

# LICENSING SUB COMMITTEE

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Wednesday, 26 July 2017 at 6.30 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place,

5 Clove Crescent, London, E14 2BG

## SUPPLEMENTAL AGENDA 1

This meeting is open to the public to attend.

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	PAGE NUMBER(S)	WARD(S) AFFECTED
<b>4. ITEMS FOR CONSIDERATION</b>		
<b>4 .1 Licensing Act 2003: Application for a new Premises Licence for Redon, Railway Arch 289, Cambridge Heath Road, London, E2 9HA</b>	<b>1 - 4</b>	<b>St Peter's</b>

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# Agenda Item 4.1

My name is Laura Clarke, resident at [redacted] On  
behalf of a number of my fellow residents at [redacted] he  
signatories outlined below, allow me to present a group statement with regards to the premise  
licence application made by Patrick Walsh of Redon, 289 Railway Arches, E2 9HA.

## Location

[redacted] comprises 32 residential flats and is located in the direct vicinity of 289 Railway Arches, approximately 10 metres to the north on the east side of the road. In addition [redacted]  
[redacted] here are a number of other residential blocks facing 289 Railway Arches, including seven residential flats at 214 Cambridge Heath Road directly opposite the venue and a large number of residential flats at 204-210 Cambridge Heath Road, approximately 10 metres to the south. Evidently, this is a **highly residential area** with additional residences currently being constructed.

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## Existing Operators – Noise and Antisocial Behaviour

Residents are already experiencing **noise and antisocial behaviour problems** with existing operators in close proximity to the proposed Redon venue over the course of the past 12 months, namely Café Chantant (Railway Arch 300) and Eastbound (Railway Arch 298/299). We strongly feel that these bars have had a detrimental effect on this section of Cambridge Heath Road and the surrounding area. We have sought to rectify these problems directly with the existing premises on multiple occasions, but this has not resulted in any significant change and therefore we continue to be disturbed at night.

Regular problems include excessive noise made by patrons, loud music and antisocial behaviour, plus a number of licence breaches that the Licensing Authority has taken a prolonged time to address. Focusing on licencing along, these breaches have included incidents such as:

- Café Chantant closing beyond its licensed hours on a number of occasions (requiring three enforcement visits from Tower Hamlets Council and police); and
- Eastbound breaching multiple conditions (no outdoor speakers allowed, windows and doors to be closed after 10pm) on its licence until this was raised with the council.

Licensing aside, a prolific problem is that the residents of [redacted] can hear (and at times 'feel') the music and bar patron noise late into the night throughout their homes, disturbing residents and preventing sleep. There is often excessive noise from external smoking areas and courtyards, plus gatherings on the street when the premises close despite assurances from the premises owners that security staff will move people on.

We also experience a high level of antisocial behaviour and crime on nights when these premises are operating – public urination and vomiting in the driveway [redacted] and substance abuse in the car park of our building.

Evidence of the impact of the current premises can be shown by the numerous licensing and Environmental Health complaints made by multiple residents on multiple occasions over the past 12 months, of which Tower Hamlets Council should have a full record.

The elements noted above breach two of the **Main Principles** of the Tower Hamlets Licensing Policy: *4.2 The prevention of crime and disorder*, given the prevalence of public urination and potential drug use etc, and *4.4 The prevention of public nuisance*, which notably states “consideration of...managing noise and light pollution”. 4.14 of the Policy further notes “When considering these conditions, the Licensing Authority will primarily focus on the direct impact of the activities taking place at licensed premises on members of the public living, working or engaged in normal activity in the area concerned”. Finally, section 7 of the licensing policy identifies that the “cumulative impact of the number, type and density of licensed premises in a given area, may lead to serious problems of nuisance and disorder outside and some distance from the premises.” With this in mind, we sincerely hope the licensing authority will take into account the negative impact that the proposed licence could have on the lives of residents in the local community.

