by yet another outlier riding into town with yet another live music venue?

I urge that the application be rejected.

Thank you for your attention to this matter.

Please can I have formal acknowledgement that this objection has been received by you.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.A black rectangular redaction box covering the contact information of the sender.

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**Premises Licence Application - Last Days, St. Michaels Church & Yard, Leonard Street, London EC2A 4QX**

1 message

7 February 2024 at 12:49

[REDACTED]  
to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Sir or Madam,

I am writing to object to this application on the grounds of public nuisance.

My husband and I live very close to St Michaels Church in Ravey Street, and our concern with the application is that when people leave the venue they will make lots of noise late at night. This is a mixed residential area, but the local businesses are mostly quiet daytime businesses with some quiet restaurants and one pub (The Griffin). Another nearby venue serving alcohol which closes at 11pm or later is not going to help with noise levels. So our objection is on this basis.

We would not object to earlier finishing times for serving alcohol, say 10pm, with the venue closing (and people leaving) shortly thereafter.

Yours faithfully,

[REDACTED]

[REDACTED]

Flat [REDACTED] Ravey Street, EC2A [REDACTED]  
[REDACTED]

## Objection to Licence being granted

1 message

7 February 2024 at 16:26

[REDACTED]  
To: licensing@hackney.gov.uk

Cc: "kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>

licensing@hackney.gov.uk

Dear Licencing Committee,

I object to any license being granted to :  
Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX

To prevent licensing objectives being undermined.

This location is so totally wrong from all standpoints especially following the Cumulative Impact Research Review of 2023. In it , it was shown that there had been a significant shift in reports of criminal and antisocial behaviour to the Southwest of Shoreditch.

The cumulative affect of putting a bar and entertainment venue in this sensitive and currently quiet by day and early evening area will be devastating especially for local residents but also a number of offices that surround Mark st Gardens and St Michaels.

Mark st Gardens is popular in the summer with many office workers where they take packed or purchased lunches. This is clearly what "Last Days" are aiming to do which is annex our small and pleasant Gardens.

The Gardens are also popular with parents of young children who regularly gather there through out the year to let the toddlers play safely under their gaze while being able to socialise themselves.

Also the Local Kindergarten regularly brings a small "crocodile" of toddlers and on other days 5-7 year olds to play safely in the Gardens.

It is a vital, safe and generally quiet place, except when we suffer from the spill over from the high density of Bars further east in the area as mentioned above.

This bar, come events venue will be presented as simply being aimed at charity events, classical music and community groups.

That is the picture painted but the simple truth is it will be a business to make money. The lie to the altruistic dressing is given by the fact they which to extend this to the exterior yard on Leonard st and intend to use the Mark St Gardens to provide access in and out of the main hall, AND the hours they have applied for.

It will destroy the peace for everyone living nearby especially those in Victoria Chambers which is a Victorian Building having a courtyard opening to Mark St Gardens . The courtyard acts like an ear trumpet and so if there is noise of any type in the gardens it is heard clearly in nearly all bedrooms facing the courtyard never mind those that face the streets Mark, Paul and Luke.

So from every aspect LP1 General principles .  
The applicant has clearly no understanding of the area.  
Also from the standpoint of LP2  
Prevention of Crime and Disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children from Harm

I utterly implore the committee to **not** grant a licence at all, since any licence will be devastating and completely run counter to every one of the licencing objectives.

Yours Sincerely

[REDACTED]  
Victoria Chambers  
Mark St

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**St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

7 February 2024 at 17:35

to: "Licensing (Shared Mailbox)" &lt;licensing@hackney.gov.uk&gt;

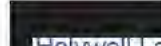

Dear Hackney Planning

I would like to object to the application from Last Days at St. Michaels Church & Yard Leonard Street London EC2A 4QX

I believe this application at a venue so close to residential properties is likely to violate the four licensing objectives:

- Prevention of Crime and Disorder**
- Public Safety**
- Prevention of Public Nuisance**
- Protection of Children from Harm**

Yours sincerely,

  
Holywell Lane  
London EC2A 

I do not consent to the release of personally identifiable information.

## Objection to license being granted

1 message

8 February 2024 at 07:31

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Licensing Committee.

I object to any license being granted to :  
Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX

To prevent licensing objectives being undermined.

This location is so totally wrong from all standpoints especially following the Cumulative Impact Research Review of 2023. In it, it was shown that there had been a significant shift in reports of criminal and antisocial behaviour to the Southwest of Shoreditch.

The cumulative affect of putting a bar and entertainment venue in this sensitive and currently quiet by day and early evening area will be devastating especially for local residents but also a number of offices that surround Mark st Gardens and St Michaels.

Mark st Gardens is popular in the summer with many office workers where they take packed or purchased lunches. This is clearly what "Last Days" are aiming to do which is annex our small and pleasant Gardens.

The Gardens are also popular with parents of young children who regularly gather there through out the year to let the toddlers play safely under their gaze while being able to socialise themselves.

Also the Local Kindergarten regularly brings a small "crocodile" of toddlers and on other days 5-7 year olds to play safely in the Gardens.

It is a vital, safe and generally quiet place, except when we suffer from the spill over from the high density of Bars further east in the area as mentioned above.

This bar, come events venue will be presented as simply being aimed at charity events, classical music and community groups.

That is the picture painted but the simple truth is it will be a business to make money. The lie to the altruistic dressing is given by the fact they which to extend this to the exterior yard on Leonard st and intend to use the Mark St Gardens to provide access in and out of the main hall.

It will destroy the peace for everyone living nearby especially those in Victoria Chambers which is a Victorian Building having a courtyard opening to Mark St Gardens. The courtyard acts like an ear trumpet and so if there is noise of any type in the gardens it is heard clearly in nearly all bedrooms facing the courtyard never mind those that face the streets Mark, Paul and Luke.

So from every aspect LP1 General principles.

The applicant has clearly no understanding or the area.

Also from the standpoint of LP2  
Prevention of Crime and Disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children form Harm

I utterly implore the committee to not grant a licence at all, since any licence will be devastating and completely run counter to every one of the licencing objectives.

Yours faithfully

[REDACTED]  
Victoria Chambers  
Paul Street

## St Micheal's Church

1 message

8 February 2024 at 18:21

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

Dear Licencing Committee,

I object to any license being granted to :  
Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX

I have a young Autistic son who needs constant attention and routine.  
Part of the routine is peace and quiet in the evening and a regular bed time of 7:30 pm .  
Currently this is not a problem because we have a relatively quiet neighbourhood. We especially value the quiet park that our flat backs onto.

We ask that you prevent the licencing objectives being undermined.

This location is so totally wrong from all standpoints especially following the Cumulative Impact Research Review of 2023. In it , it was shown that there had been a significant shift in reports of criminal and antisocial behaviour to the Southwest of Shoreditch.

The cumulative affect of putting a bar and entertainment venue in this sensitive and currently quiet by day and early evening area will be devastating especially for local residents but also a number of offices that surround Mark st Gardens and St Michaels.

Mark st Gardens is popular in the summer with many office workers where they take packed or purchased lunches. This is clearly what "Last Days" are aiming to do which is annex our small and pleasant Gardens.

The Gardens are also popular with parents of young children who regularly gather there through out the year to let the toddlers play safely under their gaze while being able to socialise themselves.

Also the Local Kindergarten regularly brings a small "crocodile" of toddlers and on other days 5-7 year olds to play safely in the Gardens.

It is a vital, safe and generally quiet place, except when we suffer from the spill over from the high density of Bars further east in the area as mentioned above.

This bar, come events venue will be presented as simply being aimed at charity events, classical music and community groups.

That is the picture painted but the simple truth is it will be a business to make money.  
The lie to the altruistic dressing is given by the fact they which to extend this to the exterior yard on Leonard st and intend to use the Mark St Gardens to provide access in and out of the main hall.

It will destroy the peace for everyone living nearby especially those in Victoria Chambers which is a Victorian Building having a courtyard opening to Mark St Gardens . The courtyard acts like an ear trumpet and so if there is noise of any type in the gardens it is heard clearly in nearly all bedrooms facing the courtyard never mind those that face the streets Mark, Paul and Luke.

So from every aspect LP1 General principles .  
The applicant has clearly no understanding or the area.  
Also from the standpoint of LP2  
Prevention of Crime and Disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children form Harm

I utterly implore the committee to not grant a licence at all, since any licence will be devastating to the residential community here and completely run counter to every one of the licencing objectives.

Yours Sincerely





Victoria Chambers  
Luke St  
Shoreditch  
EC2A

Sent from my iPhone

**Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX**

1 message

8 February 2024 at 18:37

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Sir/Madam,

I 100% object to the licence being granted to Last Days use of St Michaels church and yard.

I have an apartment in Luke Street (Victoria Chambers) that looks out at the Church and over the Gardens.

The effect of putting a bar in this quiet by day (and early evening) will be devastating for local residents and offices that use the park as a much needed place of calm and tranquility in an otherwise bustling area.

The Gardens are used by many locals for lunch during the day and are also used by many parents of younger children who feel it is a safe place for them to play.

I have also seen groups of children brought there by a kindergarden class as a fun safe and quiet outdoor space of which there are precious few in our postcode...

I understand Last days propose to use the entrance via the park to the venue, due to the surrounding architecture/layout of the buildings any loud noise from the park is amplified and bounces along Mark street and into the back of VC in Luke Street, this is fine during the day but in the evenings not so.

I believe there has been a Cumulative Impact Research Review of 2023 which pointed to an increase in criminal/antisocial behaviour to the south West of Shoreditch, this surely would only add to this even inadvertently by keeping the park open later into the night ..

Please do not allow this application to proceed and spoil what little areas of quiet we have left in EC2.

Yours sincerely

[REDACTED]  
Victoria Chambers  
Luke Street  
EC2A [REDACTED]

## Objection to Licence to Last Days, St Michaels Church & Yard.

1 message

8 February 2024 at 20:23

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Licencing Committee,

I object to any license being granted to: Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX

To prevent licensing objectives being undermined.

This location is so totally wrong from all standpoints especially following the Cumulative Impact Research Review of 2023. In it, it was shown that there had been a significant shift in reports of criminal and antisocial behaviour to the Southwest of Shoreditch. The cumulative effect of putting a bar and entertainment venue in this sensitive and currently quiet by day and early evening area will be devastating especially for local residents but also a number of offices that surround Mark st Gardens and St Michaels. Mark st Gardens is popular in the summer with many office workers where they take packed or purchased lunches. This is clearly what "Last Days" are aiming to do which is annex our small and pleasant Gardens.

The Gardens are also popular with parents of young children who regularly gather there throughout the year to let the toddlers play safely under their gaze while being able to socialise themselves.

Also the Local Kindergarten regularly brings a small "crocodile" of toddlers and on other days 5-7 year olds to play safely in the Gardens.

It is a vital, safe and generally quiet place, except when we suffer from the spill over from the high density of Bars further east in the area as mentioned above.

This bar, come events venue will be presented as simply being aimed at charity events, classical music and community groups.

That is the picture painted but the simple truth is it will be a business to make money.

The lie to the altruistic dressing is given by the fact that they wish to extend this to the exterior yard on Leonard st and intend to use the Mark St Gardens to provide access in and out of the main hall.

It will destroy the peace for everyone living nearby especially those in Victoria Chambers which is a Victorian Building having a courtyard opening to Mark St Gardens. The courtyard acts like an ear trumpet and so if there is noise of any type in the gardens it is heard clearly in nearly all bedrooms facing the courtyard, never mind those that face the streets Mark, Paul and Luke.

It should be added that there has been no notification as to how the approval of the licence will care for the safety of the residents of Victoria Chambers. There was a notification left in the main door regarding the application for the licence, but no further information about how they will control those attending events in the venue, whether there will be security to not let them linger outside our doors. As a woman, it seems concerning that there will be a venue so close to our apartment building which is located in a peaceful and quiet area. It would be concerning to get back home from university or work to find that there are people standing in front of the main door of Victoria Chambers which is next to the Gardens due to the fact that there is a queue to enter the venue or simply because the "customers" are waiting to go in, as this would create an unsafe environment.

Moreover, as this is an old apartment building, the windows are not double glazed. Many of us work from home, or study throughout the day, afternoon and early night. Many of us moved into this apartment because it had convenient access to the City and university whilst being quiet and relatively peaceful. I believe that granting a licence would break this relative calmness and peacefulness that many of the residents and workers around this area enjoy.

So from every aspect LP1 General principles .

The applicant has clearly no understanding or the area.

Also from the standpoint of LP2

Prevention of Crime and Disorder

Public Safety

Prevention of Public Nuisance

Protection of Children from Harm

I utterly implore the committee to not grant a licence at all, since any licence will be devastating to the residential community here and completely run counter to every one of the licensing objectives.

Yours Sincerely

[REDACTED]

Flat [REDACTED] Victoria Chambers  
Mark St  
Shoreditch  
EC2A [REDACTED]

**Objection: Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX**

1 message

9 February 2024 at 10:17

[REDACTED]  
to: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

Dear Licencing Committee,

I object to any license being granted to :  
Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX

I live in Victoria Chambers, the building adjacent to St Michael's Church. I'm really concerned about Last Days being granted an ongoing license for late-night operations, as the large capacity of the venue will inevitably cause noise and a significant increase in antisocial behaviour in and around the gardens, and have a detrimental effect on the site's many residential neighbours.

