

Appendix 1

Our Ref: KIR/PREM/PRE235
Contact: Katharine Redford

London Borough of Tower Hamlets
Licensing Section
Council Offices, Mulberry Place (AH)
PO Box 55739,
5 Clove Crescent
LONDON
E14 1BY

15 December 2016

Dear Sirs

hub by Premier Inn (Proposed), Silwex House, Quaker Street, London, E1 6SN
Applicant – Whitbread Group PLC

We confirm that we act for Whitbread Group PLC and Richard Frederick Walker, the nominee Designated Premises Supervisor for the proposed hub by Premier Inn as above.

On our client's behalf, we enclose by way of service on you Notice of Application for the grant of a Premises Licence for the proposed hub by Premier Inn at this location together with our cheque in your favour in the sum of £100.00 being the fee payable. Kindly acknowledge safe receipt.

As this is a development site for which no rateable value has been fixed referable to the development of the site as a hub by Premier Inn, it would appear that a Band A fee is payable in accordance with the Regulations.

If this is a view with which you disagree, please do not reject the application but telephone the writer to discuss upon receipt.

In support of the application, we enclose the consent of the DPS together with copies of the following plans :-

- Drawing no. 932_07_001/P3 – location plan.
- Drawing no. 932_07_098/P3 – site plan
- Drawing no. 932_06_099/P6 – lower ground floor plan.
- Drawing no. 932_06_100/P6 – general arrangement ground floor plan.
- Drawing no. 932_06_101/P6 – general arrangement first floor plan.
- Drawing no. 932_06_102/P6 – general arrangement second floor plan.
- Drawing no. 932_06_103/P6 – general arrangement third floor plan.
- Drawing no. 932_06_104/P6 – general arrangement fourth floor plan.
- Drawing no. 932_06_200/P2 / 932_06_201/P2 / 932_06_202/P2 – elevations
- Drawing no. 932_07_410/P3 / 932_07_411/P3 / 932_07_414/P3 – facade images
- Drawing no. 3540-L1-001 Rev A – licensing drawing identifying the area to be licensed at this site.

The licensing drawing (3540-L1-001 Rev A) at ground floor level identifies the licensed area edged red. For the purpose of clarification we confirm that all proposed licensable activities extend to the internal public area so edged.

If, for the purposes of your own consultation, you would like or require electronic copies of the above drawings, please let us know and we will e-mail these through to you.

Please note that the proposed licensing drawings filed with this application are derived from our client's working drawings. Insofar as they contain information which is not prescribed under the relevant Regulations, this information should be taken as being illustrative only.

Further, we enclose by way of service on you, a Notification of 2 or less Gaming Machines pursuant to the Gaming Act 2005 together with our cheque in your favour in the sum of £50 being the fee payable.

We confirm that we have served copies of the enclosed application and supporting documents on the relevant authorities being the Police, Fire Authority, Local Enforcement of Health & Safety at work, Environmental Health Authority, Planning Authority, the relevant authority for Protection of Children from Harm, Weights and Measures and the Health Authority.

By way of background, we confirm that our client, Whitbread Group PLC, is proposing to develop part of this site as a hub by Premier Inn (a derivative of the well known Premier Inn brand) with associated accommodation and related licensed facilities at ground floor level.

You will no doubt be familiar with the Premier Inn brand. This type of premises is not normally associated with issues of crime and disorder or otherwise known to undermine the licensing objectives.

We believe that there are two existing Premier Inns and one hub by Premier Inn within your licensing area namely the London City Tower Hill Premier Inn, Premier Inn at Aldgate and the most recent hub by Premier Inn, Brick Lane.

Please further note that Richard Walker is a nominee Designated Premises Supervisor with a Personal Licence. In due course and in advance of the eventual opening, there will be an application to vary the DPS to the eventual manager.

Should you have any queries, please do not hesitate to telephone us. Please forward all correspondence to this office and quote our reference. In due course, please ensure that any licence issued is forwarded to us.

Thank you for your assistance.

Yours faithfully

Katherine Redford

John [redacted] & Partners

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

We Whitbread Group PLC apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and 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 hub by Premier Inn (Proposed), Silwex House, Quaker Street	
Post town London,	Post code E1 6SN

Telephone number of premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

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

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital 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: **Please tick ✓ yes**

- 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 Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name Whitbread Group Plc
Address Whitbread Court, Porz Avenue, Dunstable , Bedfordshire, LU5 5XE
Registered number (where applicable) 29423
Description of applicant (for example, partnership, company, unincorporated association etc.) Public Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 – Operating Schedule

When do you want the premises licence to start?
On completion to the works – to be advised in due course.

Day Month Year

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

Day Month Year

--	--	--	--	--	--	--	--

If 5,000 or more people are expected to attend the premises at any one time,
please state the number expected to attend.

N/A

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

This is a redevelopment site for which no rateable value has been fixed attributable to our client's proposed development with a hub by Premier Inn. Accordingly a Band A fee is payable.

It is intended that the site will be developed to create a c.246 bed hub by Premier Inn. The proposed Hotel will have at ground floor level the main secure hotel entrance lobby, hotel reception and food and beverage area, usual in developments of this type, situated at this level.

The bedrooms (which will be unlicensed) will be situated in the lower ground floor, on the rear of the ground floor and on the upper four floors comprising in all some 246 rooms.

The details of the development are shown on the drawings identified below, deposited with this application in respect of which Planning Permission has been granted.

A Licensed Premises Notification will be given for 2 gaming machines under the Gaming Act 2005.

It is proposed that the permitted hours for licensable activities for these premises should be :-

Monday to Sunday: 10:00 – 23:00 inclusive with the premises closing to the general public 30 minutes thereafter. However, the premises will remain open 24 hours a day to hotel residents.

This application seeks to licence the premises specifically to authorise under the Licensing Act 2003 the following activities:

1. Exhibition of a film principally non-live television or educational videos.
2. The sale of alcohol.
3. The provision of late night refreshment after 23.00 in respect of non-standard timings only

The appropriate drawings deposited with this application are :-

- Drawing no. 932_07_001/P3 – location plan.
- Drawing no. 932_07_098/P3 – site plan
- Drawing no. 932_06_099/P6 – lower ground floor plan.
- Drawing no. 932_06_100/P6 – general arrangement ground floor plan.
- Drawing no. 932_06_101/P6 – general arrangement first floor plan.
- Drawing no. 932_06_102/P6 – general arrangement second floor plan.
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- Drawing no. 932_06_104/P6 – general arrangement fourth floor plan.
- Drawing no. 932_06_200/P2 / 932_06_201/P2 / 932_06_202/P2 – elevations
- Drawing no. 932_07_410/P3 / 932_07_411/P3 / 932_07_414/P3 – facade images
- Drawing no. 3540-L1-001 Rev A – licensing drawing identifying the area to be licensed at this site.

Please note that the internal area edged red on the licensing drawing (3540-L1-001 Rev A) are intended to be used (as required) for all licensable activities.

Please further note that the appropriate fire safety precautions will be incorporated within the development in consultation with the Fire Safety Officer and under the Building Regulation approval process.

It is proposed that the redevelopment of this site will improve the area by providing jobs for the local community and a new Hotel facility at this location.

Premier Inns (and their new hub by Premier Inn derivative) are not generally known to adversely impact on the licensing objectives and that of crime and disorder or public nuisance in particular. It is, however, believed that this site falls within an area of Cumulative Impact, as adopted by the local Licensing Committee. The applicant's assessment is that the proposed nature of the application will not adversely affect or exacerbate issues in the area due to the hours sought and the primary nature of the operation.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick ✓ yes

Provision of regulated entertainment

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

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both - please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for performing plays (please read guidance note 4)	
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y}{(please read guidance note 2)}.	Indoors	✓
Day	Start	Finish		Outdoors	
Mon	10:00	23:00	Please give further details here (please read guidance note 3) Exhibition of a film principally video entertainment on screens and tv screens.		
Tue	10:00	23:00			
Wed	10:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 4) N/A – save as below		
Thur	10:00	23:00			
Fri	10:00	23:00	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	10:00	23:00			
Sun	10:00	23:00			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			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 (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed					
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Fri					
Sat					
Sun			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed					
Thur			State any seasonal variations for the performance of live music (please read guidance note 4)		
Fri					
Sat					
Sun			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for playing recorded music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
Mon				Both	
Tue			Please give further details here (please read guidance note 3)		
Wed					
Thur					
Fri			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Sat					
Sun			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).		Indoors	✓
Day	Start	Finish			Outdoors	
Mon					Both	
Tue					Please give further details here (please read guidance note 3)	
Wed						
Thur			To allow the provision of hot food and drinks for consumption on and off the premises at the manager's discretion and in the areas identified.			
Fri			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)			
Sat			N/A – save as below			
Sun			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)			
			When hours for sale of alcohol are extended hereunder late night refreshment is sought to be permitted for those extended hours (see box J below)			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	
				Off the premises	
Day	Start	Finish		Both	✓
Mon	10:00	23:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	10:00	23:00			
Sat	10:00	23:00	It is requested that permitted hours be extended hereunder on New Years Eve from 10:00 to New Years Day - 23.00 The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.		
Sun	10:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name: Richard Walker.....

Address: [REDACTED].....

Postcode: [REDACTED].....

Personal Licence number (if known): [REDACTED].....

Issuing licensing authority (if known): [REDACTED].....

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

NONE save for the presence of gaming machines the use of which is not permitted by persons under the age of 18.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4) Please see box J above
Day	Start	Finish	<p>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</p> <p>The premises shall remain open 24 hours a day for hotel residents.</p> <p>For non residents, the premises will close 30 minutes after the end of the non-standard timings identified in box J above.</p>
Mon	06:00	23:30	
Tue	06:00	23:30	
Wed	06:00	23:30	
Thur	06:00	23:30	
Fri	06:00	23:30	
Sat	06:00	23:30	
Sun	06:00	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,e) (please read guidance note 9)

We have undertaken our own risk assessment to propose the following steps:-

The steps which we have identified in relation to the four licensing objectives are listed below

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed, save as below

1. The use of door staff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
2. Alcoholic and other drinks may not be removed from the premises in open containers save for consumption in the hotel bedrooms.
3. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
4. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.
5. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
6. The management of the premises will liaise with police on issues of local concern or disorder.
7. CCTV will be installed with recording facilities such recordings shall be retained for a period of 31 days and made available within a reasonable time upon request by the police, such as to cover the main entrance to the premises.
8. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

c) Public safety

No further risks have been identified which need to be addressed, save as below

1. To comply with the reasonable requirements of the fire officer from time to time.
2. The premises will have adequate safety and firefighting equipment and such equipment will be maintained in good operational order.
3. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.
4. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.
5. Toughened glasses will be used in the premises where appropriate.
6. Fire Exits and means of escape shall be kept clear and in good operational condition.

d) The prevention of public nuisance

No further risks have been identified which need to be addressed, save as below

1. Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.
2. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
3. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
4. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

e) The protection of children from harm

1. The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.
2. No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
3. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
4. There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.
5. The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.
5. Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be 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

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent. (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners ... 

Date: 15 December 2016

Capacity: Solicitors.....

For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners

Date:.....

Capacity: Solicitors.....