### Redon – 289 Railway Arches

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Residents are objecting to the proposed licence for a number of reasons:

1. Given the existing premises in the area, we are concerned as to the **cumulative impact** that an additional nightclub venue will have on local residents, exacerbating the existing problems outlined above.
2. We feel the **hours applied for are excessive for a residential area** and could set a precedent for additional late night venues. For example, we already experience a great deal of disruption from bars licensed until 11pm. On this basis, a later licence would surely be even more disruptive to residents and would have an extremely negative impact on our lives.
3. We have concerns that Redon may **not comply with the permitted operating hours**. The bar is currently advertising club nights with a close time of 2am on both its website and on Resident Advisor. These flyers are for club nights Redon had planned to operate prior to the prolonging of the licence application process: “Opening Party” and “Teklife”, an electronic dance music club night. Please see Annex 1 for screenshots taken from these sources on 13<sup>th</sup> July 2017. This disregard for even the proposed licensed hours gives us concern regarding the premises’ attitude to licensing and whether they would uphold licensed opening times, let alone any conditions put on their premises licence.
4. While we appreciate the venue working to improve soundproofing, we cannot know the effectiveness of this until the premises is operational. We are therefore concerned about **music noise**, as well as **noise generated by patrons** in the smoking area and queuing to enter the premises/leaving late at night, as well as the associated **antisocial behaviour** detailed above.

### Conclusion

We feel the granting of this premises licence could have an adverse cumulative impact on the lives of nearby residents and on that basis we request that it be refused.

If members are still minded to approve this licence, we would request:

- that the licence is granted for a **trial period** so that any potential future disturbances can be monitored;
- that the requested hours be **scaled back** to hours more appropriate for a residential area; and
- that appropriate **conditions are imposed** on the premises licence, per 10.3 of the Tower Hamlets Licensing Policy in order to prevent excessive noise and antisocial behaviour.

We would like to remind the committee that this is a primarily residential area and that an approval of this licence will have a cumulative adverse impact on residents, especially if they do not adhere to the licence and this is why, if still minded to approve, we suggest they do so for a temporary period. If the operator complies with the conditions regarding usage of outside speakers and remaining within the operating hours, they can then seek a renewal of the licence through the correct procedure.

Licence breaches have been a previous issue and, if granted, we wish to ask the committee to clarify how Tower Hamlets Council intends to enforce licensing requirements and related control if issues arise with Redon, particularly as we have ongoing evidence of similar issues with local bars, such as Café Chantant and Eastbound.

All of the below signatories are local residents who were previously directly affected by the activity of the previous nightclub at this premises (Arch Gallery) and who are currently affected by other bars in the vicinity (Café Chantant and Eastbound). The Environmental Health and Licensing teams will have a record of numerous complaints made by a number of local residents with regards to 1) noise and antisocial behaviour issues from the existing premises, 2) the breaching of licensing conditions.

We thank you for your consideration of the above statement. If you require further information or clarification on any points please do not hesitate to contact us

✓ Laura Clarke

✓ Jon Marsden

✓ Lorna Wadsworth


**Annex 1 – Screenshots of Redon club night flyers (13<sup>th</sup> July 2017)**

Both screenshots advertise a 2am close time.

Resident Advisor Website: <https://www.residentadvisor.net/event.aspx?977171>

[📍 London](#) / [📅 Listings](#)

# Redon Opening Party

Date / <b>Friday</b> <b>7 July 2017</b> <b>19.00 - 02.00</b>	Venue / <b>Redon</b> Arch 289, Cambridge Heath Road, London, E2 9HA  <b>United Kingdom</b>	Cost / <b>TBA</b>	Minimum age / <b>18+</b>	Promoters / <b>Redon-Live</b>
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Redon Website: <http://redonlive.com>



**TEKLIFE**

**SATURDAY, JULY 8TH 2017**

**\\\\\\ FOOTWORK \\\\**

**TASO**  
**DJ EARL**  
**SIRR TMO**  
**STAYHIGH**

**+++ INCLUDING A FOOTWORK DANCE CLASS +++**

**REDON**

**ARCH 289, CAMBRIDGE HEATH ROAD, LONDON E2 9HA**  
**TICKETS WITH RESIDENTADVISOR.NET £5 / £10 ON THE DOOR 9PM-2AM**  
**WWW.TENLIFERECORDS.COM**