Victoria Chambers contains about sixty flats. Although our flat is accessed via Paul Street, like most of the flats our bedroom faces onto the building's interior courtyard which opens onto Mark St Gardens. It's surprising just how much the noise carries- during a late-evening event in St Michael's church last autumn, amplified music could be heard inside our flat even with our windows closed. If events like this were going to be held regularly it would have a significant impact on our quality of life in our own home.

Although we live in Shoreditch and St Michael's Church is geographically close to Great Eastern Street, this has been- and remains- a generally quiet, peaceful neighbourhood. The night-time activity on Great Eastern St is generally contained on that busy road. However, this does spill out- people park their cars on our street, returning late at night to drive home after a night out, and making lots of noise (car stereos, shouting etc). There are also often drunk people shouting their way down towards Liverpool St in the early hours. This kind of behaviour will be made significantly worse if a late-night venue becomes established on our doorstep, with 400+ people leaving around midnight. On-site security can only manage behaviour around their venue's entrance; the residents in the small surrounding streets will take the detrimental impact of their departure- people shouting, playing music out of their phones while hanging around waiting for taxis; taxis idling with engines running; general noise.. This will be followed by the need for additional cleaning-up- with piles of sick, broken glass, litter etc sadly common on Saturday and Sunday mornings. All this will be made so much worse if St Michael's Church is converted into a fully licensed venue.

I therefore urge you to turn down this application.

Thank you,

Your sincerely,

[REDACTED]  
Victoria Chambers  
Paul St  
London EC2A [REDACTED]

**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

1 message

9 February 2024 at 13:57

To: [REDACTED] "Kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "sanaria.hussain@hackney.gov.uk" <sanaria.hussain@hackney.gov.uk>, "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>, [REDACTED]

**Premises Licence application: "Last Days", St. Michaels Church & Yard, Leonard Street, EC2A 4QX**

Dear Sir/Madam,

I own [REDACTED] Leonard Street.

I am writing to object to the application for a live entertainment and alcohol license for St Michael's Church & Yard, Leonard Street submitted by Last Days Limited. Many of my concerns regarding Last Days' application have already been listed by our neighbour [REDACTED] in his objection (which he has kindly shared with us) and I wholly agree with them. These objections are restated below and are to be construed also as [REDACTED] objection insofar as pertinent to [REDACTED].

[REDACTED] premises on Leonard Street is the HQ for my business. I have been here for 9 years. I employ 18 people at Leonard Street. With the support of the planning and licencing authorities, together with my neighbours and the broader London community, my business carried on from Leonard Street has evolved to become something of a destination. We have attracted commentary in papers and periodicals such as The Financial Times, GQ and the Guardian commenting that [REDACTED] [REDACTED] is one of the finest wine-bar establishments in London. And we are able to attract customers from all walks of life who come for a drink with friends, for wine tastings or to host personal or business celebrations or business events.

What is central to these plaudits is not just the character of the space that we have curated, but the ambience of the location. Leonard Street is rather special in this sense.

Leonard Street is quirky in its residential/business make up – yes there is a residential block opposite Ozone (just off City Road), but the rest of the street is commercial/college until that is you get to the central section where Zapote is based. Above, opposite and behind Zapote there is a dense community of residential accommodation. They are our neighbours.

Whilst we have vibrant businesses in this central more residentially focused part of Leonard Street, I believe all businesses here (namely us, Zapote and Photobook Café) draw sophisticated clientele respectful of their surroundings – something we reinforce. Leonard Street, West of The Griffin and The Book Club has a very different vibe to Shoreditch on the East side of Gt Eastern Street, it's also different to the vibe on Old Street. It's more reserved than these more populist locations. Leonard Street offers Shoreditch and the wider London a different experience of Shoreditch. Shoreditch does not have to shout with a single voice "this is who we are". What makes Shoreditch exciting, vibrant and relevant is the variety of day and night life on offer.

For us and I believe the businesses and residents in proximity to the Church, granting a liquor and performance licence to the Church would destroy what we have all worked so hard to develop. Yes there are the occasional disturbances caused by antisocial behaviour. And we would say that these are in the main part created by precisely the sort of crowd that attend (say) the basement event space next to Photoshop or who spill out of the Griffin. But the street in general terms is served well by its business and residential communities. I think this is so, precisely because there are no big "event" spaces here. No event spaces that attract hordes of revellers arriving/leaving at a given time for an event.

The council granting licence to the Church would attract hundreds if not thousands of people to Leonard Street during our business hours. I refer to [REDACTED]'s comment regarding closure of Mark Street Gardens v the licence application which states that this would be the main entrance to the event venue. I agree with [REDACTED] that access through the Gardens would create irreparable noise and smoking pollution (and possibly light pollution for health & Safety reasons?) to residents in that vicinity. But given the Gardens are locked at a certain time, we agree that this issue of arrival/leaving needs investigating.

But if arrival/leaving were on Leonard Street these same throngs of people would be making their way from Old Street or from Great Eastern Street and comprise a different make up of people that might be visiting my wine bar or for that matter Zapote, bringing with them on street litter pollution, noise pollution, antisocial behaviour, and more. Given the strictures that [REDACTED] and I imagine Zapote operate under in terms of licensing and consideration for our neighbours, how can it be one rule for one business and a completely different one for another?

And this is before we get to pollution emanating from the actual event space. Noise pollution would put the above concerns in the shade. The event space is huge. Filling that with music and believing that neighbouring residents and businesses would not suffer would be blind to what nuisance is. It actually takes very little for noise pollution to ruin a business ambience or capacity to reside peacefully.

If this license were granted then it would be highly likely that our small terrace of chairs and two tables and the terrace of Zapote would disappear as the noise and sheer number of people coming in and out of the church would be to the detriment of our customers' experience.

I would also be hugely concerned with the safety and protection of our business - our wine bar closes by 10.30pm. Throngs of people leaving the church at the same time, consumed by alcohol and potentially other substances would have no regard for local residents but also potentially the buildings in the vicinity itself. It may only comprise a small % of the revellers, but that is all it takes. We risk our customers and staff shutting up shop/leaving at times revellers are leaving the church. We risk damage to property with revellers trying to get into the premises or otherwise being damaged and vandalized.

From a day-to-day point of view, the real risk is that customers who experience the massing of hospitality on Leonard Street that would result were the church to be an event venue, would no longer consider it the safe place it is now. If there is risk of anti-social behaviour, risk of harm, or simply their experience at Passione Vino polluted by noise from the event space, they would be put off from returning to our wine bar. As good as we are, that is a simple fact of life. Having a drink or a meal is as much about the experience as it is the wine or food.

I believe that granting this licence risks public safety, risks crime and disorder and would create a public nuisance, with noise pollution and anti-social behaviour that would decimate the residential/small business environment in this section of Leonard Street. Placing a live music event space, which welcomes 100s or even 1000s of revellers to its space, in this location is the antithesis of respectful considered placemaking and good community/social policy. An event space for the masses in the heart of Leonard Street would be a disaster.

I repeat now what [REDACTED] stated in his objection:

#### *Background*

*For ease of reference the licencing objectives are:*

- *the prevention of crime and disorder;*
- *public safety;*
- *the prevention of public nuisance;*
- *the protection of children from harm.*

*The application is for:*

- opening hours 09.00-23.30 (Fri/Sat 00.30)
- alcohol 09.00-23.00 (Fri/Sat 00.00)
- live music 09.00-23.00 (Fri/Sat 00.00)
- recorded music 09.00-23.00 (Fri-Sat 00.00)
- extended Sunday opening on Bank Holiday weekends to 00.30

On the face of their application (given the exceptions that are stated in the application template) the intention is to host live performances to more than 500 people.

The Last Days application states that pedestrian access and its main entrance are to be via Mark Street Gardens. I believe these are currently closed at night so this needs investigating.

The proposed development and use of the Church as a flexible business conference venue appears to have been wholesale abandoned. This is how the project was marketed. In its stead, what is now proposed has no connection with business use/conferences but is a full-scale live music venue 7 days a week 09.00-23.30 (and 00.30 on weekends), for >500 persons, serving alcohol all day. The activity proposed has zero relevance to the business use promoted during the planning process see how licensing such premises as desired would have any level of acceptability to local residents. On the other hand, I am sure that the granting of such a licence would be lapped up by the hoards of revellers who DO NOT LIVE IN SHOREDITCH, AND DON'T PAY LOCAL TAXES, and who swarm into Shoreditch from neighbouring parts of London.

Neither the owner/developer's/tenant's economic position, nor the appreciation for a music venue by out-of-town revellers, are cause to grant the licence sought. The Licensing authority's duty and obligation are to its residents and its taxpayers generally.

Specific details of my objection are as follows (using the numbering above to highlight the relevant licencing objective):

- [1,2,3,4] the venue is located in an area where the immediate primary use is residential; namely apartments opposite the venue, apartments adjacent [REDACTED] Leonard Street), Mark St and Luke St.
- [3] there are no live music venues in the immediate vicinity and therefore currently no cause for groups to gather socially in and around this residential area. Other venues are bars and/or restaurants with a flow of customers (whereas the Church will generally have fixed arrival and departure times for its customers determined by live music performances). And please note, in case it is raised, that the church on Leonard St the subject of the application, is not a Church like that in Spitalfields, or that in Hackney (which both host live music), or say Union Chapel in Islington - these churches have substantial space around them and no immediate residents suffering noise pollution. The Church on Leonard Street sits firmly ensconced in its residential environment. It touches all around it.
- [1,2,3,4] before we even consider the changed area dynamic of a bar and live music venue at the Church, the area already has a history of some anti-social behaviour related to the basement bar adjacent to Photobook Café. Granting the license sought by the applicant would exacerbate the problem. Reports of this anti-social behaviour have been made intermittently to the relevant authorities. It has consisted of anti-social behaviour of attendees to events at the basement premises on Leonard Street circle (adjacent to the Photobook Café) and disturbance from people using the street to park (playing incredibly loud music from their cars, occasionally harassing passers-by) and people selling drugs. This anti-social behaviour appears to have reduced of late.
- [1,2,3,4] the area would become the subject of alcohol fuelled social gatherings 7 days a week as people arrive for and leave gigs at the venue, with a proposed 00.30am finish time disrupting the street café scene and otherwise generally peaceful environment;
- [1,3,4] which entry/exit to and from the venue?
- the application states that this is to be through the gardens off Luke Street known as Mark St Gardens. Given these gardens are closed at night and given the venue's current main access is off Leonard Street, I believe this position needs to be queried by the licensing authority. How would this be policed/enforced? Regardless, there is real risk of disturbance to residential and business neighbours whether the entrance/exit to the venue is off Leonard Street or Mark St Gardens created by crowds hanging about/meeting/loitering at Mark St Gardens and the entrance to and in the front yard facing Leonard Street.
- how is entry to the venue proposed to be managed? Security? Age checks ? where will queues form? On Leonard Street? On St Marks Gardens? Passione Vino, Zapote, Photobook don't require security. To permit a business into a



residential area that requires security appears by definition to be counter to the community ecology of a residential community.

• *Mark St Gardens:*

• *[3] as a place of respite and solitude would be destroyed: Luke Street and Mark Street are lined by residential properties with residents (as well as visitors) enjoying the solitude the gardens bring to Shoreditch's otherwise very urban environment. The gardens would be the route for a continuous throng of customers entering and leaving the venue, and potentially gathering there.*

• *[1,2,3,4] as a place where parents/teachers take their kids/pupils – would need to be abandoned.*

• *[1,2,3,4] risks becoming a place for consumption of off-licence alcohol before and after gigs. This is a European habit that seems to have become endemic in London as revellers consume cheap off licence alcohol on the street before entering venues. When the venue is smack in the centre of a residential area this is a serious issue. What possible control could be put on this by the venue and/or licensing authority?*

• *[1,2,3,4] risks becoming a no-go area especially in the balmy light summer months when use of outdoor space is at a premium – not just because of noise pollution, but people pollution. People not there to relax in the garden but who are finding themselves there as a product of attending a gig at the church. Fag in hand. Bottle in hand. Maybe illicit substances in hand too. Its off the beaten track. Not on the beat. A little like Leonard Street generally. It's why there is already some anti-social behaviour around Leonard Street. We don't wish anti-social behaviour to be added to by granting the licence the applicant seeks.*

• *[1,2,3,4] there is a real risk of inbound traders of illegal substances, as has been the case around establishments like XOYO. That club has had to invest in a substantial and visible 'on street' presence to shepherd its clientele and prevent such activities. That such an area as Mark St Gardens and Luke Street might need such a presence is concerning and would very much spoil the residential environment.*

• *[3] noise pollution:*

• *[3] Church premises unsuitability: St Michaels Church is an old building. It is unlikely to have any soundproofing appropriate to the venue being used for live music (as opposed to use as a church or reclamation centre – its previous two uses). This issue is of course compounded if the music being played is amplified. Even if unamplified, whilst I am unclear as to the numbers permitted entry for H&S but the application implies >500 revellers, the disturbance from revellers cheering a music performance would likely be a nuisance even if the music were not.*

• *[3] urban environment and hemmed in nature of the Church means that sound is contained and its potential to pollute exacerbated – the built-up environment around the Church means that it would be far too easy for noise pollution to permeate the surrounding residential spaces.*

• *[3] disruption arising from previous events:*

• *around 17 of December of 2023 (for which a temporary licence had been granted) – I am informed by residents that this resulted in totally unacceptable noise pollution for both [REDACTED] Leonard Street and for buildings across the street with absolutely no recourse for the issue to be resolved. I was overseas and missed the notification of the application for said licence, and the event itself – otherwise I would have objected at that time.*

• *there have also been other instances where the front courtyard or a small part of it has been used for cooking and drinks with music heard. I can't comment on whether this was licenced conduct or not. Or whether it was personal use or commercial enterprise. There seemed to be few people involved and it was always late at night (after 11pm). Music seemed to emanate from a portable music player of some sort. But even this activity disturbed the peaceful occupation of my property. Even this relatively low-level noise meant that I could not sleep with windows open, and even when shut, it was still a disturbance. A live music venue would shatter the peace of residents in a profound manner and constitute an horrendous nuisance. Use of the venue as a bar would also do likewise even without live music.*

• *[3] provision 12 from the Licence's appended schedule ("No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance"). Does this cover music? I imagine it must do, but its absolute nonsense to believe that a live band playing in the church would not be heard and constitute a disturbance to neighbours. If so, how is that monitored? What level of disturbance constitutes a "nuisance"? The bar should be low – this is a residential area. Any disturbance of the peaceful occupation of one's residence by a non-resident activity that is entering the community should be a nuisance.*

• *[3] light pollution – its not clear what is planned, or whether Church windows are intended to be blacked out, however there is a real risk of light pollution into windows facing the Church arising from stage-lighting.*

• *[3] late operating hours: the operator proposes licencing hours well past normal sleeping time. Accordingly, loud noise arising from:*

- music being played at the venue;
- permitting attendees to leave and re-enter; and
- revellers arriving and departing the venue in concentrated masses to attend gigs,

will likely severely disrupt the peaceful occupation and sleep of the various residents of Leonard Street, Mark St, and Luke St. Many bedrooms face the church (built this way, as it is much quieter than the already noisy Leonard St (during "night out" hours)). Permitting this licence would likely render any attempt to retire for sleep before the venue closed redundant, and to the extent not so, would certainly eliminate the ability to open windows as the noise pollution, already likely to be severe, would become impossible. On like point, the noise disturbance would render the normal peaceful occupation of my property before retiring for the night, polluted by noise to an unacceptable level.