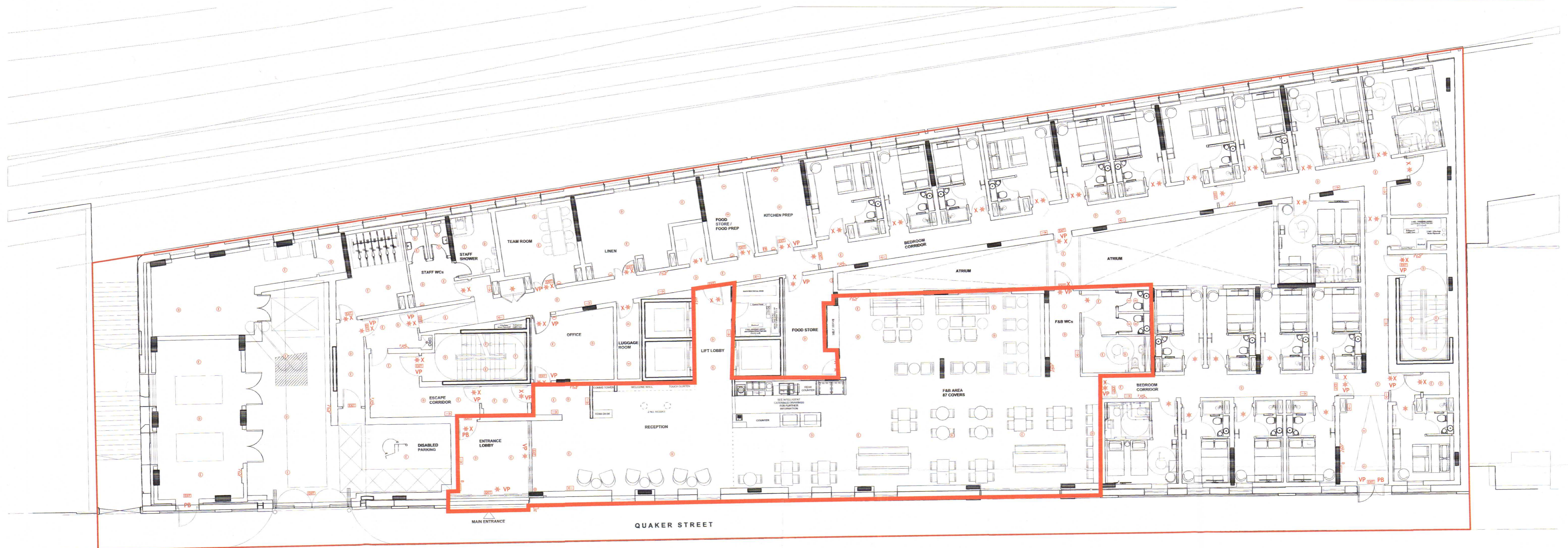
Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13) John Gaunt & Partners Omega Court 372 Cemetery Road	
Post town Sheffield	Post code S11 8FT

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. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day, e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Appendix 2

This drawing is the copyright of Axiom Architects. The contractor is to check all site dimensions and levels before work starts. This drawing must be read with and checked against all structural and other specialist drawings, specification and bills of quantities. Notify architect of any discrepancies. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. Do not scale from drawings.



LBTH
TRADING STANDARDS
16 DEC 2016
LICENSING

NOTE :

THE FIRE FIGHTING EQUIPMENT SHOWN ON THE PLANS IS INDICATIVE ONLY AS AT THE TIME OF THE PLAN. THERE MAY BE MINOR MODIFICATIONS TO SUCH EQUIPMENT OR IT MAY BE MOVED FROM TIME TO TIME WITH THE AGREEMENT OR AT THE DIRECTION OF THE FIRE SAFETY OFFICER. THIS SHALL NOT REQUIRE THE PLANS TO BE AMENDED.

LICENSABLE ACTIVITIES MAY BE CARRIED OUT IN THE PUBLIC AREAS OF THE PREMISES.

ALL STEPS AND STAIRCASES COMPLY WITH THE RELEVANT BUILDING REGULATIONS REQUIREMENTS IN FORCE AT THE TIME THEY WERE INSTALLED.

KEY :

- FIRE ALARM PANEL
- FIREMAN'S SWITCH
- FIRE ALARM SOUNDER (WALL MOUNTED)
- FIRE ALARM CALL POINT WITH FIRE PROCEDURES NOTICE OVER
- FIRE BLANKET
- FIRE RISER DUCT
- EMERGENCY LIGHT
- PUSH BUTTON TO EXIT
- GAS SHUT OFF BUTTON

- DETECTOR WITH SOUNDER
- ILLUMINATED EXIT SIGN
- NON-ILLUMINATED FIRE ESCAPE DIRECTIONAL SIGN
- HALF HOUR FIRE DOOR
- AUTOMATIC FIRE DOOR KEEP CLEAR SIGN. THESE DOORS HAVE ELECTROMAGNETIC HOLD OPEN DEVICES LINKED TO THE FIRE ALARM
- FIRE DOOR KEEP SHUT SIGN
- FIRE DOOR KEEP LOCKED SIGN
- VISION PANEL
- PUSH BAR TO OPEN
- FOAM EXTINGUISHER
- POWDER EXTINGUISHER
- CARBON DIOXIDE EXTINGUISHER
- WATER EXTINGUISHER
- WET CHEMICAL EXTINGUISHER
- PH REFUGE

A	8/11/16	Scale amended.	SJW
Rev	Date	Description	By

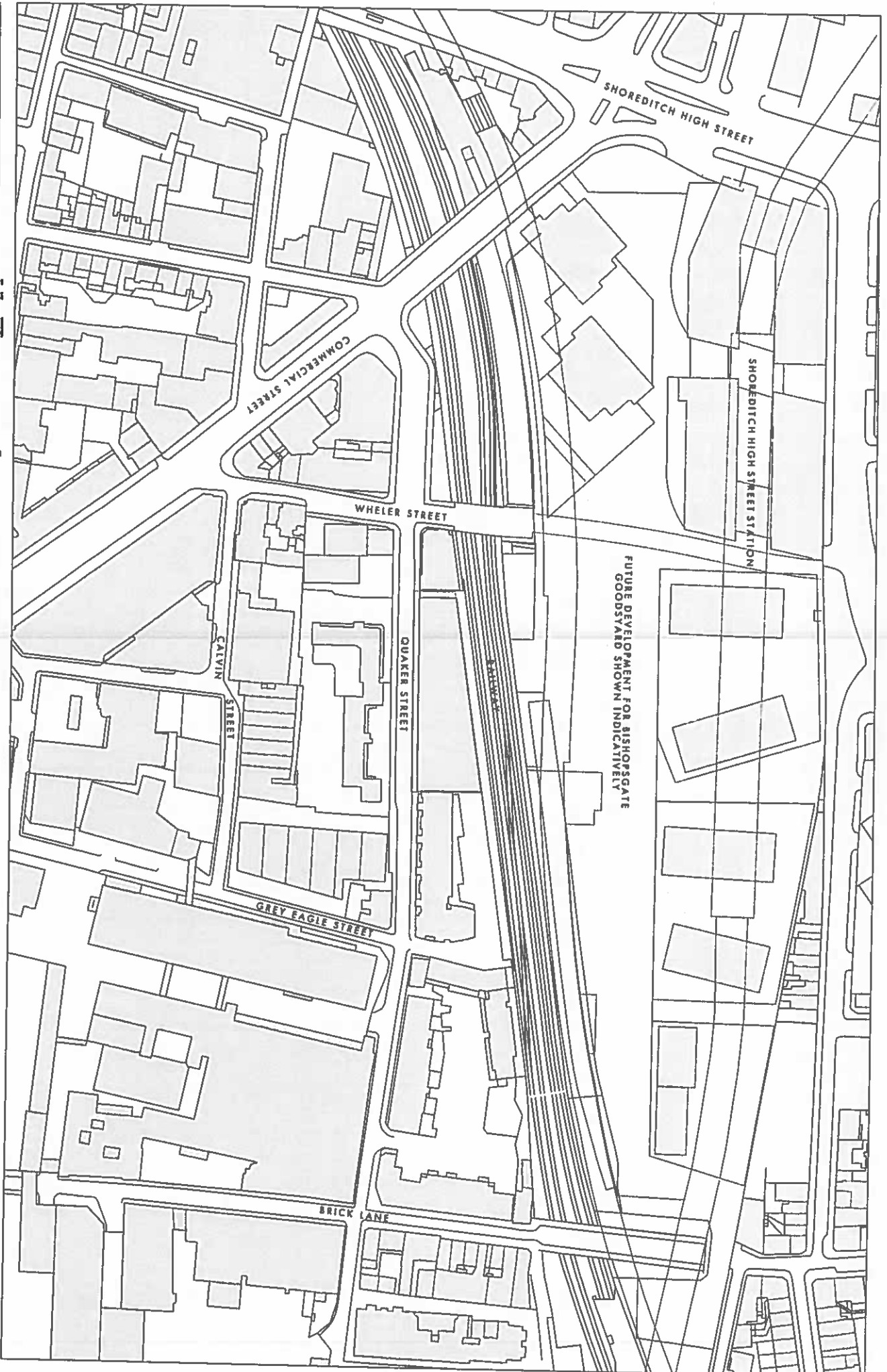
AXIOM ARCHITECTS
1 Brooklands Yard Southover High Street Lewes East Sussex BN7 1HU
Tel. 01273 479434 www.axiomarchitects.co.uk

Client
WHITBREAD GROUP PLC

Project
HUB BY PREMIER INN
QUAKER STREET
LONDON

Drawing
**GROUND FLOOR
LICENSE PLAN**

Scale	Status	Date	Drawn	Checked
1:100 @ A1	INFO	24.10.16	SJW	JL
Drawing No.	Revision			
3540-L1-001	A			





 0 10 20 30 40

This plan has been prepared in accordance with the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (General Regulations) 1991. It is intended to be used in conjunction with the Planning Application Form and the Planning Application Fee. The plan is not to be used for any other purpose without the written consent of the Planning Department.

NO.	DATE	DESCRIPTION
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PLANNING APPLICATION BOUNDARY

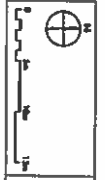
FUTURE DEVELOPMENT FOR AISHOPSGATE
GOODS YARD SHOWN INDICATIVELY

1-4 QUAKER STREET, E1
 LOCATION PLAN
 PLANNING
 9722.07.001
 SCALE 1:1000

Address and location:
 1-4 Quaker Street
 Shoreditch
 London E1 6JG
 Telephone: 020 7721 8888
 Email: info@whitbread.com

WHITBREAD
 BREWERY

APPLICANT NO. 753



Notes made on the drawings for the purposes of the planning application. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

NO.	REVISION	DATE
1	Issue for planning	10/07/09
2	Issue for planning	10/07/09
3	Issue for planning	10/07/09
4	Issue for planning	10/07/09
5	Issue for planning	10/07/09
6	Issue for planning	10/07/09
7	Issue for planning	10/07/09
8	Issue for planning	10/07/09
9	Issue for planning	10/07/09
10	Issue for planning	10/07/09

