

Appendix 1



* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

Applying as a business or organisation, including as a sole trader

Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House? Yes No

Registration number

Business name If the applicant's business is registered, use its registered name.

VAT number Put "none" if the applicant is not registered for VAT.

Legal status

Note: completing the Applicant Business section is optional in this form.

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Limited Company

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of 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.

Fine Dining Cultural Food Market/Hall

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

Continued from previous page...

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PROVISION OF PLAYS

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

Will you be providing films?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the exhibition of films take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

Continued from previous page...

State 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.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State 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.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

Continued from previous page...

THURSDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="22:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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

Name

First name

Family name

Continued from previous page...

Enter the contact's address

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text" value="TBC"/>
Issuing licensing authority (if known)	<input type="text" value="TBC"/>

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

Continued from previous page...

TUESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>

WEDNESDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>

THURSDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>

FRIDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>

SATURDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="08:00"/>	End	<input type="text" value="23:30"/>

SUNDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text" value="10:00"/>	End	<input type="text" value="22:30"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

All licensable activities from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

Please see conditions enclosed with this application.

b) The prevention of crime and disorder

Please see conditions enclosed with this application.

c) Public safety

Please see conditions enclosed with this application.

d) The prevention of public nuisance

Please see conditions enclosed with this application.

e) The protection of children from harm

Please see conditions enclosed with this application.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4,300 = £100.00

Band B - £4,301 to £33,000 = £190.00

Band C - £33,001 to £8700 = 315.00

Band D - £87001 to £12500 = £450.00*

Band E - £125001 and over = 635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £7001 to £12500 = £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment only

Continued from previous page...

where the entertainment is provided by and at the school or college and for the purposes of the school or college.
If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 = £1,000.00

Capacity 10000 -14999 = £2,000.00

Capacity 15000-19999 = £4,000.00

Capacity 20000-29999 = £8,000.00

Capacity 30000-39000 = £16,000.00

Capacity 40000-49999 = £24,000.00

Capacity 50000-59999 = £32,000.00

Capacity 60000-69999 = £40,000.00

Capacity 70000-79999 = £48,000.00

Capacity 80000-89999 = £56,000.00

Capacity 90000 and over = £64,000.00

* Fee amount (£)

450.00

DECLARATION

* I/we understand 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.

The 28 full days consultation period on the public notice on the premises and on the newspaper must state the same

* consultation end date. The advert on the local newspaper must be published on at least one occasion during the period of 10 working days starting on the day after the day on which the application was given to the Licensing Authority.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Andrew Wong

* Capacity

Solicitor acting for and on behalf of applicant

* Date

07 / 12 / 2016
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/tower-hamlets/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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

OFFICE USE ONLY

Applicant reference number	<input type="text"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

TIME OUT MARKET PROPOSED CONDITIONS

The following conditions are proposed for the application.

MANDATORY CONDITIONS

All applicable Mandatory Conditions

PROPOSED LICENSING CONDITIONS

Preventions of Public Nuisance

1. The premises shall operate in accordance with the Time Out Operational Management Statement. The Time Out Operations Management Statement shall be reviewed regularly and at least one every 3 months and a copy shall be made available for inspection by any responsible authority within a reasonable time of request.
2. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and to leave the area quietly.
3. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of a specialist acoustician, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the satisfaction of the specialist acoustician. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of the specialist consultant and records of any approvals shall be available for inspection by the Environmental Health Officers. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
4. During the hours of operation the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
5. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

Prevention of Crime and Disorder

6. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises.; All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
7. A staff member from the premises who is conversant with the operation of the CCTV shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
8. An incident log shall be kept at the premises and made available on request to an authorized officer of the London Borough of Tower Hamlets or the Police, which will record the following:
 - a) All crimes reported to the venue;
 - b) All ejections of patrons;
 - c) Any complaints received concerning crime and disorder;
 - d) Any incidents of disorder;
 - e) All seizures of drugs or offensive weapons;
 - f) Any refusal of sale of alcohol.
9. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
10. A direct telephone number for the manager at the premises shall be publically available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
11. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and

litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

12. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
13. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
14. All self closing doors shall be effectively maintained and not held open other than by an approved device.
15. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
16. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
17. The certificates listed below shall be submitted to the Licensing Authority upon written request.
 - a. Any emergency lighting battery or system
 - b. Any electrical installation
 - c. Any emergency warning system
18. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises.

Protection of Children from Harm

19. A challenge 21 proof of age scheme shall be operated at the premise where the only acceptable forms of identification are recognised photographic identification cards such as a driving licence, passport or proof of age card with the PASS hologram.
20. There will be no striptease or nudity and all persons shall be decently attired at all times unless the premises are operating under the provisions of a Sexual Entertainment Licence.