I may have missed it, but as indicated above, I couldn't find any reference to the capacity of the venue when used as a bar or for live music.

I comment on the "Proposed Conditions" in the licence application as follows:

- Condition 1 – will this cover the yards front and rear? And Marks Gardens? If complaints arise it would be helpful for there to be CCTV evidence
- Condition 3 – how long is this licence for? It would appear to be a Premises licence and therefore is intended to simply run its course.
- Condition 5 – this is a nightmare for residents. Not just noise pollution, but the risk of concentrated smoking areas polluting air that is dispersed to residents' homes, especially those immediately adjacent.
- Condition 6 – how is this proposed to be monitored?
- Condition 8 – too little too late?
- Condition 9 – what is the proposed minimum age for entry?
- Condition 11 – where is this to be deposited? What also of attendees who litter Mark St Gardens?
- Condition 12 – this is meaningless as drafted:
  - What is 'nuisance' to mean? Who defines this? Is this nuisance that is subjective by reference to the proximity of residents or nuisance regarding DB emitted in general and acceptable (or not) in health and safety terms? Has any sort of noise pollution / attenuation study been done? Are there to be noise level restrictions (e.g. DB recorded outside the building) attached to the licence over and above which there will be an automatic termination of licence on breach? The real issue here is that this would need to be so low, and the building soundproofed to such levels to achieve it, that it probably makes granting the licence redundant from a practical perspective;
  - In context: as residents in the same block ( ), if we hear a neighbour emitting noise that is disturbing us, it is our practice to politely engage with our neighbour and for the volume to be reduced or the action causing the disturbance stopped, so that there is no disturbance. In the context of a live music venue, when watching TV, or entertaining guests, or sleeping it doesn't take much for such a disturbance to occur. Imagine therefore the desperation that will be felt by residents when an authorised live band cranks it up next door, is within "acceptable" decibels, but to any reasonable thinking resident, the resident is suffering a nuisance – and they have no one to turn to or ground to object. Even if officials listened, the likelihood of the licence being revoked at speed is next to zero.
- Condition 13-17 – how will this be monitored? What would be the action if were able to show breaches? Would this be a slap on the wrist or revocation? If a slap on the wrist how many breaches determines revocation? More particularly, this is a residential area or otherwise peaceful gardens – we don't want groups of smokers spoiling the environment.
- Condition 18 – which window and which kerb?

I have seen ( ) objection dated 24 January 2024 and concur with his assessment also. He makes some excellent points regarding planning, but also the sentiment implicit in 'The Last Days' as a name for a venue. The terms of ( ) objection should be deemed included in the terms of my objection here presented to you.

In conclusion

- I would like to request that the licensing authority take my objection into consideration when making a decision on this application. It's not for me to second guess the outcome of your deliberations. But given the above, and

*objections that you will have received (be receiving) from other residents, it is unthinkable that granting a licence for alcohol and/or live music for the Church could be considered a responsible action by the licensing authority.*

*• I believe that the application should be summarily dismissed. However, if this is not the licensing committee's view, and the matter goes to a committee hearing, I place you on notice that I require to attend that committee hearing in person to make the case for my objection and make examination of the applicant. I believe this will also be a requirement for other residents of [REDACTED] Leonard Street and other residents and small businesses. Given that we are a collection of working residents/businesses, with various business/travel obligations, there will need to be some flexibility as to the timing of such a hearing.*

*• This is a critical matter for residents regarding not just our ability to live peacefully in our neighbourhood or operate small businesses in the immediate vicinity of the church venue, but also in relation to our ability to work from home in designated work/live planning consented homes.*

*• To be clear as to the interest/risks being decided upon by you:*

*• for the applicant, it's a roll of the dice. A roll of the dice on whether it can win its licence. So what, if in doing so, it decimates our community and our living and working environments, right? The applicant's application is combative: challenging the long-standing rights and liberties of residents who live work and spend in the local economy. The application is shockingly light on appreciating the nature of the community in which it seeks to operate. There is simply no anticipation that there might be any objections – the application doesn't make reference to any of the concerns raised above or attempt to see these off or mitigate. The applicant is armed with lawyers, no doubt hankering after a technical victory. But there is nothing technical about what is at stake. What is at stake is the ecology of a local community of businesses, hospitality, and residents. Yes, I get that the applicant is taking a risk. But it's the applicant's choice to have done so. Here. In this location. And here's the thing - if the applicant fails here, it lives to fight another day. Somewhere else. Perhaps somewhere more appropriate. No such second chance for any objectors to this application. We lose, its game over.*

*• For the residents and businesses in this area of Leonard Street, if our objections fail and the licence is granted, there is no second chance. Our delicate community ecology dead. If our objections are rejected, gone are the liberty and freedom to live and work without undue disturbance/nuisance in the homes and businesses in which we have invested. Gone will be the relative quiet of Leonard Street and the enjoyment of drinks on the patio of Passione Vino. Gone will be the delight of supper on the summer decking of Zapote or just chilling in Mark St Gardens .. without the incessant interruption of whatever might be playing that DAY or night at the Church. Gone will be the simple pleasure of opening our church-facing windows regardless of London's oppressive summer heat. All gone ...*

*• If the application succeeds, please know that you will have consented to a commercial battering ram smashing into the very heart of Leonard Street's delicate social and business ecology. There exists today an ecology where the whirring real-life cogs of its businesses, retail and hospitality offerings, and the well-being of its residents have worked and continue to work in harmony. Not always perfect harmony, but a harmony we can all share, embrace and enjoy.*

*Are we really going to let our existing, hard earned, evolving community ecology be shattered to satisfy a roll of the dice by yet another outlier riding into town with yet another live music venue?*

I urge that the application be rejected.

Thank you for your attention to this matter.

Please can I have formal acknowledgement that this objection has been received by you.

Sincerely,

[REDACTED]

Owner, [REDACTED]

## Objection to St. Michaels Church & Yard, Leonard Street, EC2 licensing application

1 message

9 February 2024 at 15:46

To: licensing@hackney.gov.uk

Cc: david.tuitt@hackney.gov.uk, anya.sizer@hackney.gov.uk, gurch.patti@hackney.gov.uk

To whom it may concern,

I object to this licensing application.

I live in a flat in Luke Street around 50 metres from the venue. On December 19th, an event was held in the church - and I could distinctly hear the music and vocals around 10.30pm in the kitchen and bedroom of my flat.

No events should be held in the Church until the venue is properly soundproofed. I've not been inside recently but there are large windows on all sides, which allow sound to easily travel outside the building. Any soundproofing work needs to be fully signed off by the council and local residents and businesses before any licensing should be even considered.

Furthermore, when an event was held in the daytime early in January, there were hundreds of people queuing in the park which is a public space for the use of all residents and workers in the area. It is not appropriate that large areas of the park are made unusable, including the benches, by people queuing. Again the owners Last Days need to come up with a proposal for entering and exiting the venue without negatively affecting people closeby.

The other issue that worries me is that application is for alcohol from 09.00 - 23.00 Sun - Thurs with a later license until 24.00 Friday and Saturday, which means that artists could be loading in prior to 09.00 and possibly after the venue empties 23.00/24.00 - again this is a recipe for early morning and late night intrusive noise, which is really not acceptable

I work in the entertainment business so it's not unusual for me to attend venues like the one proposed, but I don't think this project has been properly thought through, given that there are residential properties on all sides of the Church and yard.

Yours





**Objection to licensing at Last days, St Michael's Church and Yard**

1 message

9 February 2024 at 16:18

[REDACTED]  
to: "sanaria.hussain@hackney.gov.uk" <sanaria.hussain@hackney.gov.uk>, "kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>, "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Hackney Licensing

I have been a resident and business owner in Shoreditch for over 35 years.

How many venues like this one does the community need ?  
The night time economy is bursting on many weekends.

I would like to object to the granting of the license by Last Days for events at St Michael's Church and Yard Leonard Street EC2A 4QX applied for 17 January 2024.

Inevitably a large volume of people attending an alcohol centred entertainment venue will cause disruption, garbage issues and overcrowding. Therefore public safety is at risk for both residents and workers.  
Public disorder and crime will increase.  
Public safety is at more risk

Access through St Marks gardens .

Quoting from Hackneys own website below these amenities will be unable to be maintained if used as an access point to licensed entertainment premises.....

Mark Street Gardens is a hidden gem in walking distance from the hustle and bustle of Great Eastern Street, with lots of quiet places to sit and relax. It's a series of small spaces with winding earth paths, providing areas of lawn, shrubberies and flower beds with aromatic plants, and a pergola in the centre of which is a stone monument.

The park holds a **Green Flag award**. Green Flags are given to the best green spaces in the country and are awarded each year to make sure the quality of the green space remains high.

The park is not intended as a club access point but a safe place of relaxation and contemplation for children adults and pets. Whether patrolled by security or not there will be alcohol and drug consumption plus a lot of noise.

Again, I wish to make representation to object

[REDACTED]

[REDACTED]

**Licence Objection St Michael's Church Leonard Street, EC2A 4QX**

1 message

12 February 2024 at 12:13

to: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>, sanaria.hussain@hackney.gov.uk, Gurch Patti <gurch.patti@hackney.gov.uk>, david.tuitt@hackney.gov.uk, "Kam Adams (Cllr)" <kam.adams@hackney.gov.uk>, "Anya Sizer (Cllr)" <anya.sizer@hackney.gov.uk>

To: Licensing, Hackney Service Centre, 1 Hillman Street, London E8 1DY

From: [REDACTED] Flat [REDACTED] Victoria Chambers, Luke Street, London EC2A [REDACTED]

12 February 2024

I am writing to object to the license application for **Last Days Ltd, St Michael's Church and Yard, Leonard Street, EC2A 4QX. Application for a premises licence for live and recorded music, sale of alcohol.**

This location is an unsuitable venue for the large numbers of people coming to live events organised at this venue. St Michael's Church is located in a close community of residents living in a network of small streets that are unable to cope with high volume crowds. It is unsuitable due to the detrimental effects of noise pollution, safeguarding issues and crime/anti-social behaviour that would impact this residential location.

I live in the next street parallel to Leonard Street and the events held in the Church before Christmas 2023 clearly breached the Hackney licensing guidelines on prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm. I made complaints to Hackney Licensing Department via email at the time, which were forwarded by Hackney to the police (the events at the venue were on 15, 16, 17, 18, 19 December 2023).

Photographs of the TENS events already held at the Church clearly show the adverse impact:

- Queues of people lining up using the park paths and blocking park gate entrances and exits.
- Queues of people lining up outside the homes of people in Victoria Chambers (Mark Street).
- Anti-social behaviour/crime of metal bollards being uprooted from Mark Square and dumped (16.12.23).









**Prevention of crime and disorder:** Leonard, Mark, Luke Streets and those nearby are too small to accommodate hundreds of people, as well as Ubers/taxis coming and going. There are traffic calming measures on Luke Street, as this was previously a road used by cars speeding along this one-way street. As evidenced from the previous events at the location, cars were snarled up on Leonard Street, potentially leading to anti-social behaviour as people become more frustrated and angry. Disturbance was also experienced from partying post-event. Crime evidenced from metal street bollards being removed and put into bins, as well as associated debris from pre/post party drinking where people are congregating in Mark Square. Additionally there are ongoing occurrences of vomiting in Leonard Street, Paul Street, Luke Street, etc. broken drink bottles, bottles, cigarette boxes, Nos canisters littering the streets and left on residential and office window sills – this would be vastly increased by the 500 or so people who would be attending events at the Church.