PLANNING APPLICATION BOUNDARY

General lifts added for access to landing bay

QUAKER STREET

Tracing to be made good and structural works removed

RAILWAY

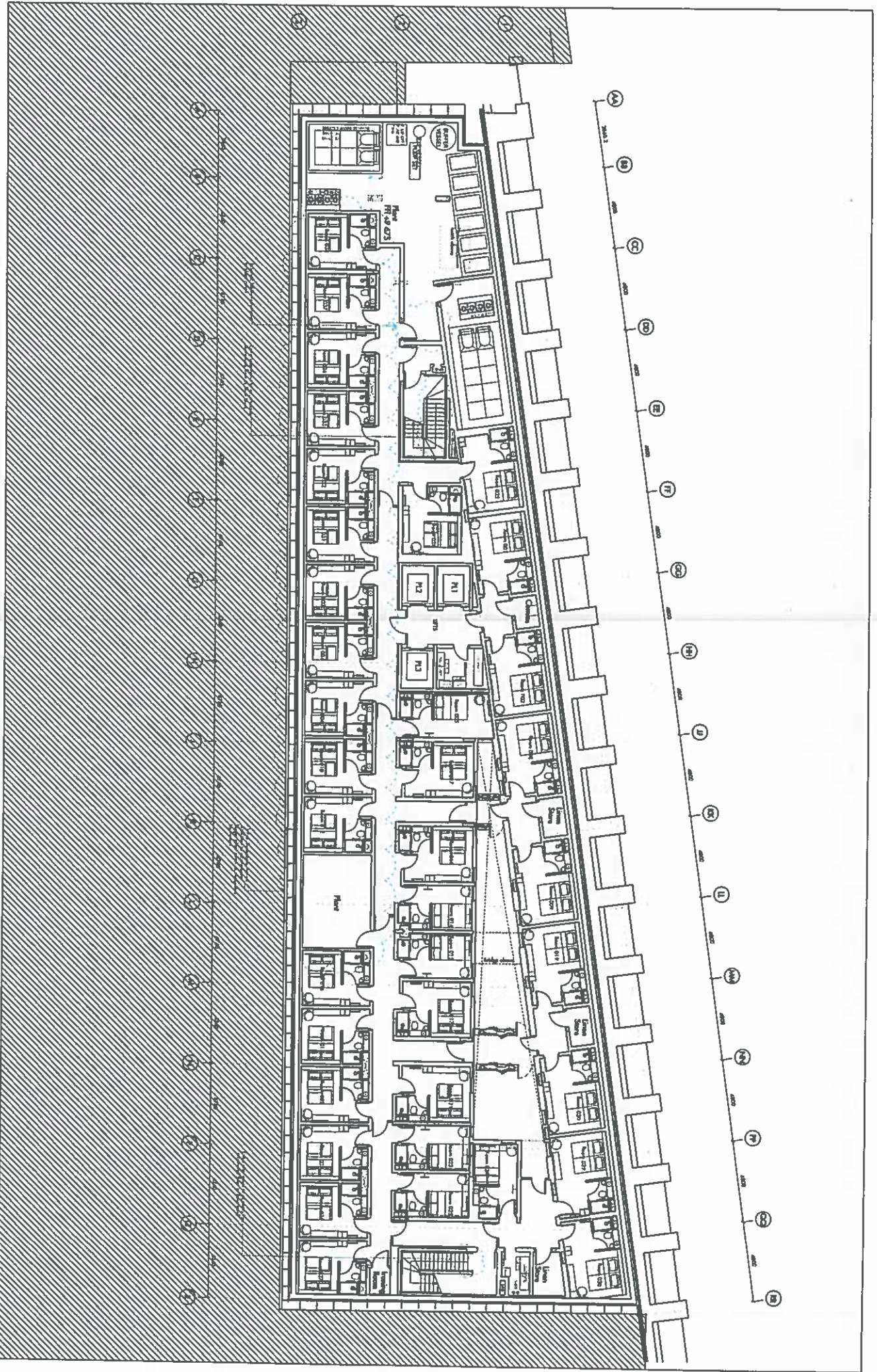
WHEELER HOUSE

GREY EAGLE STREET

Whitebread
 ARCHITECTS
 14 QUAKER STREET, E1

Alan and Audrey
 14 Quaker Street, E1
 London, E1 6JF
 Tel: 020 7711 5888
 Fax: 020 7711 5889
 www.whitebread.co.uk

14 QUAKER STREET, E1
 PROPOSED SITE PLAN
 PLANNING
 9/22.07.09



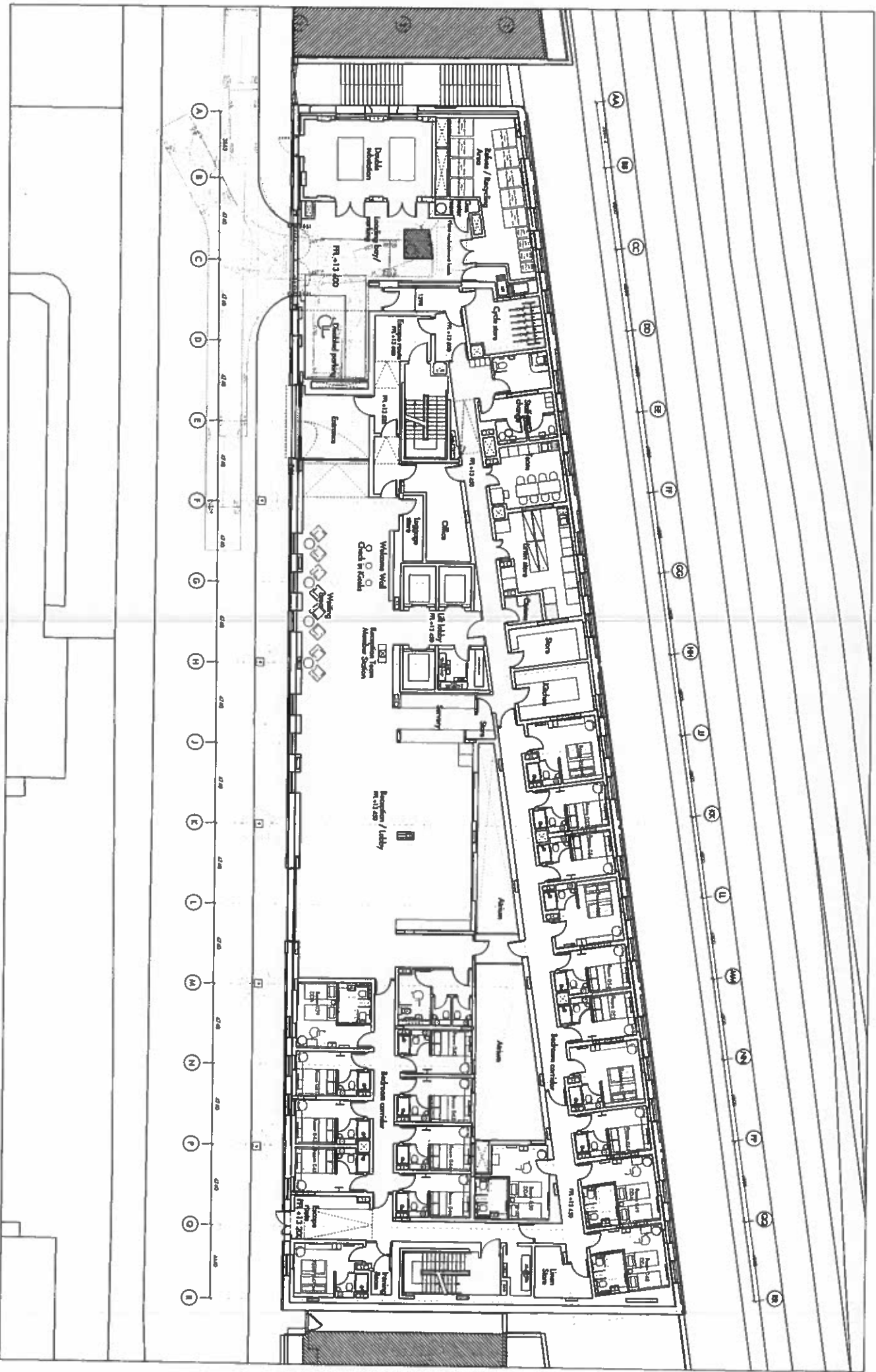
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20	Issue for Construction			

NO.	DESCRIPTION	DATE	BY	CHECKED
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19	Issue for Construction			
20	Issue for Construction			

AMM and Associates
 95 Industrial Way
 Suite 311 098
 600 777 0988
 600 774 0982
 amm@amm.co.uk
 amm.co.uk

LONDON SKETCHTOP
 LOWER GROUND FLOOR PLAN
 GENERAL ARRANGEMENT
 932_06_099
 Scale: 1:100 (as shown)

DRAFT
04.11.2016



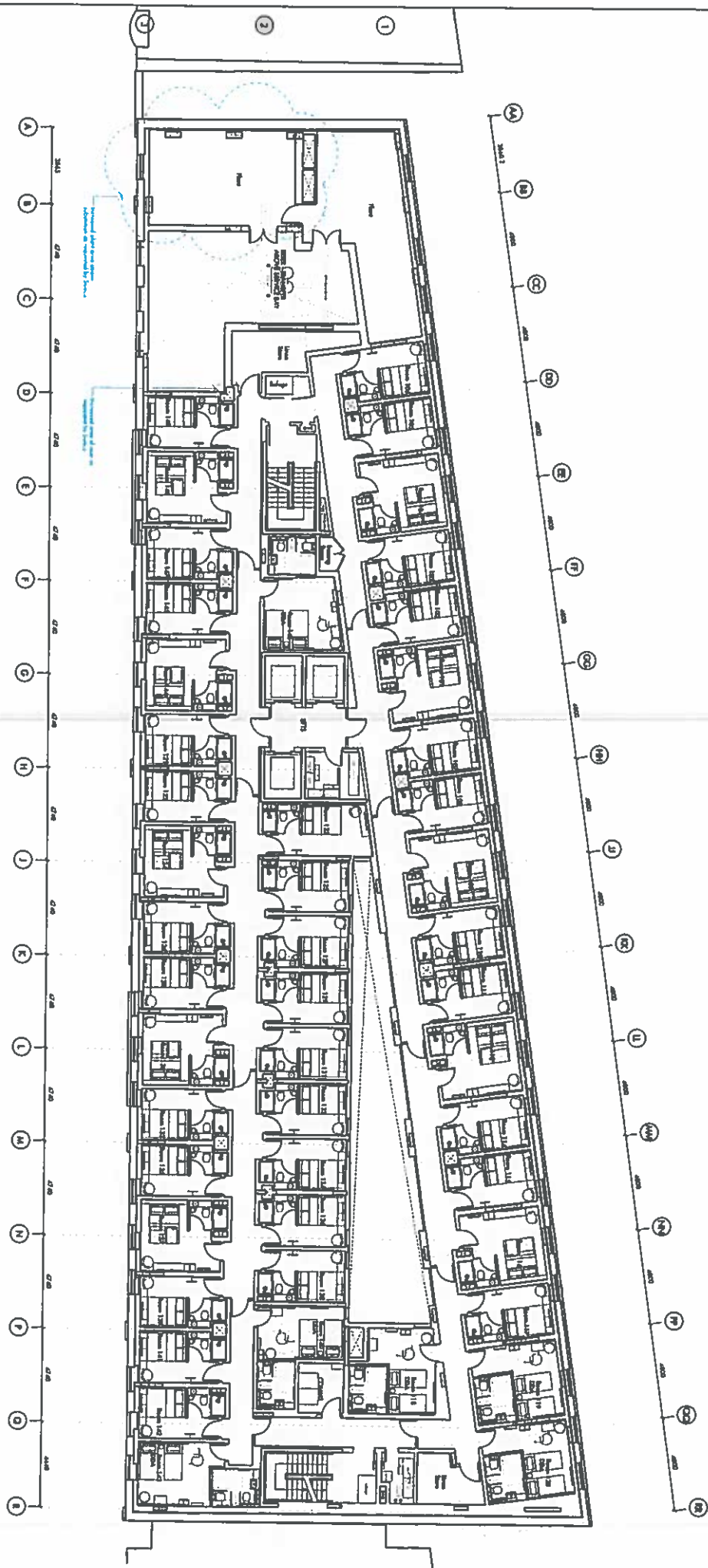
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 Client: [illegible]
 Architect: [illegible]
 Date: [illegible]