TIME OUT MARKET

OPERATIONAL MANAGEMENT STATEMENT

DECEMBER 2016

Introduction

This Operational Management Statement (OMS) has been prepared to set out the strategy and approach to the operation of the Time Out Market proposed for 106 Commercial Street, Spitalfields.

Its purpose is to give a clear overview of the proposed market and the ethos and management strategy underpinning the operation.

The Food Market is being designed in conjunction with the operator - Time Out Market Ltd (TOM). This OMS has been prepared by Time Out Market Ltd and Truman Estates Limited with input from the wider project team. In preparing it, due regard has been given to industry best practice, within central London, global experience and other relevant Operational Management Strategies approved by Tower Hamlets Council.

Time Out Market have carefully considered site-specific issues raised by local consultees and stakeholders and built into this OMS measures to address their concerns. This OMS is a document that is subject to change from time to time as it is a working best practices document that may change through discussions with interested parties and more specifically with our neighbours to ensure their concerns are addressed.

It is acknowledged that the OMS is an overview of the planned licensing operation and is provided with the aim of furnishing all those concerned (namely the licensing authority, responsible authority and other stakeholders) with a reasonable understanding of how the premises will be operated and how the licensing objectives will be promoted.

TOM accepts that the terms of the OMS will be binding and they must adhere to it. In addition TOM accepts that any planning permission or license granted will also contain a number of bespoke conditions.

Key aspects of this OMS and particularly the measures taken to promote the best practices will be encapsulated and expanded upon in the operations specific policies and linked risk assessments which will be developed even further. The maintenance of these policies will also be encapsulated by conditions to ensure that they are implemented and are available for inspection to the responsible authorities.

1. Outline of Concept

Time Out Market operates as a carefully curated market bringing together the best dining experiences in London. It is new to the UK market but has seen success in it's trading format in Lisbon having opened in 2014.

Time Out Market Spitalfields is being assessed to ensure it's appropriateness for the UK market and it's surrounding environments. It will complement the existing landscape and offer something new that is currently not available. The strategic vision for the Time Out market seeks to promote and deliver the following:

- Promote London's food culture and to be known as London's favorite destination that celebrates the best of the city under one roof

- Promotes the opportunity to young chefs otherwise not able to start up in the business
- Retain and enhance the distinctive features and characteristics of the premises
- Attract family friendly customers to the area, interested in focusing on a food lead experience
- Deliver a vibrant, welcoming atmosphere that celebrates a creative food experience with fine dining dishes at accessible prices
- Carefully evolve the variety of chefs to keep interests high and new experiences available
- Operate the Market for the good of the local residents, customers and wider local area
- Offers a platform for local artists to express themselves

2. Trading Process

The TOM will include 17 kitchens, 3 serveries, 1 experiential kitchen, a private room and private dining area across the 4 floors. The 17 kitchens will be 'leased' to chefs and restaurants on a short term basis where they will cook and serve a small range of their signature dishes. 4 kitchens will be 'signature kitchens' identified for Michelin star chef representation. The experiential kitchen will be used for demonstrations and promotions hosted by the existing chefs in the market and guest chefs and restaurateurs. The serveries will be managed and run by TOM and will serve drinks to the customers. A main servery will sit on the ground floor with smaller satellite sites on the first and second floor offering a smaller range as well as a more exclusive area on the lower ground floor.

1. Lower ground will host the wash up area, staff toilets, store rooms, customer amenities, secret servery and 24 seats.
2. The Ground floor will offer 4 kitchens, 1 servery and 165 seats. The refuse area will also be back of house in a controlled access area.
3. The First floor will offer 4 signature kitchens, 3 concept kitchens, a satellite servery and 105 seats
4. The second floor will offer 5 kitchens, 1 experiential kitchen and a private dining area. There are 151 seats and 20 dedicated to the private dining space.

Customers will purchase food from their chosen kitchens and be handed a buzzer. They select a seat within the communal dining area and when the food is ready their buzzer will signal. They will then collect their meal and revert back to their seat. Drinks can be purchased from the serveries.