**Public Safety:** The venue encourages large crowds to gather and line the streets outside the venue (see above photos). This is part of their marketing modus operandi – to build up tension, anticipation. However, hundreds of people crowd the streets, blocking paths, everyone getting stressed. All of which can lead to safeguarding issues for residents living nearby. Additionally, the Church venue has been using an entrance in Mark Street Gardens, a public park, which clearly disturbs other people's experience of using the park. The park gates are locked by Hackney Council each day, the venue would be using the park out of hours. The gates were put in around five years ago due to public safety issues (drinking/drug taking/loud noise/disturbance/anti-social behaviour late at night). This raises real concerns if the venue is going to use this entrance as a way of getting into/out of the venue when the park would normally be closed.

There are three schools nearby (Lyceum School and Montessori School on Paul Street, and City Foundation on Cowper/Leonard Street) that use the park and events at this venue deprive young people from using this green resource. Local residents and others who use this amenity would also be impacted. On Epworth Street there is social housing flats for vulnerable people run by Habinteg who also use the park. Hackney Council's own website

description describes it as having 'lots of quiet places to sit and relax', which would not be the case with hundreds of people queueing, leaving and arriving. Quote from Hackney website:

'Mark Street Gardens is a hidden gem in walking distance from the hustle and bustle of Great Eastern Street, with lots of quiet places to sit and relax. It's a series of small spaces with winding earth paths, providing areas of lawn, shrubberies and flower beds with aromatic plants, and a pergola in the centre of which is a stone monument. The park holds a [Green Flag award](#). Green Flags are given to the best green spaces in the country and are awarded each year to make sure the quality of the green space remains high.'

<https://hackney.gov.uk/mark-street-gardens/#history>

**Prevention of Public Nuisance (see attached photos):** At events previously held by the venue, we could hear amplified music and singing from afternoon to evening. This was loud enough to disturb what we were doing and for us to try and find out what it was. By evening the noise had increased greatly and it was literally possible to hear the words of each song being sung and identify the singer (Sam Ryder) – this is from inside a flat in the next street with the windows closed. We were being kept awake at night – these stresses affect residents' health and wellbeing and ability to undertake a normal life due to this noise pollution. The Church is Grade 1 listed, it is large and cavernous, sound is not contained within its walls. What Last Days are proposing is very far from the 'work campus' that planning was given for the venue.

**Protection of Children from Harm:** All of the above points contribute to serious safeguarding concerns for the children who live in this area. At Victoria Chambers and in neighbouring properties we have primary and secondary school age children and babies living here. To have this disturbance on a regular basis would be highly detrimental. In our building we also have doctors and teachers living here, younger and older people who all work and contribute to society and whose wellbeing and health will be adversely affected by the disorder, noise and disturbance this venue will create. It is not enough for Hackney Licensing to take at face value that Last Days will be different – our ongoing experience is that this is not the case. The wider social, wellbeing needs of Hackney and Shoreditch residents and businesses in this location are not being served by granting this licence.

In my view as a long-term Hackney resident living in this neighbourhood the church venue is entirely inappropriate for large live events. The real concerns of local residents need to be responded to. Please consider how hundreds more people in these small streets will impact Hackney's own licensing guidelines related to crime, anti-social behaviour and safeguarding. There is no case to argue that the venue is providing a 'needed resource for the area' as we all know that Shoreditch supplies multiple alternatives.

I object to the licence being sought by Last Days.

– Additional photographs of the effects of anti-social behaviour in the area of Luke, Paul, Leonard, Mark, Tabernacle, Scrutton and surrounding streets in the immediate vicinity of the Church (2022–24)









**OBJECTION: Last Days St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

12 February 2024 at 13:41

to: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

I would like to **object** to the request for Alcohol Licensing at this venue

This building and the application stand at a cross for the future of this large building

**As a building**

- A) Don't license it. Hopefully the owner will then proceed with the already agreed planning permission. Create high quality office based employment. With security of full employment contracts for future tenants
- b) License it and the building will be forever lost to the NTE with low-quality minimum-wage employment in the gig economy
- c) License it for limited days per month and you will prevent it being developed into productive office space

**The young people of Hackney deserve high-quality employment opportunities.**

This Grade 1 church has planning permission 2021/0537 and listed building consent (2021/0538), both granted on 16th November 2021

The application states:

The former church would contain 1060 sqm of office space, whilst the Leonard Street block would contain 1875 sqm of commercial space, of which 362 sqm would be open class E and 1513 sqm would remain restricted to office use.

The site falls within a Priority Office Area (POA) where Local Plan Policy LP27 outlines that new development within designated POAs will be permitted where it is employment-led and where B1 use class is the primary use, which in Shoreditch means at least 60% of the floorspace across the area as a whole is B1 employment floorspace.

In this case, and just looking at the new build block in isolation, 81% of the floorspace would remain in office use. The scheme would remain employment led and comply with this policy

**As venue**

This will be a very large venue in Shoreditch, our second largest with 600 vertical drinkers.

The building is a grade 1 listed church with no soundproofing. Its heritage listing will severely limit the internal and external changes that can be made to control the sound of 600 revellers and music. It is **not currently an alcohol venue**, it is surrounded by residential properties - Who have enjoyed peaceful demise for 150+ years with the church as its neighbour.

The plan to use the external courtyard as a food venue and toilet facilities means noise will be outside this venue throughout its hours of operation.

I believe it will undermine the following licensing objectives and I would like this venue to be considered for its large cumulative impact on the surrounding area

As per the recent Cumulative impact report

Hackney Cumulative Impact Research Review 2023

<https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>



### **Prevention of Crime and Disorder**

Crime in Shoreditch is an on going problem which has a strong correlation to the Shoreditch NTE hours of operation

From the above Cumulative Impact Report :

#### **3.4 Summary**

138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough. Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.

### **Public Safety**

I can not find a fire brigade assessment of the building for this night club purpose. In particular the escape routes in case of fire. I note there are only 2 exits down the right hand side of the site.

An electrical safety assessment is also missing. given the Grade 1 age of the building it is reasonable to assume the building could have electrical wiring that is outside of current regulations. Overloaded historic wiring is often the cause of fire.

Asbestos, No assessment is included. There are have been significant changes made to the internal layout has this exposed historical asbestos?

Disability access to toilets in the courtyard ? A staircase is shown how would this work safely ?

Risk assessment of fire transferring from the outdoor kitchen to the church ?

Crush control. 600 people moving as one unit creates a crush risk. I see no assessment on how this is to be controlled

From the above Cumulative Impact Report

229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to Shoreditch over the period.

### **Prevention of Public Nuisance**

The Grade 1 listing will limit the amount of sound control that can be applied to the church. And therefore the public nuisance of external noise is inevitable to residents.

The residents who live close to the church have had peaceful demise of their homes for over 150 years. This NEW VENUE will shatter that peace.

The external courtyard kitchen area means people will gather and create noise externally in an area with no sound suppression at all.

The toilet block is also external to the building and will operate throughout the hours of use creating yet more external noise.

The dispersal of 600 people through the usually peaceful St marks Square gardens and onto Luke St/ Leonard st. Will Change the quiet nature of both these 2 residential streets.

No dispersal policy can mitigate the sound of 600 drunk people leaving the church at midnight.

From above report :

140. The number for FPNs issued for public urination in Shoreditch at night exceeds all the other areas of the borough combined

### **This grade 1 church in "The Future of Shoreditch."**

This building and a licensing decision should also be considered with other agreed Hackney council policy objectives.

### **Sustainable community**

1. A borough where there is a **good quality of life** and the **whole community** can benefit from growth.

2. A borough with residents who are ambitious, engaging and want to contribute to community life.

3. A green and environmentally sustainable borough.
4. An open, cohesive, safer and supportive community.
5. A borough with healthy, active and independent residents.

*As an office block these objectives would be obtainable. As a bar they would not.*

### **Community Safety Strategic Assessment**

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for **reducing crime and disorder and tackling drug and alcohol misuse**.

*As an office block these objectives would be obtainable. As a bar they would not.*

### **Alcohol Strategy**

1.22 The Council's Alcohol Strategy, which will set out the Council's priorities for **reducing alcohol related harm** over the next three years, has also influenced the development of this Policy. The Alcohol Strategy draws the views of residents and partners as well as the range of local and national evidence summarised in the Council's Health and Wellbeing Profile.

*As an office block these objectives would be obtainable. As a bar they would not.... a quarter of all London Ambulance service call-outs are to Shoreditch (Source: Cumulative Impact study report).*

### **Health and Wellbeing Strategy**

1.27 Hackney Health and Wellbeing Strategy 2022 - 2026 was developed jointly with people who live and work in the borough. The Strategy aims to improve health in Hackney, and reduce health inequalities and identifies three priority areas for action- **improving mental health**, increasing social connection and supporting greater financial security.

*As an office block these objectives would be obtainable. As a bar they would not. The mental health decline of sleep-deprived residents and children would be enormous as a direct result of licensing this church.*

### **Public Health as a Responsible Authority**

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. **Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and well being.**

*As an office block these objectives would be obtainable. As a bar they would not.*

1.38 The Local Alcohol Profile for Hackney shows that **the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average**.

Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. **Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.**

*As an office block, improving these outcomes would be obtainable. As a bar they would not.*

Link to Hackney statement of licensing policy 2023- 2028

[Statement of Licensing Policy 2023 to 2028.pdf](#)

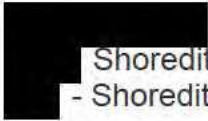


[St. Michael's Church](#) | [Dining](#) | [Last Days Shoreditch](#)

For all of these reasons, **I OBJECT to the request for Alcohol licensing** at this venue and ask that the committee refuse it.

I do not give permission for my personal details to be shared with the applicant

Yours faithfully

 Shoreditch Town Centre  
- Shoreditch Community Association

**Objection:Last Days StMichaelsChurch&yardLeonardStEC2A4QX**

1 message

12 February 2024 at 14:55

[REDACTED]  
to: licensing@hackney.gov.uk

I'm living in Victoria Chambers since 1991. I strongly object to 3 categories 1-Crime&Public Disorder. Recently, a brothel was set up in a flat above me and it took months to remove this illegal business from our community(enquiries to Premier Trust Management Company to confirm this). I informed the police in Islington who said unless I witnessed the sexual act they couldn't take up the case! Drug dealing occurs openly outside clubs on a weekly basis and I've seen a police car once in Luke street but it didn't stop. On a Saturday afternoon 3boys smashed the side mirrors of 4 cars parked outside my flat. Graffiti has been daubed on our outside flat/garden wall area after the entire building has just been repainted. Gangs of male and female parade up and down the streets roaring shouting with no idea where they are, who if anybody lives here etc. at around 4.30 one morning recently 2couples banged continually on our street door and when I opened the window they asked for a taxi! Forget sleeping . I will answer the other categories in the next email.

[REDACTED]

Sent from my iPhone

**Objection:Last Days StMichaels Church&Yard Leonard St EC2A4QX**

1 message

[REDACTED]  
to: licensing@hackney.gov.uk

12 February 2024 at 15:12

I object on Public Safety- I've had to walk past 2 heroin addicts squashed into a doorway shooting up and I was terrified as I looked at them. I was also terrified living in my flat while a pimp regularly visited(almost daily) the prostitutes upstairs. One of them actually accosted me on the stairs as I was coming up to my flat enquiring my purpose. Windows at ground level in flats [REDACTED] and [REDACTED] Luke were smashed, the second one last year! Before we got the gates put in the garden a gang met several times each week there and one night at about 1am I phoned the police to report noise nuisance etc. when the police arrived they spoke to them but didn't remove them. I went out to speak with them and they said they were frightened of the numbers 12 men and being only 2 of them they had no chance! I could continue but I think Prevention and Public Nuisance has also been addressed in my 2 emails. I'm 73 years old and I've paid all my taxes, service charges etc and I've taught for over 30 years in London secondary schools so I demand to be considered in your decision. I also have rights. [REDACTED]

Sent from my iPhone

**St Michaels Church and Yard , Leonard Street EC2A 4QX**

1 message

12 February 2024 at 18:52

[REDACTED]  
To: licensing@hackney.gov.uk

Cc: david.tuitt@hackney.gov.uk, anya.sizer@hackney.gov.uk, gurch.patti@hackney.gov.uk

I understand that you are to consider issuing a license to this place for 'regulated' entertainment, late night refreshments and the sale of alcohol.

There is an assumption that this area is empty in the evening. This is not so. There are people living in Leonard Street and the neighbouring streets. In the evenings it provides a quiet corner of Shoreditch where residents are relieved of the noise of the surrounding streets. It is sad to think that yet another street is going become like many others - designed for the pleasure of occasional visitors at the expense of those who have chosen to live there.

Hackney has a good reputation for restricting licenses and considering these points. Please do not let your guard down now.

The McQueen club on the corner of Leonard Street and Tabernacle Street causes all the issues which will be multiplied by this application:

- late night noise as people leave the premises seeking places to pee/vomit.
- random parking of Ubers waiting for passengers
- takeaway food boxes thrown around for someone else to collect
- intimidation of those not involved trying to walk home late at night.

The screening of films in the church is a good idea; it is the unrestricted consumption of alcohol which always causes the problems

with thanks

[REDACTED]

[REDACTED] Clere Street EC2A [REDACTED]

## St Michael's and all saints

1 message

13 February 2024 at 10:52

To: Licensing <licensing@hackney.gov.uk>, "shan.uthaysangar@hackney.gov.uk" <shan.uthaysangar@hackney.gov.uk>, Sanaria Hussain <sanaria.hussain@hackney.gov.uk>, Meg HILLIER <meg.hillier.mp@parliament.uk>, "Kam Adams (Cllr)" <kam.adams@hackney.gov.uk>, "hackneylicensingunit-gn@met.pnn.police.uk" <hackneylicensingunit-gn@met.pnn.police.uk>, "ce-shoreditchtowncentreteam@met.police.uk" <ce-shoreditchtowncentreteam@met.police.uk>

Dear persons of responsible Authority.