Room No.	Room Name	Area (sq. m)	Area (sq. ft)
Rm. 112.000	Reception	...	...
Rm. 112.010	Waiting	...	...
Rm. 112.020	Reception/Lobby	...	...
Rm. 112.030	Reception Centre	...	...
Rm. 112.040	Office	...	...
Rm. 112.050	Meeting Room	...	...
Rm. 112.060	Meeting Room	...	...
Rm. 112.070	Meeting Room	...	...
Rm. 112.080	Meeting Room	...	...
Rm. 112.090	Meeting Room	...	...
Rm. 112.100	Meeting Room	...	...
Rm. 112.110	Meeting Room	...	...
Rm. 112.120	Meeting Room	...	...
Rm. 112.130	Meeting Room	...	...
Rm. 112.140	Meeting Room	...	...
Rm. 112.150	Meeting Room	...	...
Rm. 112.160	Meeting Room	...	...
Rm. 112.170	Meeting Room	...	...
Rm. 112.180	Meeting Room	...	...
Rm. 112.190	Meeting Room	...	...
Rm. 112.200	Meeting Room	...	...
Rm. 112.210	Meeting Room	...	...
Rm. 112.220	Meeting Room	...	...
Rm. 112.230	Meeting Room	...	...
Rm. 112.240	Meeting Room	...	...
Rm. 112.250	Meeting Room	...	...
Rm. 112.260	Meeting Room	...	...
Rm. 112.270	Meeting Room	...	...
Rm. 112.280	Meeting Room	...	...
Rm. 112.290	Meeting Room	...	...
Rm. 112.300	Meeting Room	...	...
Rm. 112.310	Meeting Room	...	...
Rm. 112.320	Meeting Room	...	...
Rm. 112.330	Meeting Room	...	...
Rm. 112.340	Meeting Room	...	...
Rm. 112.350	Meeting Room	...	...
Rm. 112.360	Meeting Room	...	...
Rm. 112.370	Meeting Room	...	...
Rm. 112.380	Meeting Room	...	...
Rm. 112.390	Meeting Room	...	...
Rm. 112.400	Meeting Room	...	...
Rm. 112.410	Meeting Room	...	...
Rm. 112.420	Meeting Room	...	...
Rm. 112.430	Meeting Room	...	...
Rm. 112.440	Meeting Room	...	...
Rm. 112.450	Meeting Room	...	...
Rm. 112.460	Meeting Room	...	...
Rm. 112.470	Meeting Room
Rm. 112.480	Meeting Room
Rm. 112.490	Meeting Room
Rm. 112.500	Meeting Room

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 125 Adelaide Street
 Melbourne VIC 3000
 Tel: 03 9247 9999
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 Email: info@allenand.com.au
 Website: www.allenand.com.au

LONDON SHOWS/ITC
 GROUND FLOOR PLAN
 GENERAL ARRANGEMENT
 9/12.06.100
 SCALE: 1:100 (as indicated)

DRAFT
 22.11.2016



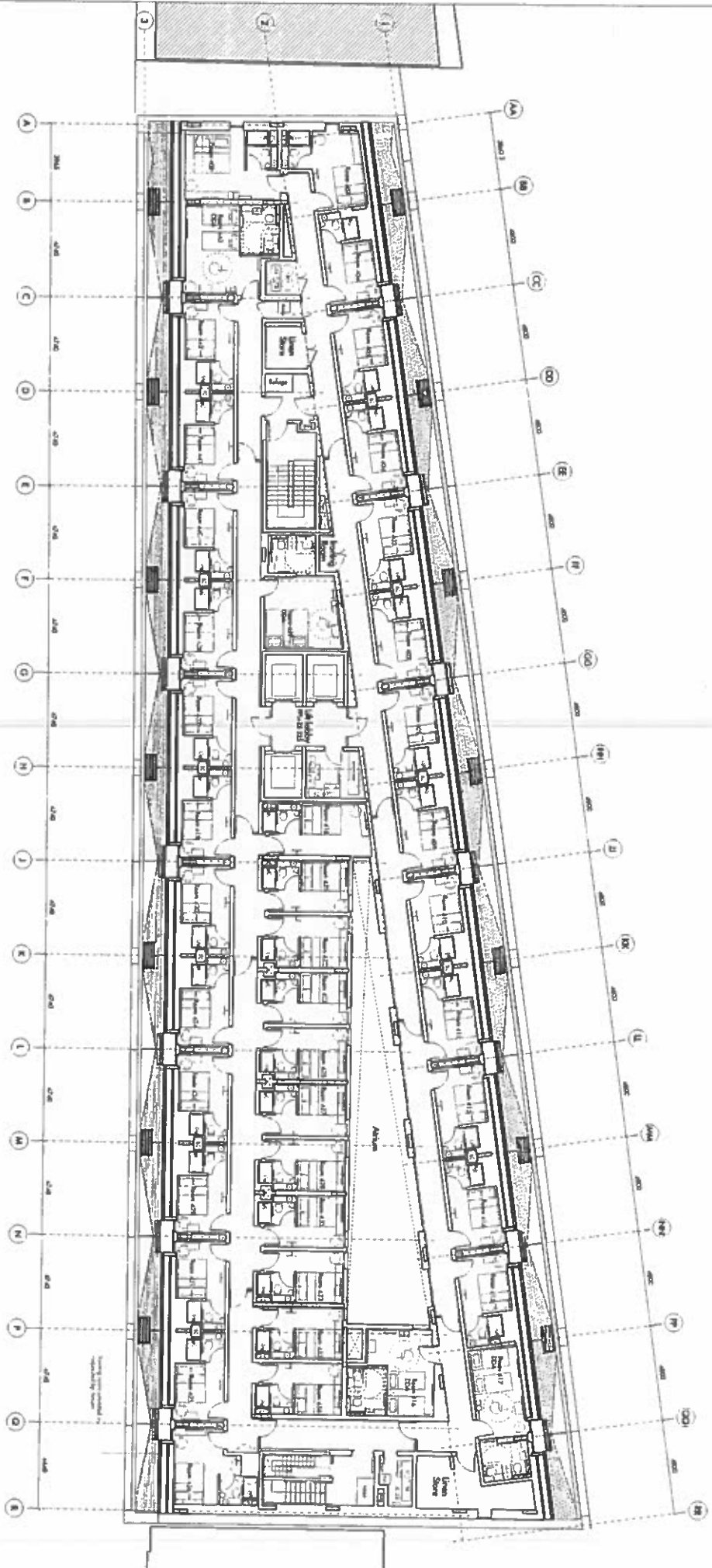
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198	Office	12.5	
199	Office	12.5	
200	Office	12.5	

Room No.	Room Name	Area (sqm)	Remarks
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202	Office	12.5	
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300	Office	12.5	

Author and Issued:
 01 Technical Team
 Issue No: 001
 Date: 09/07/2016
 001/001/001

LONDON EXPERIMENTAL
 FIRST FLOOR PLAN
 GENERAL ARRANGEMENT
 9/22/06/1/01

SCALE: 1:100 (SEE 1.550000)
 DRAFT
 04.11.2016



The Architect shall be responsible for the design and construction of the building and shall ensure that the building is designed and constructed in accordance with the relevant building regulations and standards. The Architect shall also be responsible for the design and construction of the building's services, including the heating, ventilation, air conditioning, and electrical systems.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Information			
2	Issue for Approval			
3	Issue for Construction			
4	Issue for Completion			
5	Issue for Handover			
6	Issue for Occupation			
7	Issue for Final Account			
8	Issue for Final Certificate			
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17	Issue for Final Occupation			
18	Issue for Final Handover			
19	Issue for Final Completion			
20	Issue for Final Occupation			

Architect and Architects
 12 Bedford Row
 London EC1R 4ET
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 Fax: 020 7713 1101
 www.architects.com

LONDON SHOPS/STH/01
FOURTH FLOOR PLAN
GENERAL ARRANGEMENT
 932_04_104
 20.04.11 (REV. 1.2008)

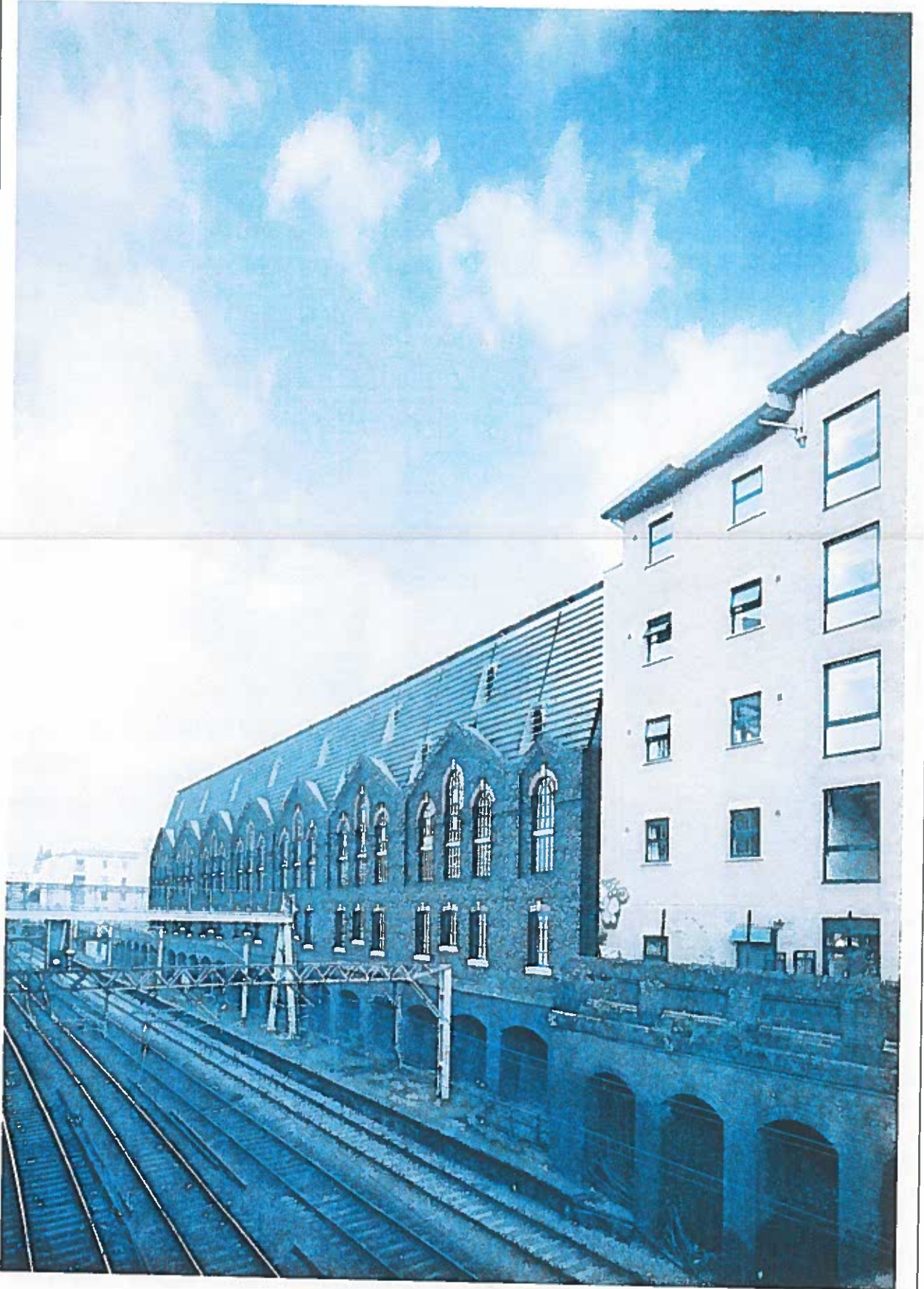
DRAFT
 04.11.2016

This drawing is a conceptual rendering of the proposed development. It is not intended to represent an actual construction. The design is subject to change without notice. The rendering is provided for informational purposes only.

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	07/10/20
2	REVISED DESIGN	08/10/20
3	FINAL DESIGN	09/10/20
4	CONSTRUCTION	10/10/20
5	COMPLETION	11/10/20
6	OPERATION	12/10/20



WHITBREAD
 14 QUAKER STREET, B1
 CEI 01 - VIEW FROM QUAKER STREET
 PLANNING
 932.07.110
 SCALE: 1:500
 AMAL/DM/NOV 2020

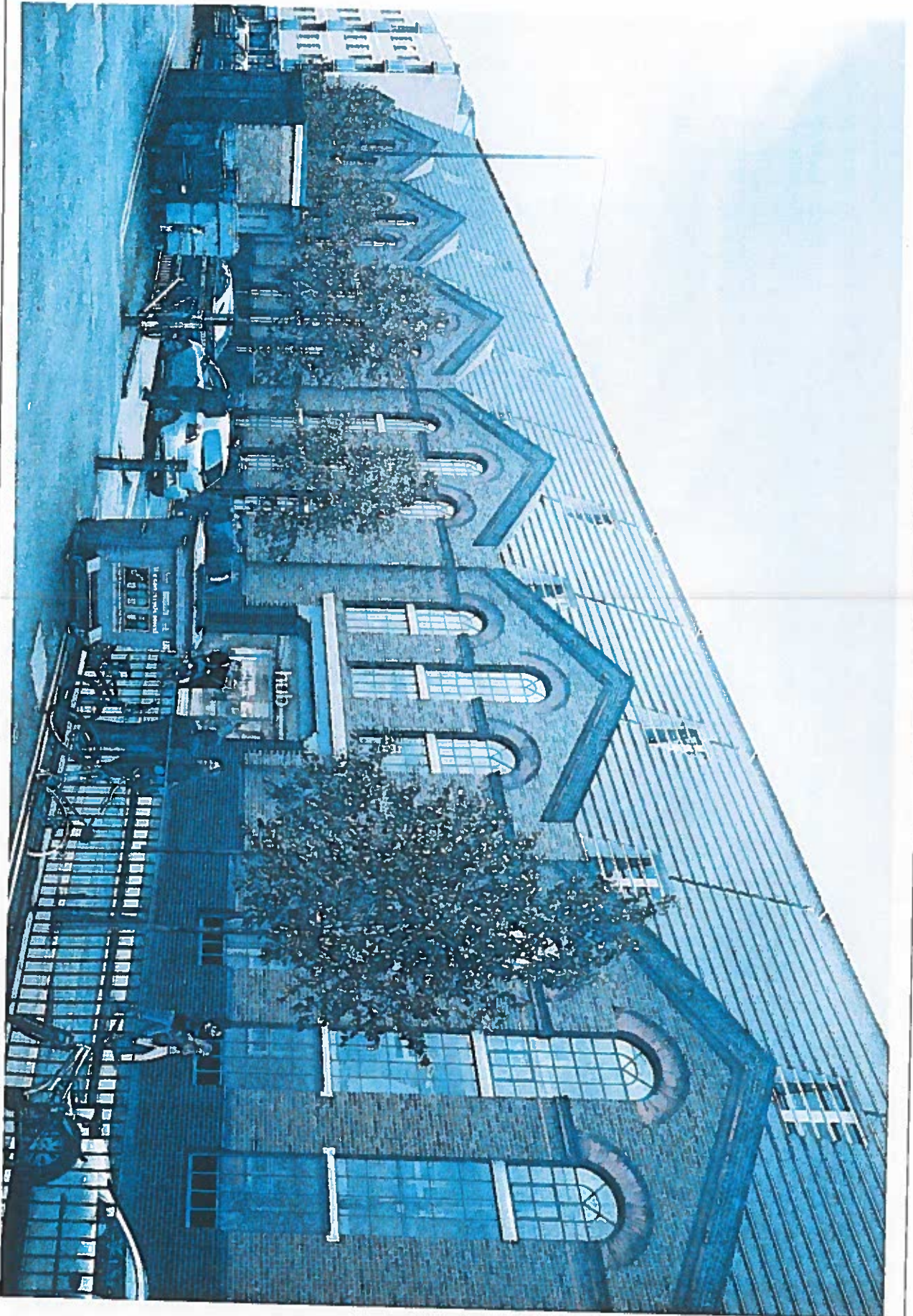


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WHITTBREAD
ENGINEERING

19 CAHNS STREET, E1
 15, Leadenhall Street
 London EC3A 3RN
 020 7771 8888
 020 7771 8889
 info@whitbread.com

19 CAHNS STREET, E1
 CG 02 - VIEW FROM WHELER STREET BRIDGE
 PLANNING
 922_07_211
 9/26/13



These views have been prepared by Whittbread Architects, Inc. for the purpose of illustrating the proposed project. They are not intended to be used for any other purpose without the written consent of Whittbread Architects, Inc. The views are not intended to be used for any other purpose without the written consent of Whittbread Architects, Inc.

NO.	DATE	DESCRIPTION
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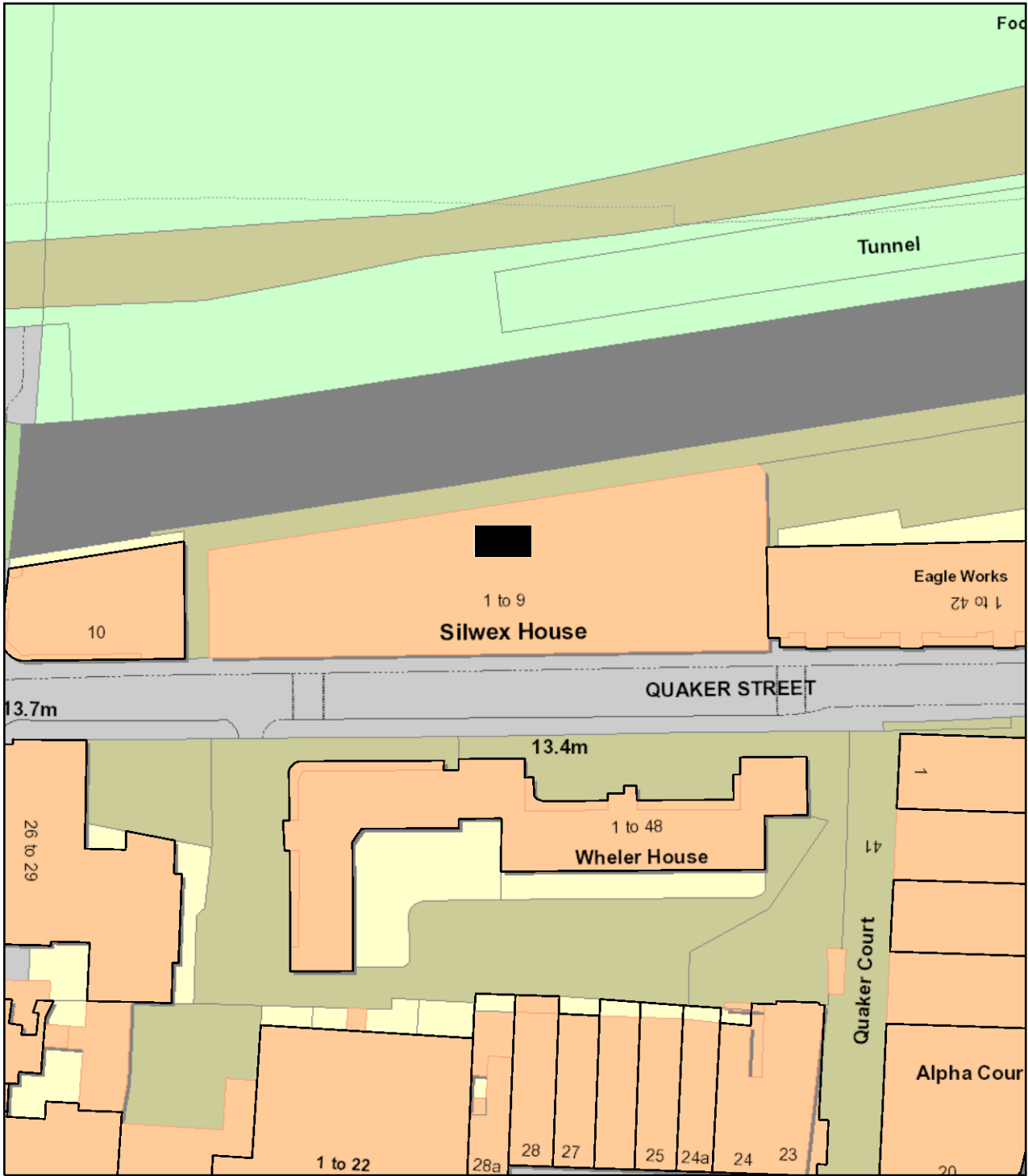
Whittbread
Architects



1414 12th Ave. S.
Seattle, WA 98144
206.461.1111
www.whittbread.com

14 QUAKER STREET, E1
CEI 03 - VIEW FROM QUAKER STREET
PLANNING
932.07.114
Scale: 1/8" = 1'-0"

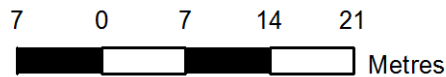
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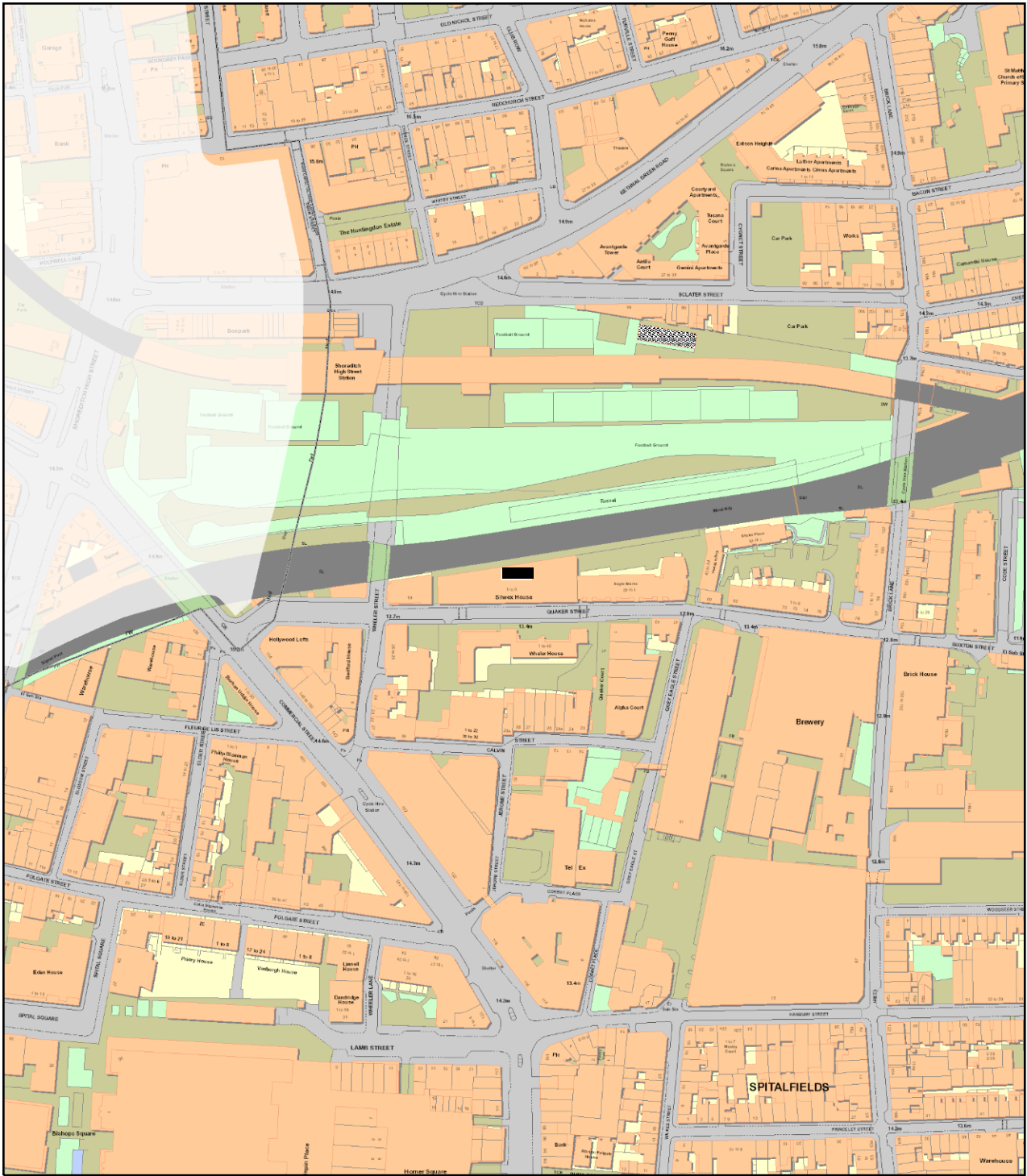


Silwex House



Scale 1:769

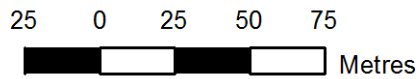




Silvex House



Scale 1:3074



Appendix 4

Nearest licensed premises: Hub by Premier Inn (proposed), Silvex House, Quaker Street, London E1 6SN

(City Supermarket)

10 Quaker Street

London

E1 6SW

The sale by retail of alcohol (Off sales only)

- Sunday to Thursday, from 07:30 hours to Midnight
- Friday and Saturday, from 07:30 hours to 01:00 hours the following day

The opening hours of the premises

- Sunday to Thursday, from 07:30 hours to Midnight
- Friday and Saturday, from 07:30 hours to 01:00 hours the following day

(Bedford House)

Quaker Street

London

E1

Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means (Off sales only):

- a. On weekdays, other than Christmas Day, 8 a.m. to 11 p.m.
- b. On Sundays, other than Christmas Day, 10 a.m. to 10.30 p.m.
- c. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m.
- d. On Good Friday, 8 a.m. to 10.30 p.m.