We write to strongly object to the application made for a premises licence at  
St Michael's and all saints church  
77 Leonard Street EC2A.

The premises is directly opposite my home in Leonard Street,

They had a event in December causing noise

We already have enough places which are Licensed and enough trouble from people who go  
these places with noise  
Urinating in our doorway, vomiting there  
And the increase in crime it brings

We understand the people applying are not responsible for what happens once people leave  
their premises, after all they've got their money , but the applicant never cares for the local  
community, residents.

In that note it appears nor do the council in allowing these applications to be made

I and my wife now in our late 80's

Often fear for our safety when we come home in the evening, parking outside in our  
personalised disabled bay is not available, I have to leave my wife or double park, which has  
caused several angry issues from young people, to let her in to our home then park several  
streets down, then fearing some drunk may want to cause me mischief .

These applications carry on happening because the "legal" team still has not ,to my  
understanding, corrected the one word mistake of ten years ago that would have stopped  
further applications.

Our lives are continually being eroded by these night time businesses.

Continually ruining our lives and the ability for us to live peacefully In our homes .. I am sure  
there is a legal right to do this

I strongly urge the council to listen to us voters and think of how by allowing this application to  
go through,you will erode our end of years .

This hell created by the lack of concern for the elderly and families living locally

My grand children often have to leave at the weekend so they can study properly, what kind of  
inconsiderate people must the people of responsibility be if they allow this lifestyle to be  
created.

And then say

Oh it doesn't come under licensing objectives

It should

Not only

The increase in crime , crime and disorder

You come here and see how traumatic it can be.

Public safety, what about public safety and care for the elderly?!!! And families that live here ,  
policing is stretched so unless your being stabbed ,which happened to some one opposite the  
church recently in Dec ( drunks arguing) you will not see them

Put police on our street you will see how much problems there are

Public nuisance is always there what about nuisance caused to families!!???

We DO NOT WANT ANOTHER LICENCED PREMISES, near our home

We beg the committee, police , hackney licencing

Even the legal department , councillor

Think about the families that live in this last bit of" civilised "Shoreditch

Please do not erode our lives further by granting a premises licence to a premises in the middle  
of a community, residential pocket

Kindly acknowledge this letter and notify us regarding a hearing at sub committee.

We strongly advise against a zoom, meets or any other non human fashion of a meeting, but a  
meeting at town hall where humans can see humans , at our age we find technology very  
difficult to deal with and have no facilities for this

Thank you for your kind consideration of our objections and live in hope you will do the  
needful

A black rectangular redaction box covering the signature area.



**St Michael's church and yard**

1 message

13 February 2024 at 11:35

To: Licensing <licensing@hackney.gov.uk>, "shan.uthaysangar@hackney.gov.uk" <shan.uthaysangar@hackney.gov.uk>, Gurch Patti <gurch.patti@hackney.gov.uk>  
Cc: "Kam Adams (Cllr)" <kam.adams@hackney.gov.uk>

Dear licensing team and responsible authority

We are local resident, we reside within a few metres of the application property in Leonard Street EC2A

We strongly object to the application made by  
Last days for licensed activities and premises licence at  
St Michael's church and yard  
Leonard Street EC2A

The application will not meet the objectives of licensing  
Public nuisance will increase in this pocket of residential area  
The volume of people will bring with it a increase in crime , problem seen by the already existing night time economy,  
This will also bring with a issue of public safety  
There are continual scuffles and a recent stabbing brought on by alcohol influenced public and also the issue of noise culminating from them adding to the cumulative impact of the area  
Children live in close proximity to the church, in fact close to the the gates that they have registered on their website ( before even getting a licence) which is in a community park in Mark street  
Also it will not be able to fit in with the current development program for this part of Shoreditch in improved street scene for local community creation of more office space , and decrease in pollution will not meet targets due to the volume of increased traffic.

The hours of trade will have a impact , bearing in mind several other close , within a few metres, licensed premises also finish at midnight, this will further impact the nuisance we already suffer

No doubt the applicant may get letters of support from previous clients of activities they have held .  
But I urge the council to consider the voting residents who have invested their lives here and reside here ,who will be disrupted by this licence are here long term not for short financial gain with little or no concern for the. Community  
I strongly request you to deny this application,  
The property was and is still registered as a office not for bar / club designation to the best of my knowledge

Notify me when it goes to sub committee  
I will make further clarification and present my objections in person  
Yours sincerely



**OBJECTION: Last Days St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

13 February 2024 at 11:09

To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>  
Cc: "Bossman-Quarshie, Valerie" <valerie.bossman-quarshie@islington.gov.uk>, "Graham, Phil" <Phil.Graham@islington.gov.uk>, "Gallagher, Troy" <Troy.Gallagher@islington.gov.uk>, [REDACTED], [REDACTED], david.tuitt@hackney.gov.uk, anya.sizer@hackney.gov.uk, gurch.patti@hackney.gov.uk

Dear Licensing,

I and my husband cc'd above, strongly object to this proposal. We live a stone's throw away from this venue on Epworth St, EC2A - which unfortunately serves as a cut through for the night-time revellers as well as being a regular drop-off point for a local drug dealer who operates when the clubs are open (and yes I've reported it but have yet to see an officer.)

To note, they've already publicised an event this weekend, where, in their words, they "Expect a couple of thousand people through out the day "

From what I've read, this proposal will do nothing in the way of:

**Prevention of Crime and Disorder**

This proposal does not include satisfactory measures to mitigate any risk of the operation making an unacceptable contribution to the already unacceptable level of crime and disorder in the locality. This area is the hotbed of crime as per:

Hackney Cumulative Impact Research Review 2023

<https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>

**3.4 Summary**

138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough.

**Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.**

140. The number for FPNs issued for **public urination in Shoreditch at night exceeds all the other areas of the borough combined**

Fig 31. Overall number of LAS call out in 2018 to mid 2023 by area

229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to this area over the period.

**Public Safety**

There is clearly a need for a satisfactory risk assessment - as any assessment would find against this proposal. The management procedures and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises is clearly missing. See item 140 above - this will be exacerbated 10x fold with a venue of this size.

**Prevention of Public Nuisance**

The applicant has not adequately addressed the potential for nuisance arising from the characteristics and style of the proposed activity. Where are the appropriate steps to reduce the risk of public nuisance occurring? How will this be policed and enforced? Too often, *condition failures are ignored.*

**Protection of Children from Harm**

This is far too close to childrens' schools and there is nothing to mitigate the harm of the proximity - vomit, bottles, other waste. Further, this backs onto the Victoria Chambers residences - surely the club noise will disturb children

trying to sleep (not to mention their parents). And yes, there are children in our block of flats who will no doubt be impacted.

As you are no doubt aware, the licensing policy also has to consider other council policy objectives:

#### **Sustainable community**

1. A borough where there is a **good quality of life** and the **whole community** can benefit from growth.
2. A borough with residents who are ambitious, engaging and want to contribute to community life.
3. A green and environmentally sustainable borough.
4. An open, cohesive, safer and supportive community.
5. A borough with healthy, active and independent residents.

#### **Community Safety Strategic Assessment**

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for **reducing crime and disorder and tackling drug and alcohol misuse**.

#### **Alcohol Strategy**

1.22 The Council's Alcohol Strategy, which will set out the Council's priorities for **reducing alcohol related harm** over the next three years, has also influenced the development of this Policy. The Alcohol Strategy draws the views of residents and partners as well as the range of local and national evidence summarised in the Council's Health and Wellbeing Profile.

#### **Health and Wellbeing Strategy**

1.27 Hackney Health and Wellbeing Strategy 2022 - 2026 was developed jointly with people who live and work in the borough. The Strategy aims to improve health in Hackney, and reduce health inequalities and identifies three priority areas for action- **improving mental health**, increasing social connection and supporting greater financial security.

#### **Public Health as a Responsible Authority**

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. **Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and wellbeing.**

1.38 The Local Alcohol Profile for Hackney shows that **the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average**. Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. **Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.**

Link to Hackney statement of licensing policy 2023- 2028

<https://drive.google.com/file/d/1m3TJoLzt9sYgHizRwolokb-A5WCSNggye/view>

To reiterate, my husband and I both strongly object to this proposal.

Regards

✉:

[REDACTED]  
[REDACTED]  
[REDACTED]

**OBJECTION: St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

13 February 2024 at 12:13

To: licensing@hackney.gov.uk

Cc: anya.sizer@hackney.gov.uk, david.tuitt@hackney.gov.uk, "Bossman-Quarshie, Valerie" &lt;Valerie.Bossman-Quarshie@islington.gov.uk&gt;, "Graham, Phil" &lt;phil.graham@islington.gov.uk&gt;, troy.gallagher@islington.gov.uk

Dear Hackney Licensing Team,

I am writing to object to the proposal "St Michaels Church & Yard Leonard Street London EC2A 4QX".  
I live with my two children and husband around the corner of the venue on [REDACTED], Epworth Street.

The venue already held a few events in December when there was a lot of noise and anti-social behaviour disturbance in and around the streets nearby.

Our street already has a massive problem with local drug dealers and a lot of drunken people who shout and scream when making their ways to clubs etc. Same applies to Tabernacle Street.

I often have to "navigate" my children on the way to school in the morning through empty helium cylinders, empty bottles of alcohol and vomit.

I feel like families are not welcomed any longer in Central London. Who protects my children from harm? There is clearly no right balance anymore.

I have witnessed myself an event held on December 19th in the church when visiting a friend who lives in Victoria Chambers. The sound and music coming from the church was very loud and makes it impossible to rest or sleep. I suggest that people who grant licenses to clubs should spend at least one night in a neighbouring apartment to witness the noise and anti-social behaviour for themselves so they can see for themselves what is going on and what impact their decision have on ordinary people.

1) What sound insulation does the church have, especially for low frequency sound like bass ? Do they have any sound insulation at all? Are the windows sound-proof? Are the doors sound-proof? Have they installed bass traps?

2) How do they want to manage thousands of people coming to an event? Crime is already high in our area and anti-social behavior is on the rise.

I had enough of men urinating and vomit in our streets and outside our main door. Their application does not show how they want to prevent public nuisance.

This church is not designed to host events with loud music and lots of people.

Please do not grant this license.

Thank you

[REDACTED]  
[REDACTED], Epworth Street  
EC2A [REDACTED] London

[REDACTED]

[REDACTED]

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

Dear Licencing Committee,

Re: Licence Application – Last Days, St Michaels Church & Yard, EC2A 4QX

I object to any license being granted to Last Days, St Michael's Church & Yard, Leonard St, London, EC2A 4QX to prevent licensing objectives from being undermined.

This location is so totally wrong from all standpoints especially following the Cumulative Impact Research Review of 2023. In it, it was shown that there had been a significant shift in reports of criminal and antisocial behaviour to the Southwest of Shoreditch.

The cumulative effect of putting a bar and entertainment venue in this sensitive and currently quiet by day and early evening area will be devastating especially for local residents but also a number of offices that surround Mark St Gardens and St Michaels. Mark St Gardens is popular in the summer with many office workers where they take packed or purchased lunches. This is clearly what "Last Days" are aiming to do which is annex our small and pleasant Gardens.

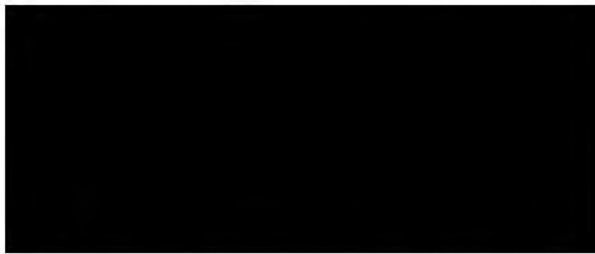
The Gardens are also popular with parents of young children who regularly gather there throughout the year to let the toddlers play safely under their gaze while being able to socialise themselves. The local nurse school also regularly brings a small "crocodile" of toddlers and on other days 5-7 year olds to play safely in the Gardens.

It is a vital, safe and generally quiet place, except when we suffer from the spill over from the high density of bars further east in the area as mentioned above.

This bar-come-events-venue will be presented as simply being aimed at charity events, classical music and community groups, but the simple truth is it will be a business to make money.

The lie to the altruistic dressing is given by the fact they which to extend this to the exterior yard on Leonard St and intend to use the Mark St Gardens to provide access in and out of the main hall.

It will destroy the peace for everyone living nearby especially those in Victoria Chambers which is a Victorian Building having a courtyard opening to Mark St Gardens . The courtyard acts like an ear trumpet and so if there is noise of any type in the gardens it is heard clearly



in nearly all bedrooms facing the courtyard never mind those that face the streets Mark, Paul and Luke.

So from every aspect LP1 General principles .  
The applicant has clearly no understanding or the area.  
Also from the standpoint of LP2  
Prevention of Crime and Disorder  
Public Safety  
Prevention of Public Nuisance  
Protection of Children form Harm

I utterly implore the committee to **not** grant a licence at all, since any licence will be devastating to the residential community here and completely run counter to every one of the licencing objectives.