See Mandatory conditions for drinking up time

The opening hours of the premises

There are no restrictions on the hours during which this premises is open to the public

(Hub by Premier Inn)

86 Brick Lane

London

E1 6RL

Sale of Alcohol (on and off sales)

- Monday to Sunday from 10:00hrs to 23:30hrs

The Provision for Late Night Refreshments (indoors)

- Monday to Sunday from 23:00hrs to 23:30hrs

The Provision of Regulated Entertainment in the form of Films (indoors)

- Monday to Sunday from 10:00hrs to 23:30hrs
- All Licensable activities will be available 24 hours a day, seven days a week for hotel residents.

The opening hours of the premises

- Monday to Sunday from 06:00hrs to 00:00hrs (midnight)
- The hotel shall remain open 24hours a day for hotel residents
- All Licensable activities will be available 24 hours a day, seven days a week for hotel residents

**(Commercial Tavern)
142 Commercial Street
London
E1 6NU**

Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means (on and off):

- a. On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 11 a.m. to 11 p.m.
- b. On Sundays, other than Christmas Day or New Year's Eve, 12 noon to 10.30 p.m.
- c. On Good Friday, 12 noon to 10.30 p.m.
- d. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m.
- e. On New Year's Eve, except on a Sunday, 11 a.m. to 11 p.m.
- f. On New Year's Eve on a Sunday, 12 noon to 10.30 p.m.
- g. On New Year's Eve from the end of permitted hours to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

For conditions re. "drinking up time" see
Annex 1 Mandatory Conditions

Note: However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day.

The opening hours of the premises

There are no restrictions on the hours during which this premises is open to the public

(Hawksmoor)
Basement and Ground Floor
157 Commercial Street
London
E1 6BJ

Sale of Alcohol (On and off sales)

- Sunday to Thursday, from 10:00 hours to 00:00 hours (midnight)
- Friday and Saturday, from 10:00 hours to 01:00 hours the following days

Provisions for Regulated Entertainment

(Live music, recorded music, and provision of facilities for making music)

- Sunday to Thursday, from 10:00 hours to 00:00 hours (midnight)
- Friday and Saturday, from 10:00 hours to 01:00 hours the following days

Provisions for Late Night Refreshments

- Sunday to Thursday, from 23:00 hours to 00:00 hours (midnight)
- Friday and Saturday, from 23:00 hours to 01:00 hours the following days

Note: However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day

The opening hours of the premises

- Sunday to Thursday, from 10:00 hours to 00:30 hours the following days
- Friday and Saturday, from 10:00 hours to 01:30 hours the following days

Note: However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day

Appendix 5

Section 182 Advice by the Home Office Updated on March 2015

Relevant, vexatious and frivolous representations

- 9.4 A representation is “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. For representations in relation to variations to be relevant, they should be confined to the subject matter of the variation. There is no requirement for a responsible authority or other person to produce a recorded history of problems at premises to support their representations, and in fact this would not be possible for new premises.
- 9.5 It is for the licensing authority to determine whether a representation (other than a representation from responsible authority) is frivolous or vexatious on the basis of what might ordinarily be considered to be vexatious or frivolous. A representation may be considered to be vexatious if it appears to be intended to cause aggravation or annoyance, whether to a competitor or other person, without reasonable cause or justification. Vexatious circumstances may arise because of disputes between rival businesses and local knowledge will therefore be invaluable in considering such matters. Licensing authorities can consider the main effect of the representation, and whether any inconvenience or expense caused by it could reasonably be considered to be proportionate.
- 9.6 Frivolous representations would be essentially categorised by a lack of seriousness. Frivolous representations would concern issues which, at most, are minor and in relation to which no remedial steps would be warranted or proportionate.
- 9.7 Any person who is aggrieved by a rejection of their representations on either of these grounds may lodge a complaint through the local authority’s corporate complaints procedure. A person may also challenge the authority’s decision by way of judicial review.

- 9.8 Licensing authorities should not take decisions about whether representations are frivolous, vexatious or relevant to the licensing objectives on the basis of any political judgement. This may be difficult for councillors who receive complaints from residents within their own wards. If consideration is not to be delegated, contrary to the recommendation in this Guidance, an assessment should be prepared by officials for consideration by the sub- committee before any decision is taken that necessitates a hearing. Any councillor who considers that their own interests are such that they are unable to consider the matter independently should disqualify themselves.
- 9.9 It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.
- 9.10 Licensing authorities should consider providing advice on their websites about how any person can make representations to them.

Appendix 6

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 05 January 2017 17:10
To: Mohshin Ali
Subject: FW: Hub by Premier Inn, Silwex House, Quaker Street, E1 6SN

From: Mr Alan Williams [REDACTED]
Sent: 05 January 2017 15:55
To: Licensing
Subject: Hub by Premier Inn, Silwex House, Quaker Street, E1 6SN

[Hub by Premier Inn, Silwex House, Quaker Street, E1 6SN](#)
(250 bedroom hotel)

Application: Alcohol sales to 23.00 daily, open to public until 23.30 daily and including Off-Sales

I have noted this application. I have no objection to an on-licence for a properly supervised hotel bar; but in my view, a hotel does not need an off sales licence. However, the hotel bar should close to the public at 22.30.

Accordingly, and for the reasons set out below, I object to that part of the application relating to an off-licence and to sales to the public from the bar after 10.30pm.

The grounds of my objection are: the most relevant criteria for this neighbourhood are the prevention of crime and disorder, public safety, and the prevention of public nuisance. Also, the applicants have applied for an off-licence to serve alcohol in the heart of the Cumulative Impact Zone. I am concerned about the proliferation of licences in an area which the Local Authority already recognises as being saturated.

The late night behaviour in these streets is very bad; drunkenness, drugs, and foul behaviour are but three examples. It is not right to add more alcohol to an area already 'saturated' with alcohol and I urge the Committee not to accept the application as it stands.

Accordingly, I suggest that alcohol sales at the bar to the public should finish at 22.30; and no Off-Sales should be allowed at all.

Alan Williams
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 7

Mohshin Ali

From: Glenn Leeder [REDACTED]
Sent: 08 January 2017 06:41
To: Licensing
Subject: Hub by Premier Inn, Silwex House, Quaker St

I wish to object to the off sales of alcohol part of the liquor licence applied for by Hub (Premier Inn), Silwex House, Quaker Street.

London Borough of Tower Hamlets has implemented a Cumulative Impact Zone in the Brick Lane area, recognising the saturation of alcohol selling establishments. Local residents currently suffer anti-social behaviour resulting from alcohol sales and consumption in the area. To grant this off-sales licence, would go against the CIZ and further add to residents problems. We suffer noise disturbances when people buy off sales and drink in the streets. This often results in littering and on occasions we are left with vomit or urine on our doorsteps.

This hotel should be limited to offering alcohol to guests within the building, not selling to people to drink outside their building, in our local neighbourhood where problems occur.

Please reject the off-sales of alcohol component of this application.

Glenn Leeder
[REDACTED]
[REDACTED]

Appendix 8

Mohshin Ali

From: Sian Phillips [REDACTED]
Sent: 12 January 2017 10:32
To: Mohshin Ali
Subject: Re: Hub by Premier Inn, Silwex House, Quaker Street, London E1 6SN

This is to object to application Hub by Premier Inn, Silex House E1 6SN

Off sales of liquor.

Why does a hotel need an off sales licence?

Any addition to drinking on the surrounding streets is unacceptable. There are already many off- licensed premises

My address is [REDACTED] ([REDACTED]
[REDACTED])

You have to live in this neighbourhood which is heavily residential with many children to appreciate the level of vomit and urine nuisance residents have to face (and clear away) each day.

The drink fuelled behaviour common in the early hours of the morning is appalling.

Therefore I object on the grounds that this will contribute to further disorder and public nuisance.

Yours , Sian Phillips

Ps might it be a good idea to follow the common practice in many areas where restaurants and private houses live side by side?

That is to require them (licenced restaurants) to show a printed notice near the exits asking customers to respect neighbours and to leave in good order? SP

On Wed, Jan 11, 2017 at 4:09 PM, Mohshin Ali [REDACTED] > wrote:

Dear Sian Phillips,

Licensing Act 2003

New premises: Hub by Premier Inn, Silwex House, Quaker Street, London E1 6SN

I write to you following my earlier email. There is an error on the consultation deadline date mentioned in my email. Please respond by **13th January 2017 (not February)**, otherwise your representation will be deemed as being invalid and it will be discounted from the final report for consideration by the Licensing Sub Committee.

I look forward to hearing from you at your earliest convenience.

Thanks

Mohshin Ali - Senior Licensing Officer

Licensing . Environmental Health & Trading Standards . John Onslow House . 1 Ewart Place . London E3 5EQ

[REDACTED]



From: Mohshin Ali
Sent: 09 January 2017 18:52
To: 'Sian Phillips'
Subject: Hub by Premier Inn, Silwex House, Quaker Street, London E1 6SN

Dear Sian Phillips,

Licensing Act 2003

New premises: Hub by Premier Inn, Silwex House, Quaker Street, London E1 6SN

Thank you for your email. You have written about two different premises licence applications and I am writing back in relation to the Hub by Premier Inn. You will hear from my colleague separately regarding Sakan Sushi.

I note the comments you have made, however, your representation is not valid representation at this point, as it does not contain enough information. In order for us to consider your representation, you must make it clear how granting this application will have an impact to one or more of the following licensing objectives:

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

Please respond by **13th February 2017**, otherwise your representation will be deemed as being invalid and it will be discounted from the final report for consideration by the Licensing Sub Committee.

I look forward to hearing from you.

Regards

Mohshin Ali - Senior Licensing Officer

Licensing . Environmental Health & Trading Standards . John Onslow House . 1 Ewart Place . London E3 5EQ

[REDACTED]



From: Sian Phillips [REDACTED]
Sent: 05 January 2017 16:44
To: Licensing
Subject: Objection

This is to object to 2 applications for off sales of liquor.

The first is at Hub (a proposed hotel application)

Why does a hotel need an off sales licence?

Any addition to drinking on the surrounding streets is unacceptable. There are already many off- licensed premises

The 2nd is an application by Sahana Sushi which is in the heart of a cumulative impact zone.

My address is



You have to live in this neighbourhood which is heavilt residential with many children to appreciate the level of vomit and urine nuisance residents have to face (and clear away) each day.

I won't remark on the drink fuelled behaviour common in the early hours of the morning.

Yours , Sian Phillips

Ps might it be a good idea to follow the common practice in many areas where restaurants and private houses live side by side?

That is to require them (licenced restaurants) to show a printed notice near the exits asking customers to respect neighbours and to leave in good order? SP

Working Together for a Better Tower Hamlets

Web site : <http://www.towerhamlets.gov.uk>

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If your request relates to a Freedom of Information enquiry, please resend this to foi@towerhamlets.gov.uk

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Appendix 9

Mohshin Ali

From: Andrew Heron on behalf of Licensing
Sent: 25 January 2017 12:31
To: Mohshin Ali
Subject: FW: hub by Premier Inn Silwex House Quaker Street London

Follow Up Flag: Follow up
Flag Status: Flagged

From: pat jones [REDACTED]
Sent: 25 January 2017 07:13
To: Licensing; moshin.ali@towerhamlets.co.uk
Subject: Fw: hub by Premier Inn Silwex House Quaker Street London

fyi

----- Forwarded Message -----

From: pat jones [REDACTED] >
To: [REDACTED] <[REDACTED]>; Katharine Redford <[REDACTED]>
Sent: Tuesday, 24 January 2017, 15:13
Subject: Re: hub by Premier Inn Silwex House Quaker Street London

Thank you but that does not deal with the issue at all - your managers have no way of knowing that guests buying off sales are then going to their rooms to consume it, or indeed going to their rooms and then taking it out to drink it - we have a huge problem in this residential area with drinking and partying on the streets and any off sales particularly with the type of guest you attract to these types of hotels can only add to the problems - my objection stands. Regards pat jones

On Tue, 24/1/17, Katharine Redford [REDACTED] wrote:

Subject: hub by Premier Inn Silwex House Quaker Street London

To: [REDACTED]
Date: Tuesday, 24 January, 2017, 15:05

Dear Pat,

The Council has passed to me your objection to Whitbread's application for a Licence for the hub by Premier Inn at Silwex House, which was submitted by us on Whitbread's behalf.

I understand that your concern is the need for an off-sales permission.

Having reviewed matters with my client, I am pleased to confirm that they are prepared to restrict the Licence such that off-sales are only allowed to the bedrooms within the

premises.

I believe that this satisfies your concerns. If you have continuing issues, I should be grateful if you would telephone me to review.

If this does satisfy the issues raised by you, I should be grateful if you would formally confirm to the Council that your representation has been resolved on this basis. Please feel free to forward this e-mail to them as confirmation.

(I confirm that I have separately e-mailed this to Mohshin Ali confirming the proposed restriction).

Regards
Kate Redford
Partner
Sent by Carron Mather



Partners: John Gaunt (569711) Katharine Redford (569712) Tim Shield (569713)
Michelle Hazlewood (569714) Christopher Grunert
Practice Manager: Jonathan Pupius

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Appendix 10

Mohshin Ali

From: Andrew Heron on behalf of Licensing
Sent: 03 January 2017 15:45
To: Mohshin Ali
Subject: FW: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

From: Nicola Cadzow
Sent: 03 January 2017 12:27
To: 'Katharine Redford'; Licensing
Cc: [REDACTED].police [REDACTED]; [REDACTED].police [REDACTED]
Subject: RE: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

Hi Kate, Licensing

Following to agreement to the conditions as below, I have no objections to the Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165.

Noise Pollution – Conditions

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- 3) All windows and external doors shall be kept closed after **21:00 hours**, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

From: Carron Mather [REDACTED] **On Behalf Of** Katharine Redford
Sent: 29 December 2016 14:17
To: Nicola Cadzow
Cc: Licensing
Subject: RE: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

Nicola,

Further to your e-mail of 20th December, I am pleased to confirm that the conditions requested by you at 1, 2 and 3 and repeated within this e-mail do not present a problem to my clients.

I confirm their consent to those conditions being endorsed on any Licence granted.

For ease I have copied in the Licensing Authority. I should be grateful if you would confirm that this resolves your concerns.

Noise Pollution – Conditions

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- 3) All windows and external doors shall be kept closed after **21:00 hours**, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

Regards

Kate Redford

Partner
Sent by Carron Mather

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Nicola Cadzow [mailto:[Redacted]]
Sent: 22 December 2016 08:36
To: Katharine Redford [Redacted]
Subject: RE: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

Hi Carron, Kate

I shall wait to hear from you.

Regards

Nicola

From: Carron Mather [Redacted] **On Behalf Of** Katharine Redford
Sent: 21 December 2016 13:26
To: Nicola Cadzow
Subject: RE: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

Nicola,

Thank you for your e-mail. I will take my client's instructions.

Regards

Kate Redford

Partner
Sent by Carron Mather

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Nicola Cadzow [Redacted]
Sent: 20 December 2016 15:02
To: John Gaunt & Partners [Redacted] >
Cc: [Redacted] [police](#); [Redacted] [police](#)
Subject: Premise License Application - Hub by Premier Inn Silwex House", Quaker Street, London ref 097165

Dear Ms Redford,

I am the Noise Officer dealing with the Premise License Application for Hub by Premier Inn Silwex House, Quaker Street, London ref 097165.

I have no objections to the Premise License Application, but I would like to the following conditions with regards to the regulated entertainment (films) as follows:

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- 3) All windows and external doors shall be kept closed after **21:00 hours**, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

I await your confirmation of the above

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

Working Together for a Better Tower Hamlets
Web site : <http://www.towerhamlets.gov.uk>

Appendix 11

Mohshin Ali

From: Andrew Heron on behalf of Licensing
Sent: 12 January 2017 13:16
To: Mohshin Ali
Subject: FW: Tower Hamlets licensing - PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN - 05/001948

Follow Up Flag: Follow up
Flag Status: Flagged

From: Carron Mather [REDACTED] **On Behalf Of** Katharine Redford
Sent: 12 January 2017 12:48
To: Licensing
Cc: [REDACTED].police. [REDACTED]
Subject: RE: Tower Hamlets licensing - PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN - 05/001948

Good morning,

Following discussions with the Police and at the Police request, a more detailed CCTV condition is agreed to be imposed on any grant of the Licence for this site.

The condition is to replace condition 7 in our application. On this basis, we understand that the Police are content with the application subject to this condition being included and we have copied Alan in to confirm.

Should there be any queries, please telephone me.

Thank you for your assistance.

Agreed Police Condition

The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.

There must also be someone on the premises, who can download the images and present them on request by a police officer or other responsible authority whilst ever the premises are open to non-residents and otherwise within a reasonable period.

Regards

Kate Redford

Partner
Sent by Carron Mather

[REDACTED]

JG&P | John Gaunt
& Partners

Omega Court | 372-374 Cemetery Road | Sheffield | S11 8FT

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From: [REDACTED]
Sent: 06 January 2017 12:13
To: [REDACTED]
Cc: Katharine Redford [REDACTED]
Subject: Tower Hamlets licensing - PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN - 05/001948

Dear Sir/Madam

LICENSING ACT 2003

Premises: PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN

With reference to the application dated 15th December 2016 ,the Fire Authority **does not propose to make any representation** to the Licensing Authority, provided that the premises are constructed and managed in accordance with the information supplied with your application.

This email is without prejudice to the powers of the licensing authority and to any requirements or recommendations that may be made by enforcing authorities under other legislation. It is also without prejudice to any requirements or recommendations that may be made by this Authority under the Regulatory Reform (Fire Safety) Order 2005 or the Petroleum (Consolidation) Act 1928. All alterations should comply with the appropriate provisions of the current Building Regulations.

Any queries regarding this email should be addressed to the team named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Regards
London Fire Brigade
Fire Safety Regulation Admin
Audit and Consultation Team
169 Union Street
London
SE1 0LL

[REDACTED]
[REDACTED]



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--

Appendix 12

Mohshin Ali

From: Carron Mather <[REDACTED]> of Katharine Redford
Sent: 24 January 2017 15:07
To: Mohshin Ali
Subject: RE: Reps New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN

Follow Up Flag: Follow up
Flag Status: Flagged

Mohshin,

My clients have reviewed the position and a permission for off-sales wider than to residents at the Hotel (permitting off-sales to the bedrooms) is not required.

In the circumstances, I have written to the residents who are objecting on the off-sales point only requesting confirmation as to whether this resolves their objection.

If any of the residents do e-mail you withdrawing their objection on this basis, please let me know.

For the avoidance of doubt, I confirm that my client's application is to be amended to permit off-sales to the bedrooms only.

Any queries, please telephone me.

Kind Regards

Kate Redford

Partner
Sent by Carron Mather

[REDACTED]



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From: Mohshin Ali [REDACTED]
Sent: 17 January 2017 16:47
To: Katharine Redford [REDACTED]
Subject: {Filename?} Reps New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN

Dear Kate,

Licensing Act 2003

New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN

As requested, please see attached the representations/communications received for this application.

Regards

Mohshin Ali - Senior Licensing Officer

Licensing . Environmental Health & Trading Standards . John Onslow House . 1 Ewart Place . London E3 5EQ



From: Carron Mather [REDACTED] **On Behalf Of** Katharine Redford
Sent: 16 January 2017 09:56
To: Mohshin Ali
Subject: RE: New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN
Importance: High

Mohshin,

Thank you for your e-mail.

Please could you urgently e-mail through the objections to the application such that we can assess and explore the possibility of mediation to resolve the residents concerns.

It would be helpful to have these representations at this stage to maximum the time for discussion.

I look forward to hearing from you.

Kind Regards

Kate Redford

Partner
Sent by Carron Mather



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From: Mohshin Ali [REDACTED]
Sent: 13 January 2017 15:28
To: Carron Mather [REDACTED]
Subject: New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN

Dear Sir/Madam,

Licensing Act 2003

New premises: Hub by Premier Inn, Silvex House, Quaker Street, London E1 6SN

I am obliged to tell you that objections to the granting of your client's premises licence have been received from local residents.

The matter will be dealt with by way of a public hearing by the Tower Hamlets Licensing Sub-Committee. The objections will be put into a committee report and forwarded to the Democratic Services section who will arrange a date for the hearing. You will be sent a copy of the report which will include details of the representations; you will also be notified at this point of the date and time of the Licensing subcommittee hearing.

If I can be of any further help, do not hesitate to contact me.

Regards

Mohshin Ali - Senior Licensing Officer

Licensing . Environmental Health & Trading Standards . John Onslow House . 1 Ewart Place . London E3 5EQ

[REDACTED]



From: Carron Mather [REDACTED] **On Behalf Of** Katharine Redford

Sent: 12 January 2017 12:48

To: Licensing

Cc: [REDACTED] [police](#) [REDACTED]

Subject: RE: Tower Hamlets licensing - PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN - 05/001948

Good morning,

Following discussions with the Police and at the Police request, a more detailed CCTV condition is agreed to be imposed on any grant of the Licence for this site.

The condition is to replace condition 7 in our application. On this basis, we understand that the Police are content with the application subject to this condition being included and we have copied Alan in to confirm.

Should there be any queries, please telephone me.

Thank you for your assistance.

Agreed Police Condition

The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.

There must also be someone on the premises, who can download the images and present them on request by a police officer or other responsible authority whilst ever the premises are open to non-residents and otherwise within a reasonable period.

Regards

Kate Redford

Partner
Sent by Carron Mather

[REDACTED]



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From: [REDACTED]
Sent: 06 January 2017 12:13
To: [REDACTED]
Cc: Katharine Redford <[REDACTED]>
Subject: Tower Hamlets licensing - PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN - 05/001948

Dear Sir/Madam

LICENSING ACT 2003

Premises: PREMIER INN, SILWEX HOUSE, QUAKER STREET, LONDON , E1 6SN

With reference to the application dated 15th December 2016 ,the Fire Authority **does not propose to make any representation** to the Licensing Authority, provided that the premises are constructed and managed in accordance with the information supplied with your application.