Yours Sincerely



Property Manager

On Behalf of Victoria Chambers EC2 Limited



**concerns regarding St Michaels church and yard Leonard st EC2A 4QX**

1 message

Anya Sizer (Cllr) &lt;anya.sizer@hackney.gov.uk&gt;

13 February 2024 at 16:54

To: "Licensing (Shared Mailbox)" &lt;Licensing@hackney.gov.uk&gt;

Dear Licensing team

I am writing to express my concern regarding the potential license being granted for this venue .

I have received numerous emails from concerned residents all voicing the same issues about the appropriateness of this venue and the factors that will be put in place to safeguard against these concerns namely :

Noise on people leaving the venue late at night disturbing local residents

Additional disturbance from Uber and other mini cabs waiting to pick up from the venue

Litter created from additional food and take away and the environmental impact of this which goes against the councils Green policies

Concerns related to welfare for women and girls specifically in this area , again especially as this is an issue the council has worked hard to reduce alongside police staff in Shoreditch and surrounding areas

This area of Hackney is already one that needs additional attention and resourcing and I am not convinced that granting this license will in any way help the local community

Sincerely

Anya Sizer

Cllr Anya Sizer  
Hoxton east and ShoreditchDisclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>

**OBJECTION: St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

13 February 2024 at 19:24

To: licensing@islington.gov.uk, licensing@hackney.gov.uk

Cc: licensing@hackney.gov.uk, anya.sizer@hackney.gov.uk, david.tuitt@hackney.gov.uk, "Bossman-Quarshie, Valerie" &lt;valerie.bossman-quarshie@islington.gov.uk&gt;, "Graham, Phil" &lt;Phil.Graham@islington.gov.uk&gt;, troy.gallagher@islington.gov.uk

Dear Hackney and Islington Licensing offices

I am writing to formally object to the proposed licensing application that seeks to authorize the use of St Michael's Church for regular entertainment purposes. My concerns are centered on the potential exacerbation of already existing issues in the neighborhood, which include anti-social behavior, congestion, increased traffic flow, and noise pollution.

1. **\*\*Increased Anti-Social Behavior:\*\*** The vicinity of St Michael's Church has already observed significant anti-social behavior, including loitering and disturbances caused by inebriated individuals. The introduction of a regular entertainment venue within the church premises is likely to attract larger crowds, thereby increasing the potential for such behaviors to escalate, further disrupting the peace and safety of the local community. There is also drug dealing and residents have already had on multiple occasions been forced to call for Police intervention (including myself on numerous occasions). Adding more fuel to the fire is a direct attack on local resident rights. Our streets already look like war zones in the morning. With refuse and vomit and cigarette butts everywhere.

2. **\*\*Congestion and Traffic Flow:\*\*** The streets around St Michael's Church are already experiencing congestion, a situation that has been further aggravated by the closure of Leonard Street, forcing through traffic onto Clere and Tabernacle Street. The granting of this license would inevitably lead to an increase in footfall and vehicular traffic, particularly during nighttime. This not only poses a risk to pedestrian safety but also contributes to the degradation of the quality of life for residents due to increased noise and air pollution. (See video attached of what local residents already endure at night time). Making matters worse, would be a direct attack on our right to peace and quiet.

3. **\*\*Noise Pollution:\*\*** The level of noise pollution in our area has already surpassed acceptable levels, with indoor noise measurements frequently exceeding 65db, particularly at the junction of Clere Street and Tabernacle Street where our residence is located. The operation of an entertainment venue within St Michael's Church is expected to further elevate noise levels due to music, crowd noise, and additional traffic, thereby exacerbating the discomfort experienced by residents, especially during nighttime hours.

Given these considerations, it is clear that the licensing application, if approved, would have a detrimental impact on the local community, significantly affecting the quality of life for residents in the vicinity of St Michael's Church. It is important to note that our concerns pertain not only to the immediate vicinity of the church but also to the broader areas governed by both Islington Council and Hackney Council, given the location of our residence at the intersection of their boundaries.

In light of the above, I respectfully request that Islington Council take into account the adverse effects this application would have on its local community and object to the granting of the license on behalf of Islington residents. It is crucial that the well-being and interests of the community are prioritized to ensure a harmonious living environment for all.

I urge you to listen to these video with the sound on. I am not sure how we can be expected to live like this.

Thank you for considering our objections and for your efforts in safeguarding the interests of your constituents.

I would also note the venue is already on marketing websites advertising its availability including license to operate.

St. Michael's Church | Dining | Last Days  
Shoreditch  
firespace.com

Sincerely,



---

2 attachments



hcqtu1ilbxk.jpeg  
132K

 Video.MOV  
2051K

**Last Days St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

14 February 2024 at 10:22

Reply- to: [REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Hackney Licensing,

I write to object to the license application for Last Days.

This venue is an unwanted link to the past, bringing a model back to Shoreditch we thought was dead and gone. This model - large venue, nearly open air site, peddling disorder and mayhem - is so outdated that only those from the past would apply for it. Indeed each of the sites that used to host this type of rubbish has been put to newer and better use. It's in the name - Last Days - that even the organizers acknowledge these venues shouldn't exist. I urge the Licensing Subcommittee to reject this application outright.

This venue is surrounded by innumerable residences, immediately abutting the site, across from it, above and behind the site. The site has been a quiet part of the neighbourhood for literally centuries, most recently put to good commercial use. The idea that it gets turned into a party venue for 500 is disrespectful to what the neighbourhood has become.

Adding 500 people, underwhatever guise, will inevitably add to the disorder and mayhem all Shoreditch residents face on a nightly basis. As proposed, this venue undermines each and every one of the four licensing objectives. Crime, safety, nuisance and our kids will all be harmed by what is being proposed.

I urde the licensing subcommittee to reject this application, and continue to contribute to a new and better Shoreditch. Last days, indeed. Those days are in the past and should remain there.

Kind regards

[REDACTED]  
Batemans Ro  
[REDACTED]

**OBJECTION: Last Days St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

14 February 2024 at 10:45

to: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

To Whom it May Concern,

**Last Days of Shoreditch St Michael's Church Leonard Street, EC2A 4QX**

I am writing to object to the above. I live on Clere Street and have for the last 20 years, adjacent to Mark Park and Leonard Street. My objections arise from on-going concerns about noise, lawless and anti-social behaviour. I am keen to better understand four elements.

**Lawlessness and Anti-Social Behaviour**

Whether what is being mooted includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

**Public Safety**

Whether necessary and satisfactory risk assessments have been executed; management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

**Prevention of Public Nuisance**

Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

**Protection of Children from Harm**

Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises.

To the best of my knowledge, a first-rate cumulative impact study conducted by Hackney council exists, which shows that Shoreditch has a cumulative problem with so many bars and venues. What is being proposed dwarfs anything that has gone before. Hackney Cumulative Impact Research Review 2023 <https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>

**3.4 Summary**

138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough. Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.

140. The number for FPNs issued for public urination in Shoreditch at night exceeds all the other areas of the borough combined.

Fig 31. Overall number of LAS call out in 2018 to mid-2023 by area.

229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to this area over the period.

Hackney's licensing officers should also factor-in other council objectives:

### **Sustainable community**

1. A borough where there is a **good quality of life** and the **whole community** can benefit from growth.
2. A borough with residents who are ambitious, engaging and want to contribute to community life.
3. A green and environmentally sustainable borough.
4. An open, cohesive, safer and supportive community.
5. A borough with healthy, active and independent residents.

### **Community Safety Strategic Assessment**

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for **reducing crime and disorder and tackling drug and alcohol misuse**.

### **Alcohol Strategy**

1.22 The Council's Alcohol Strategy, which will set out the Council's priorities for **reducing alcohol related harm** over the next three years, has also influenced the development of this Policy. The Alcohol Strategy draws the views of residents and partners as well as the range of local and national evidence summarised in the Council's Health and Wellbeing Profile.

### **Health and Wellbeing Strategy**

1.27 Hackney Health and Wellbeing Strategy 2022 - 2026 was developed jointly with people who live and work in the borough. The Strategy aims to improve health in Hackney, and reduce health inequalities and identifies three priority areas for action- **improving mental health**, increasing social connection and supporting greater financial security.

### **Public Health as a Responsible Authority**

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and wellbeing.

1.38 The Local Alcohol Profile for Hackney shows that **the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average.** Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. **Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.**

Link to Hackney statement of licensing policy 2023- 2028

<https://drive.google.com/file/d/1m3TJoLzt9sYgHizRwolokb-A5WCSNgye/view>

I look forward to hearing from you.

Kind regards,

[REDACTED]

Flat [REDACTED]

[REDACTED] Clere Street,

EC2A [REDACTED]

[REDACTED]

**OBJECTION: Last Days / St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

14 February 2024 at 14:09

To: licensing@hackney.gov.uk, licensing@islington.gov.uk  
Cc: anya.sizer@hackney.gov.uk, david.tuitt@hackney.gov.uk, Valerie.Bossman-Quarshie@islington.gov.uk, Phil.Graham@islington.gov.uk, troy.gallagher@islington.gov.uk

Dear Hackney and Islington Licensing,

I am a 17-year-long resident of [REDACTED] [Tabernacle Street, EC2A](#) [REDACTED], writing to formally object to the licensing application for the use of Last Days / St. Michaels Church & Yard Leonard Street London EC2A 4QX ("St Michael's Church") for regular entertainment purposes. My objection is focussed on the unavoidable exacerbation of existing negative issues in a heavily residential neighbourhood, particularly anti-social behaviour, congestion, increased traffic flow and noise pollution.

**1. Increased Anti-Social Behaviour:**

St Michael's Church and surrounding neighbourhood already has a long-observed history of significant anti-social behaviour, including loitering and disturbances caused by inebriated individuals, drug dealing and drug misuse. The introduction of an enormous 600-person capacity regular entertainment venue within St Michael's Church is likely to attract enormous crowds, thereby increasing the likelihood, scale and frequency for such anti-social and criminal behaviours, further disrupting the peace and safety of the local community and disproportionately impacting local residents. Local streets already regularly look like war zones in the morning, with laughing gas canisters, refuse, vomit, puddles of urine and general late-night mess everywhere.

**2. Congestion and Traffic Flow:**

The streets around St Michael's Church already experience heavy traffic congestion at critical hours – particularly at night time when local residents are trying to sleep - a situation aggravated by Hackney Council's inexplicable permanent closure of the section of Leonard Street between Paul Street and Tabernacle Street in April 2023, which since now forces all West/North/South-bound through car traffic onto the narrow single lanes of heavily residential Clere Street and Tabernacle Street creating dangerous and incredibly noisy late night traffic congestion, arguments and fights over limited parking space, large amounts of illegal parking plus incredibly noisy pre-and-post "party cars" (all of which heavily impacts the quality of life of residents on Clere Street and Tabernacle Street whose bedrooms face directly onto the street). The granting of a licence for St Michael's Church would inevitably lead to a significant increase in footfall and vehicular traffic, particularly during nighttime – and would add to already unacceptable levels late-night traffic congestion, and associated noise and road and personal safety issues on heavily residential streets which would further degrade the already negatively impacted quality of life for residents. (See attached example video attached of what local residents already regularly endure at nighttime on Tabernacle Street due to car traffic flow coming off Leonard Street).

**3. Noise Pollution:**

The level of noise pollution in the neighbourhood already surpasses acceptable levels particularly late at night, with indoor noise measurements frequently exceeding 65db, particularly on Tabernacle Street where my residence is located – making any kind of sleep impossible. The operation of a large scale 600-person-capacity licensed entertainment venue within St Michael's Church would undoubtedly elevate noise levels due to music, crowd noise, and additional traffic, thereby further exacerbating the discomfort experienced by local residents, especially during nighttime hours.

Given these considerations, the licensing application, if approved, would result in a further significant negative impact on the local residential community – particularly significantly affecting the quality of life for residents in the vicinity of St Michael's Church.

My grave concerns relate not only to the immediate vicinity of the St Michael's Church but also to the broader neighbourhood governed by both Islington Council and Hackney Council, given the location of my residence at the intersection of their boundaries (Tabernacle Street is generally within Islington but borders immediately onto Hackney).

It should be noted that Tabernacle Street sits with an Islington Council cumulative impact area for licensing, given existing difficulties experienced with local licensed venues. Any granting of a license to St Michael's Church, given its enormous 600-person-capacity, would undoubtedly have a further negative cumulative impact to our area.


In light of the above, I respectfully request that Islington Council also take into account the significant negative impacts this application would have on its local community and object to the granting of the license on behalf of Islington residents.

Thank you for considering my objection and for your continued efforts safeguarding and representing the interests of your constituents.

Yours faithfully

██████████  
Flat ██████████  
██████████ Tabernacle Street  
EC2A ██████████

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 **Video.MOV**  
2051K

**OBJECTION : Last Days St Michael's Church & Yard Leonard St EC2A**

1 message

14 February 2024 at 14:55

[REDACTED]  
to: Licensing <licensing@hackney.gov.uk>

Dear licensing team

As I nearby resident I am objecting in the strongest possible terms to this offensive large scale bar & club proposal bring thousands of people in from outside the area to drink & party causing huge disruption to an area utterly overwhelmed by the crime & disorder already caused by similar venues in the area, that the police can't even cope with.

How is this happening ??? Why hasn't there been a limit to further applications in this area ? The whole area is becoming saturated.

It feels like the community is being totally unheard and seriously damaged for the benefit of wealthy property developers & thousands of people coming into the area to drink & party. Why can't we build local economy in a healthy and sustainable way ? There's plenty of other small businesses bringing valuable and sustainable jobs & revenue & taxes into the area we do not need more clubs & bars! They just damage the culture & community of the local residents & businesses

This application is totally in conflict with Hackney policy in the following areas:

**Prevention of Crime and Disorder**

Whether the proposal includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

**Public Safety**

Whether the necessary and satisfactory risk assessments have been undertaken, the management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

**Prevention of Public Nuisance**

Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

**Protection of Children from Harm**

Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises.