This email is without prejudice to the powers of the licensing authority and to any requirements or recommendations that may be made by enforcing authorities under other legislation. It is also without prejudice to any requirements or recommendations that may be made by this Authority under the Regulatory Reform (Fire Safety) Order 2005 or the Petroleum (Consolidation) Act 1928. All alterations should comply with the appropriate provisions of the current Building Regulations.

Any queries regarding this email should be addressed to the team named below. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.

Regards
London Fire Brigade
Fire Safety Regulation Admin
Audit and Consultation Team
169 Union Street
London
SE1 0LL

[REDACTED]

Appendix 13

Noise while the premise is in use

General Advice

If they conclude this is a problem Members should consider whether it is possible to carry out suitable and proportionate noise control measures so that noise leakage is prevented. In addition Members may consider that only certain activities are suitable.

The hours of operation also need to be considered (see below).

If Members believe that there is a substantial problem of noise while the premises are in use and it cannot be proportionately address by licensing conditions they should refuse the application.

Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. **(See Sections 8.1 of the Licensing Policy)**.

While all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. **(See Section 12.11)**.

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. **(See Section 8.2 of the Licensing Policy)**.

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. **(See Appendix 2 Annex D of the Licensing Policy)**. In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a "beer garden", or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly
- Conditions controlling the use of explosives, pyrotechnics and fireworks
- Conditions controlling the placing of refuse
- Conditions controlling noxious smells

- Conditions controlling lighting (this needs to be balanced against potential crime prevention benefits)

Police Powers

Part 8 of the Licensing Act 2003 enables a senior police officer to close down a premises for up to 24 hrs. a premises causing a nuisance resulting from noise emanating from the premises.

Guidance Issued under Section 182 of the Licensing Act 2003

The Licensing Policy has adopted the recommended Pool of Conditions as permitted (13.20 and Annex D).

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community (2.33).

Licence conditions should not duplicate other legislation (1.16).

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.36) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder (2.38).

Other Legislation

The Environmental Protection Act 1990, Part 111 gives Environmental Health Officers the power to deal with statutory nuisances.

The Anti-social Behaviour Act 2003, Sections 40 and 41 give Environmental Health Officers the power of closure up to 24 hours in certain circumstances.

Appendix 14

Access and Egress Problems

Such as:

Disturbance from patrons arriving/leaving the premises on foot

Disturbance from patrons arriving/leaving the premises by car

Lack of adequate car parking facilities

Close proximity to residential properties

Comment

The above have been grouped together as egress problems. Of course the particular facts will be different for each alleged problem.

Egress only is referred to-if necessary access can be added or substituted in.

General Advice

In considering concerns relating to disturbance from egress, Members need to be satisfied that the premises under consideration has been identified as the source of the actual or potential disturbance. If they are satisfied that this is a problem, then proportionate conditions should be considered.

The hours of operation also need to be considered.

If Members believe that there is a substantial problem concerning egress and it cannot be proportionately addressed by licensing conditions, they should refuse the application.

Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. (**See Section 10 of the Licensing Policy**).

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. (**See Section 10.2 of the Licensing Policy**).

The policy also recognises that staggered closing can help prevent problems at closure time (**See Section 15.1**).

However, while all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. (**See Section 15.5**)

The Council has adopted a set of framework hours (**See 15.8 of the licensing policy**). This relates to potential disturbance caused by late night trading.

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Pool of Conditions relating to the prevention of Public Nuisance. (**See Annex G of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a “beer garden”, or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly

Guidance Issued under Section 182 of the Licensing Act 2003

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community. (2.19).

Licence conditions should not duplicate other legislation (1.16).

Any conditions should be tailored to the type, nature and characteristics of the specific premises. Licensing authorities should be aware of the need to avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are very expensive to purchase and install and are likely to be a considerable burden for smaller venues. (2.20)

Measures can include ensuring the safe departure of customers, these can include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.22) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder.

Appendix 15

Anti-Social Behaviour on the Premises

Licensing Policy

The Licensing Authority expects the applicant to have addressed all crime and disorder issues relating to the premises in their operating schedule and to have sought appropriate advice. (**See Section 6 of the Licensing Policy**)

The Licensing Authority will consider attaching conditions to deter crime and disorder and these may include conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. (**See Appendix 3 of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- Methods of management communication
- Use of registered Door Supervisors
- Bottle Bans
- Plastic containers
- CCTV
- Restrictions on open containers for “off sales”
- Restrictions on drinking areas
- Capacity
- Proof of Age scheme
- Crime prevention notices
- Drinks promotions-aimed at stopping irresponsible promotions
- Signage
- Seating plans
- Capacity

If Members believe that there is a substantial problem of anti-social behaviour and it cannot be proportionately addressed by licensing conditions they should refuse the application.

Police Powers

The Licensing Act 2003, Part 8 gives a senior police officer the power to close a premises for up to 24 hours where the officer believes there is, or is likely to be disorder on or in the vicinity and closure is necessary in the interests of public safety.

Guidance Issued under Section 182 of the Licensing Act 2003

The pool of conditions, adopted by the Council is recommended (Annexe D).

The key role of the Police and SIA is acknowledged (2.1-2.2).

Conditions attached to licences cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff or agents, but can directly impact on the behaviour of

Customers in the immediate vicinity of the premises as they seek entry or leave (1.16).

Conditions are best targeted on deterrence and preventing crime and disorder (2.3) communication, CCTV, police liaison, no glasses, capacity limits are all relevant (2.3 - 2.7).

Guidance Issued under Section 182 of the Licensing Act 2003

Conditions can be imposed for large capacity “vertical consumption” premises (10.23 – 10.24).

Guidance Issued by the Office of Fair Trading

This relates to attempts to control minimum prices.

Other Legislation

- The Council has a duty under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder.

Appendix 16

Anti-Social Behaviour from Patrons Leaving the Premises

General Advice

Members need to bear in mind that once patrons have left a premises they are no longer under direct control. Members will need to be satisfied that there is a link between the way the premises is operating and the behaviour that is complained of. An example of this would be that irresponsible drinking is being encouraged. Before deciding that any particular licensing conditions are proportionate, Members will also need to be satisfied that other legislation is not a more effective route. For example, if the problem is drinking in the street it may be that the Council should designate the area as a place where alcohol cannot be consumed in public.

Members may also wish to consider whether the hours of opening relate to any problems of anti-social behaviour.

If Members believe that there is a substantial problem of anti-social behaviour and it cannot be proportionately addressed by licensing conditions they should refuse the application.

Licensing Policy

The policy recognises that other legislation or measures may be more appropriate but also states that licensing laws are “a key aspect of such control and will always be part of an overall approach to the management of the evening and night time economy” (**see Section 4.15 and 4.16 of the Licensing Policy**).

The Licensing Authority expects the applicant to have addressed all crime and disorder issues relating to the premises in their operating schedule and to have sought appropriate advice. (**See Sections 6.2 of the Licensing Policy**)

The Licensing Authority will consider attaching conditions to deter crime and disorder and these may include Conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. (**See Appendix 3 of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- Bottle Bans
- Plastic containers
- CCTV (outside the premises)
- Restrictions on open containers for “off sales”
- Proof of Age scheme
- Crime prevention notices
- Drinks promotions-aimed at stopping irresponsible promotions
- Signage

Cumulative Impact

There is a process by which the Licensing Authority can determine that an area is saturated following representations. However, the process for this involves wide consultation and cannot come from representations about a particular application. (**See Section 7 of the Licensing Policy**).

Police Powers

The Licensing Act 2003, Part 8 gives a senior police officer the power to close a premises for up to 24 hours where the officer believes there is, or is likely to be disorder on or in the vicinity and closure is necessary in the interests of public.

Guidance Issued under Section 182 of the Licensing Act 2003

The key role of the Police is acknowledged (2.1).

Conditions attached to licences cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder, but can relate to the immediate vicinity of the premises as they seek entry or leave (1.16).

Conditions are best targeted on deterrence and preventing crime and disorder (2.3) CCTV inside & out, communication, police liaison, no glasses are all relevant

There is also guidance issued around public nuisance (2.14 – 2.20).

The pool of conditions, adopted by the Council is recommended (see Appendix 3 of the Licensing Policy). Licence conditions should not duplicate other legislation (1.16).

Necessary and appropriate conditions should normally focus on the most sensitive periods and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder (2.18/2.20).

Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned (13.13).

Other Legislation

Crime and Disorder Act 1998

The Council has a duty under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder.

The Act also introduced a wide range of measures designed to address anti-social behaviour committed by adults and young people. These include:

- Anti-Social Behaviour Orders
- Child Curfew Schemes
- Truancy
- Parenting Orders
- Reparation Orders
- Tackling Racism

Appendix 17

Planning

An application for a Premises Licence can be made in respect of a premises even where the premises does not have relevant Planning Permission. That application has to be considered and Members can only refuse the application where the application itself does not promote one of more of the Licensing Objectives. Members cannot refuse just because there is no planning permission. Where a Premises Licence is granted and which exceeds what is allowed by the Planning Permission and that Premises then operates in breach of planning then the operator would be liable to enforcement by Planning.

Appendix 18

Licensing Policy Relating to Hours of Trading

All applications have to be considered on their own merits.

The Council has however adopted a set of framework hours as follows:

- Monday to Thursday, from 06:00 hrs to 23:30 hrs
- Friday and Saturday, from 06:00 hrs to 00:00 hrs (midnight)
- Sunday, from 06:00 hrs to 22:30 hrs

(see 15.8 of the Licensing Policy)

In considering the applicability of frame work hours to any particular application regard should be had to the following

- Location
- Proposed hours of regulated activities, and the proposed hours the premises are open to the public
- The adequacy of the applicant's proposals to deal with issues of crime and disorder and public nuisance
- Previous history
- Access to public transport
- Proximity to other licensed premises, and their hours

(See 15.9 of the licensing policy)

Subject to any representations to the contrary in individual cases the following premises are not generally considered to contribute to late night anti-social behaviour and will therefore generally have greater freedom

- Theatres
- Cinemas
- Premises with club premises certificates

Appendix 19

Licensing Policy

8 Special Cumulative Impact Policy for the Brick Lane Area

- 8.1 As with many other London Borough's the majority of late night licensed premises are concentrated within one area of the Borough. Following guidance issued under the Licensing Act 2003 a cumulative impact policy was adopted on 18th September 2013 by the Council.
- 8.2 After consultation the Council recognises that because of the number and density of licensed premises selling alcohol, on and off the premises and the provision of late night refreshment (sale of hot food after 11pm) within the Brick Lane Area as defined in Figure One, there might be exceptional problems of nuisance, disturbance and/or disorder outside or away from those licensed premises as a result of their combined effect.
- 8.3 The Licensing Authority is now of the view that the number, type and density of premises selling alcohol for consumption on and off the premises and/or the provision of late night refreshment in the area highlighted in Figure One is having a cumulative impact on the licensing objectives and has therefore declared a cumulative impact zone.
- 8.4 The effect of this Special Cumulative Impact Policy is to create a rebuttable presumption for applications in respect of the sale or supply of alcohol on or off the premises and/or late Night Refreshment for new Premises Licences, Club Premises Certificates or Provisional Statements and applications for variations of existing Premises Licences, Club Premises Certificates (where the modifications are relevant to the issue of cumulative impact for example increases in hours or capacity). Where the premises are situated in the cumulative impact zone and a representation is received, the licence will be refused. To rebut this presumption the applicant would be expected to show through the operating schedule and where appropriate with supporting evidence that the operation of the premises will not add to the cumulative impact already being experienced. This policy does not act as an absolute prohibition on granting/varying new licences in the Cumulative Impact Zone.
- 8.5 The Special Cumulative Impact policy will not be used to revoke an existing licence or certificate and will not be applicable during the review of existing licences.

Figure One

The Cumulative Impact Zone in the Brick Lane area

The Cumulative Impact Zone is detailed in the map below. The map shows all of the premises (dots) currently licensed under the Licensing Act 2003 in the Brick Lane Area. The Cumulative Impact Zone is defined by the dark line.