The cumulative impact study conducted by Hackney council clearly shows that Shoreditch has a cumulative problem with so many bars and venues. Outdoor venues are particularly hard on local residents as the sound from them pollutes nearby homes.

Hackney Cumulative Impact Research Review 2023

<https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>

3.4 Summary



138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough. Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.

140. The number for FPNs issued for public urination in Shoreditch at night exceeds all the other areas of the borough combined

Fig 31. Overall number of LAS call out in 2018 to mid 2023 by area 229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to this area

### **Sustainable community**

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2. A borough with residents who are ambitious, engaging and want to contribute to community life.
3. A green and environmentally sustainable borough.
4. An open, cohesive, safer and supportive community.
5. A borough with healthy, active and independent residents.

### **Community Safety Strategic Assessment**

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for **reducing crime and disorder and tackling drug and alcohol misuse**.

### **Alcohol Strategy**

1.22 The Council's Alcohol Strategy, which will set out the Council's priorities for **reducing alcohol related harm** over the next three years, has also influenced the development of this Policy. The Alcohol Strategy draws the views of residents and partners as well as the range of local and national evidence summarised in the Council's Health and Wellbeing Profile.

### **Health and Wellbeing Strategy**

1.27 Hackney Health and Wellbeing Strategy 2022 - 2026 was developed jointly with people who live and work in the borough. The Strategy aims to improve health in Hackney, and reduce health inequalities and identifies three priority areas for action- **improving mental health**, increasing social connection and supporting greater financial security.

### **Public Health as a Responsible Authority**

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. **Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and wellbeing.**

1.38 The Local Alcohol Profile for Hackney shows that **the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average**. Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. **Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.**

Hackney statement of licensing policy 2023- 2028

<https://drive.google.com/file/d/1m3TJoLzt9sYgHizRwolokb-A5WCSNgye/view>

Please consider the significant objections of the entire community who are outraged but the onslaught of licensing applications in an area that just cannot cope with the current levels of disturbance & crime & disorder.

Best regards

████████████████████

██████████ Clere Street EC2A

**Objection - Last Days St. Michaels Church & Yard Leonard Street London EC2A  
4QX**

1 message

14 February 2024 at 17:27

to: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Good afternoon,

I am writing to object to the planning application to turn St.Michaels into a large venue.

The application has been made for the old St Michaels church in Leonard Street. It should be noted that an external "kitchen" will be added in a shipping container at the courtyard bordering Leonard St.

This is going to be a large venue, with a lot of spill over into the streets of Shoreditch after hours. Even though I don't live on this street, I'll still feel the impact of this, as customers will park cars wherever they can and then wander the streets looking for post party food. It will inevitably add to the negative cumulative impact we all feel from the night-time economy.

Applicant has requested:

Application for a premises licence for films, live music, recorded music and to authorise the supply of alcohol for consumption on the premises 09:00 to 23:00 Sun to Thur and from 09:00 to 00:00 Fri to Sat and late night refreshment from 23:00 to 00:00 Fri and Sat

There are 4 Licensing objectives

**Prevention of Crime and Disorder**

Whether the proposal includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

**Public Safety**

Whether the necessary and satisfactory risk assessments have been undertaken, the management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

**Prevention of Public Nuisance**

Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

**Protection of Children from Harm**

Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises.

We have an excellent cumulative impact study conducted by Hackney council, It clearly shows that Shoreditch has a cumulative problem with so many bars and venues. This new one will be the biggest in the area.

Hackney Cumulative Impact Research Review 2023

[https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%](https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20)

### 3.4 Summary

138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough. Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.

140. The number for FPNs issued for public urination in Shoreditch at night exceeds all the other areas of the borough combined

Fig 31. Overall number of LAS call out in 2018 to mid 2023 by area

229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to this area over the period.

The licensing policy also has to consider other council policy objectives.

#### Sustainable community

1. A borough where there is a good quality of life and the whole community can benefit from growth.
2. A borough with residents who are ambitious, engaging and want to contribute to community life.
3. A green and environmentally sustainable borough.
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#### Community Safety Strategic Assessment

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for reducing crime and disorder and tackling drug and alcohol misuse.

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#### Public Health as a Responsible Authority

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and wellbeing.

1.38 The Local Alcohol Profile for Hackney shows that the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average. Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.

Link to Hackney statement of licensing policy 2023- 2028

<https://drive.google.com/file/d/1m3TJoLzt9sYgHizRwolokb-A5WCSNgye/view>

Overall, this only enhances unsociable behaviour, criminal activity & noise pollution. This simply isn't fair on myself and nearby residents who are already suffering from such venues that are present in the area.

Kind Regards,

██████████  
Resident of;  
Zetland House  
██████████ Scrutton St  
London  
EC2A ██████████

Sent from [Outlook for iOS](#)

**Objection - Last Days. St Michaels church and Yard. Leonard st EC2A 4QX**

1 message

14 February 2024 at 17:38

to: licensing@hackney.gov.uk

To whom it may concern

I am writing on behalf of the flats above the [redacted] Pub and object to any more street markets and drinking in this area which causes anti social behaviour and downgrades the area.

To note, they've already publicised an event this weekend, where, in their words, they "Expect a couple of thousand people through out the day "

From what I've read, this proposal will do nothing in the way of:

**Prevention of Crime and Disorder**

This proposal does not include satisfactory measures to mitigate any risk of the operation making an unacceptable contribution to the already unacceptable level of crime and disorder in the locality. This area is the hotbed of crime as per:

Hackney Cumulative Impact Research Review 2023

<https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>

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**Public Safety**

There is clearly a need for a satisfactory risk assessment - as any assessment would find against this proposal. The management procedures and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises is clearly missing. See item 140 above - this will be exacerbated 10x fold with a venue of this size.

**Prevention of Public Nuisance**

The applicant has not adequately addressed the potential for nuisance arising from the characteristics and style of the proposed activity. Where are the appropriate steps to reduce the risk of public nuisance occurring? How will this be policed and enforced? Too often, *condition failures are ignored.*

**Protection of Children from Harm**

This is far too close to childrens' schools and there is nothing to mitigate the harm of the proximity - vomit, bottles, other waste. Further, this backs onto the Victoria Chambers residences - surely the club noise will disturb children trying to sleep (not to mention their parents). And yes, there are children in our block of flats who will no doubt be impacted.

As you are no doubt aware, the licensing policy also has to consider other council policy objectives:

**Sustainable community**

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3. A green and environmentally sustainable borough.
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### **Community Safety Strategic Assessment**

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### **Public Health as a Responsible Authority**

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Link to Hackney statement of licensing policy 2023- 2028

<https://drive.google.com/file/d/1m3TJoLzt9sYgHizRwolokb-A5WCSNgye/view>

I trust you will do the right thing for our are.

  
Above  Pub  
Paul Street  
London EC2A

**OBJECTION: Last Days St. Michaels Church & Yard Leonard Street London EC2A 4QX**

1 message

14 February 2024 at 17:57

to: "Licensing (Shared Mailbox)" &lt;licensing@hackney.gov.uk&gt;

Hi

I own the third floor flat at [REDACTED] [Charlotte Road](#) and I would like to object to the proposal from Last Days to have a 500 person venue inside St Michael's church on Leonard Street.

This is going to be a large venue, with a lot of spill over into the streets of Shoreditch after hours. Even those not on Leonard St will feel the impact of this as customers will park cars wherever they can and then wander the streets looking for post party food. It will inevitably add to the negative cumulative impact we all feel from the night-time economy.

I object on the basis of:

prevention of crime and disorder

public safety

prevention of public nuisance

protection of children from harm - this is a residential area, think of the residents in Victoria Chambers who will suffer !!!

Thanks,

[REDACTED]




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**Objection: Licence Application : LAST DAYS - St. Michaels Church & Yard  
Leonard Street London EC2A 4QX**

1 message

14 February 2024 at 17:59

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

Dear Licensing Team,

I have been a resident of the area for over a decade and often use Mark Square, as one of the last remaining green spaces of Shoreditch.

Sadly, the cumulative impact of "entertainment" venues fuelling the night-time economy in the area has meant that the square is often used by drug dealers and for other unpleasant activities (mainly fouling, loud gatherings at night, with people going over the railings, binge drinking parties, etc).

I must admit, I was disheartened to find out that the beautiful St Michael's Church was recently leased to LAST DAYS, a live Events and Catering company.

St Michael's is a Grade 1 Listed Gothic Church with many unique features. Its gardens are still looked after by Hackney Council.

See pictures attached of the recent events organised by LAST DAYS.

I am very saddened to read that yet again, an entertainment business is applying for a licence to sell alcohol on their premises and also to open late, to attract more night revellers.

St Michael's Church was built as a place of worship with a capacity of circa 1000 people in the late 19<sup>th</sup> Century. Having read LAST DAYS current licence application, I can see they also want to add an external kitchen in a shipping container in the courtyard along Leonard Street.

More noise, more parties, more nuisance and alcohol fuelled parties in an area where many families live (I do).

I wish to object to this licence application on the grounds of

**Prevention of Public Nuisance**

**Protection of Children from Harm**

The cumulative impact of yet another “night time” party place in our neighbourhood cannot be underestimated.

I am copying our honourable MP in the hope she can support our call to block this licence application, which, should it be granted, would only bring more misery to the local residents.

Thank you very much for your consideration,

Best wishes,

[REDACTED]

Flat [REDACTED], [REDACTED] Rivington Street

London

EC2A [REDACTED]

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**5 attachments**



**9e38bdd3-bda7-4062-beb8-0bc06f138be5.jpg**  
135K



983ac873-e3a5-43b9-906c-700de9799805.JPG  
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0e38171f-6982-4f12-8598-2e29c83cb39c.JPG  
124K



907d5f6b-c89c-4864-9715-d3b18b0fbe28.JPG  
243K

**Objection: Licence application LAST DAYS- St Michaels Church & Yard Leonard Street EC2A 4QX**

1 message

14 February 2024 at 19:35

to: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear all,

I object to the above application on the grounds of

- prevention of crime & disorder
- public safety
- prevention of public nuisance
- protection of children from harm



I have been living in Shoreditch for over 40 years. St Michaels Church is adjoining a beautiful garden called Mark Square which is one of the few public green spaces in this area. There are many families living near the church and further afield in Shoreditch.

This area is noted as one of the crime areas in Shoreditch, specially in the evening and at night. Hackney's Cumulative Impact Research Review evidence that Shoreditch has a major problem due to the cumulative impact of bars and other licensed venues. Crime, anti-social behaviour and noise nuisance mainly take place in the streets and public spaces after patrons leave the venues or are on their way to the venues. This proposed venue has a potential to contain a huge crowd of night revellers (circa 650-700) which will then disperse and continue the night to other venues in Shoreditch thus adding to the cumulative impact of nuisance and crime on residents in the vicinity and further in the area.

Even with a five-star dispersal policy and all the CCTV and other conditions, licenced venues cannot control what is happening further down the streets. This is where nuisance and crime start for residents. Everyone knows that it is often impossible to attribute nuisance or anti-social behaviour to a particular venue because crime and disorder happens in the surrounding areas due to the sheer number of people in the streets who are linked to the bars and clubs and other venues at night.

This application should be rejected by the committee.

Yours sincerely,

  
Charlotte Road  
London EC2A 

## Objection to St Michael's licence

1 message

14 February 2024 at 18:16

To: licensing@hackney.gov.uk

Cc: Anya Sizer <anya.sizer@hackney.gov.uk>

To whom it may concern

An application has been made for the old St Michaels church in Leonard Street. It should be noted that an external "kitchen" will be added in a shipping container at the courtyard bordering Leonard St.

This is going to be a large venue, with a lot of spill over into the streets of Shoreditch after hours. It will inevitably add to the negative cumulative impact we all feel from the night-time economy and we would like to object to this.

Applicant has requested:

Application for a premises licence for films, live music, recorded music and to authorise the supply of alcohol for consumption on the premises 09:00 to 23:00 Sun to Thur and from 09:00 to 00:00 Fri to Sat and late night refreshment from 23:00 to 00:00 Fri

There are 4 Licensing objections I would like to point out.

**Prevention of Crime and Disorder**

Whether the proposal includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

**Public Safety**

Whether the necessary and satisfactory risk assessments have been undertaken, the management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

**Prevention of Public Nuisance**

Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

**Protection of Children from Harm**

Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises.

The exit from the venue will be into the gardens, against Victoria Chambers. The residents and their children have a right to be protected from public nuisance in the form of sleep deprivation.

We have an excellent cumulative impact study conducted by Hackney. It clearly shows that Shoreditch has a cumulative problem with so many bars and venues. This new one will be the biggest in the area.

Hackney Cumulative Impact Research Review 2023

<https://hackney.moderngov.co.uk/documents/g5835/Public%20reports%20pack%20Tuesday%2014-Nov-2023%2019.00%20Licensing%20Committee.pdf?T=10>

**3.4 Summary**

138. the former Shoreditch CIP area remains by far the most significant hotspot within the borough. Shoreditch is the only location where the majority of all recorded crime and FPNs issued occurs at night.

140. The number for FPNs issued for public urination in Shoreditch at night exceeds all the other areas of the borough combined

Fig 31. Overall number of LAS call out in 2018 to mid 2023 by area

229. Even considering the slightly larger nature of the LSOAs chosen to cover the previous Shoreditch CIP area, roughly a quarter (1,257 of 5,278) of all ambulance alcohol-related call-outs in the borough over the past five years are to this area over the period.

Please consider:

#### Sustainable community

1. A borough where there is a good quality of life and the whole community can benefit from growth.
2. A borough with residents who are ambitious, engaging and want to contribute to community life.
3. A green and environmentally sustainable borough.
4. An open, cohesive, safer and supportive community.
5. A borough with healthy, active and independent residents.

#### Community Safety Strategic Assessment

1.21 In devising this Policy, regard has been given to the findings of the Community Safety Strategic Assessment, which outlines priorities for reducing crime and disorder and tackling drug and alcohol misuse.

#### Alcohol Strategy

1.22 The Council's Alcohol Strategy, which will set out the Council's priorities for reducing alcohol related harm over the next three years, has also influenced the development of this Policy. The Alcohol Strategy draws the views of residents and partners as well as the range of local and national evidence summarised in the Council's Health and Wellbeing Profile.

#### Health and Wellbeing Strategy

1.27 Hackney Health and Wellbeing Strategy 2022 - 2026 was developed jointly with people who live and work in the borough. The Strategy aims to improve health in Hackney, and reduce health inequalities and identifies three priority areas for action- improving mental health, increasing social connection and supporting greater financial security.

#### Public Health as a Responsible Authority

1.37 Many people enjoy consuming alcohol safely and in moderation. However, the increase in harm caused by alcohol misuse is rapid and widespread, both in health terms and community safety. Nationally, alcohol-related deaths have doubled since 1992, a rate unheard of in almost all other illnesses. Among men aged between 15 and 59, alcohol is the leading risk factor for premature death. Alcohol-related harm is not confined to a minority of very heavy drinkers who experience acute problems. The greatest harm overall is suffered by the large population of regular drinkers whose exposure to alcohol has long-term consequences for their health and wellbeing.

1.38 The Local Alcohol Profile for Hackney shows that the Borough has significantly higher alcohol-specific hospital admissions for men than the national and London average. Evidence also demonstrates that alcohol also drives inequalities: people from more deprived groups suffer far greater harm from alcohol than people in higher socio-economic groups. The consumption of alcohol by children and young people can negatively impact on their health as well as other aspects of their lives, such as educational attainment and future employability. Alcohol is often a significant contributor to the local levels of hospital admissions, injury and domestic violence.

Best



## Fwd: Licencing application for Lastdayslondon

1 message

7 February 2024 at 14:26

[REDACTED]  
To: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>, Sanaria Hussain <sanaria.hussain@hackney.gov.uk>, "kam.adams@hackney.gov.uk" <kam.adams@hackney.gov.uk>

Dear Hackney Licensing

I support the project and after a look about with David i think the ideas his team have will bring good energy, cultured events and good vibes to the street and will support other businesses within the area. Rapid Eye sits directly opposite the site and having more activity with security during the evenings will safeguard the area. After 6pm when most businesses close here, Leonard street becomes a dark quiet side street on the outer verges of inner Shoreditch where most of the night time economy exists. Leonard street becomes the place where seedy activities can take place during these darker hours. Having some lights on and action in the street will add eyes and enhance security for the businesses here.

We have seen this happen in action when we opened Photobookcafe on Leonard Circus which also has a license. By populating the square with a large terrace outside the cafe, the effect seemed to calm the area rather than attract any badness during the evenings. Before this, the benches and the square were covered with legal highs and empty supermarket bottles. The bins overflowing with fast food bags etc. I'm not saying that this still doesn't happen but having licensed evening activity on the square has seemed to calm it.

Cheers

[REDACTED]  
Leonard Street EC2A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hackney Council Licensing Team  
Hackney Service Centre,  
1 Hillman Street,  
E8 1DY

**14 February 2024**

**Ref: St Michaels Church, Leonard St, Hackney EC2A**

To whom it may concern,

Music Venue Trust is a UK registered charity established in 2014 that acts to protect, secure and improve the UK's Grassroots Music Venue (GMV) circuit. Music Venue Trust provides advice to the government, the cultural sector and the music industry on issues impacting the network of venues and is the nominated representative that speaks on behalf of the Music Venues Alliance, an association of over 800 venues from across the UK.

We write to offer comments to the Hackney Licensing sub-committee hearing in consideration of the licensing application made by Last Days, in order to operate a 650 capacity Grassroots Music Venue at St Michael's Church & Yard in Hackney.

We write in support of Last Day's premises license application. Music Venue Trust is confident that granting this application will strengthen and diversify the cultural provision of the area, boosting the local economy and further cementing London Borough of Hackney's status as the borough in the UK with the most populous offering of Grassroots Music Venues as recognised by Music Venue Trust.

The UK has lost a record number of Grassroots Music Venues in the last 12 months - over 120 grassroots venues (15%) have closed, continuing at a rate of 1 per week. This is catastrophic for local communities, for musicians, for fans, and for the music ecosystem. Every Grassroots Music Venue that closes represents one less place where local communities can access affordable live music, decreased opportunities for new and emerging artists to perform live and fewer opportunities for event professionals to learn their trade. Once venues close they rarely reopen. Music Venue Trust therefore urges the council to support successful business operators who are working to drive the market, taking risks on grassroots musicians and developing the talent pipeline.

Music Venue Trust recognises that GMVs contribute to creating a rich cultural environment for the local community, boost the local economy and increase footfall to high streets. In Music Venue Trust's 2023 Annual Report we announced that GMVs generated 23.5million individual audience visits across the year. GMVs demonstrate enormous contribution to the national economy; in our 2023 Annual Report we were able to publicly report that the total contribution to the economy was over £501 million, and across the UK over 28,000 are employed by the sector.

Having a new Grassroots Music Venue in Hackney is extremely important both for a sense of community the venue brings to its local community and also the mental health benefits of being able to attend and enjoy grassroots arts and music. We know that Hackney Council understands the value of grassroots live music venues, and can see that in it's pledge to maintain its reputation as 'the creative heart of London', with a 'cultural and creative economy central to the success of the borough' (Hackney Council Arts and Cultural Strategy 2019-2022).

The Music Venue Trust is satisfied that Last Days would fully promote the licensing objectives if this application was granted as submitted. In our role as sector experts Music Venue Trust is happy to support Last Days in this consultation and we are confident that venue operators will be able to work in partnership with the responsible authorities and ensure the venue operates professionally alongside local businesses and residents.

In addition to this as an arts and cultural venue Last Days would rarely utilise the majority of their licensable hours or indeed operate at 100% capacity for all programmed performances. So it is important



that Hackney Licensing Committee grant them a premises license for the full hours specified in the application. In respect of any cumulative impact policy considerations for this application, Music Venue Trust experiences that venues rarely operate at full capacities or for full hours. What we have found is that not being able to operate whole premises to full hours means operators risk losing valuable income by being limited in the scope of their programming, rather than actually resulting in increasing footfall in the location over the calendar year. As such, this aspect of the licensing policy would also be unaffected.

It is the aim of Music Venue Trust to protect, secure and improve grassroots music venues, therefore we offer positive support of the application and hope that it is granted as submitted.

Yours sincerely,



**Venue Support Manager**  
**Music Venue Trust**

14 February 2024

Licensing & Trading Standards  
Hackney Service Centre  
1 Hillman Street  
E8 1DY

Dear Sir or Madam,

**Re: Last Days Limited - License Application at St Michaels Church, Mark Street, London, EC2A 4ER**

Dear Sir or Madam

I am writing to express my wholehearted support for the license application submitted by Last Days Limited for St. Michael's Church, located at Mark Street, London, EC2A 4ER. As a representative of the wider night time economy across London, I firmly believe that granting this license will contribute significantly to the enhancement of safety, community cohesion, and cultural vitality in our area.

Ensuring the safety of our community is paramount, and a licensed premises such as St. Michael's Church can play a pivotal role in achieving this objective. By providing a safe and regulated environment for social gatherings and events, Last Days Limited will contribute to the reduction of anti-social behaviour and alcohol-related incidents in the neighbourhood. Moreover, the presence of a licensed venue fosters a sense of security among residents, encouraging them to engage more actively in local events and activities.

Furthermore, St. Michael's Church holds immense cultural significance for the community. Its utilisation as a licensed premises will not only preserve its historical heritage but also breathe new life into the cultural landscape of the area. By hosting a variety of events, including performances, exhibitions, and community gatherings, Last Days Limited will enrich the cultural fabric of our neighbourhood, fostering a sense of pride and belonging among residents.

In considering the granting of this license, it is essential to also take into account the equality impact of such a decision. Ensuring equitable access to licensed premises is crucial for promoting inclusivity and diversity within the community. Last Days Limited has demonstrated its commitment to upholding equality principles and ensuring that its operations are accessible to all members of the community, regardless of background or identity.

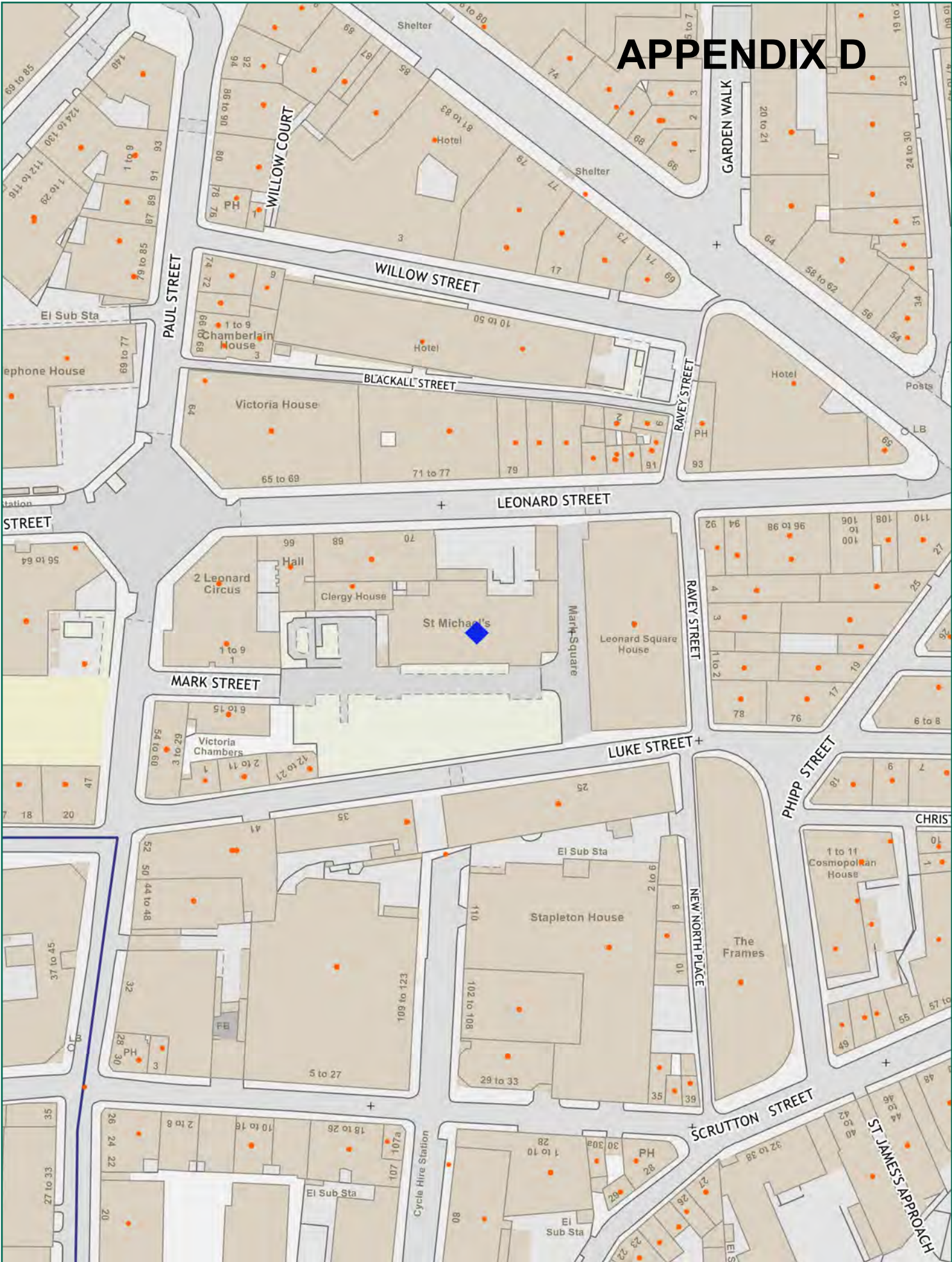
The economic impact of St. Michael's Church cannot be overstated. In addition to creating job opportunities for residents, the establishment of a licensed venue will generate revenue that can be reinvested into the community. This influx of economic activity will support local businesses, stimulate growth, and contribute to the overall prosperity of the area.

In conclusion, I urge you to consider the myriad benefits that granting this license will bring to the community. From enhancing safety and cultural vibrancy to promoting equality and economic prosperity, Last Days Limited's proposal for St. Michael's Church aligns with the shared vision for a thriving and inclusive neighbourhood. I wholeheartedly support their application and trust that you will make a decision that reflects the best interests of our community.

Thank you for your attention to this matter.

  
CEO NTIA

# APPENDIX D



Scale: 1:1250 at A4

## Last Days, St. Michaels Church & Yard, Leonard Street, EC2A



Ref:  
Friday, April 5, 2024

Produced by: unspecified  
email:

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