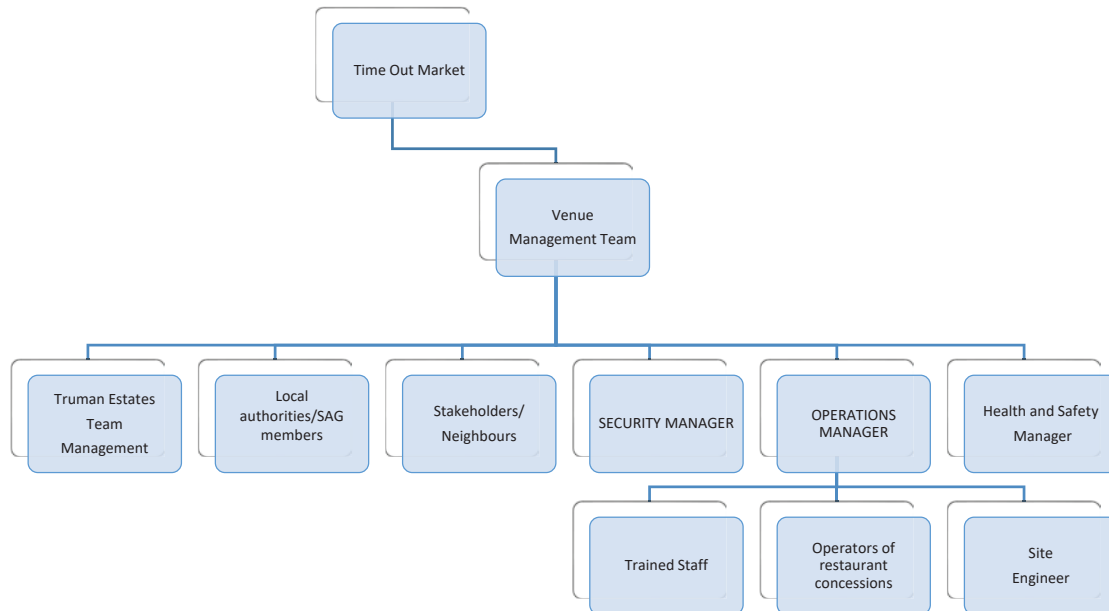
All of the food and drinks will be served using crockery, cutlery and glass wear.

The applicant from time to time will be seeking to host a range of workshops and lectures/conferences at the premises to support potential product launches and other brand led activities. At no time will there be irresponsible drink promotions.

The lectures/conferences and workshops will be organised by an approved experienced management team specially created by Time Out and delivery of these will be in line with the ethos set out in this operational management statement. The venue will also host TV and feature filming activities, as well as fashion and brand photo shoots.

3. Management Team

The following diagram illustrates the typical structure of the premises management team:



4. Trading Hours

From Monday to Saturday TOM will open the main market from 11.00am and close at 23.30 with the last order being taken at 23.00. However, the ground floor will be open for breakfast from 8.00am. No licensable activities would take place until 11.00am.

On Sunday TOM will open the main market from 11.00 and close at 22.30 with the last order being taken at 22.00. However, the ground floor will be open for breakfast from 10.00am

5. Access

Customer access and exit to the market will be from the main entrance on Commercial street. Stairways will connect the ground floor to both the first and second floor. Time out will also be installing a lift to all floors so that persons in wheelchairs or have difficulty walking are looked after.

The proposed staff access and exit will take place through Commercial Street. A fob access will be fitted for control and the security of the building after opening hours.

6. Staffing

A TOM management team will be on hand at all times to ensure the smooth running of the market. There will always be either a General Manager or Assistant general manager on site. In addition, there will be 2 x duty managers.

The main cleaning and clearing will be managed through a contract service and ensure a minimum of 1 x cleaning member per floor. This will grow at peak times.

A contract team will also manage the cleaning and replenishment of the crockery in the lower ground floor. This will be staffed continuously and grow in staff support with peak times.

The kitchens will be managed by the chef and restaurants taking ownership. These will be staffed in accordance with their requirement to handle the volume.

The serveries will be managed by TOM and staffed accordingly with permanent presence across each area and flexibility to increase in line with peak times.

SIA security staff will be on hand to manage the premises

There will be a permanent security presence in the market on a risk assessed basis. They will proactively supervise the market and concentrate on ensuring quiet departure from the building for minimal disruption to surrounding customers and residents. Security levels will increase in line with peak hours.

A designated premises supervisor is required for premises licenced for the sale of alcohol and serves as the main point of contact for the licensing and regulatory authorities. The DPS will be agreed and confirmed in advance of opening to all interested parties. The DPS will be fully supported the TOM management team. The details of the DPS for the premises will be provided to the Licensing Authority prior to alcohol being sold at the premises and to all local neighbours.

The applicant will ensure that the designated person will have responsibility for controlling each of the restaurant concessions within the premises and will liaise with the personal licence holders on behalf of the DPS. One key decision has been for Time out to retain the control of the sale and supply of alcohol so that the Time Out team can ensure that the sale of alcohol is retailed responsibly. This person will ensure that the Personal Licence Holders properly brief staff on the conditions relating to the sale of alcohol and ensure that appropriate procedures are included in the policies that support the operation including:

- The adequate supervision of alcohol sales
- Appropriate staffing levels, particularly at busy periods and during staff break times;
- The alcohol sales are specifically authorised by a responsible person who has the most suitable industry experience to manage the premises
- The adoption of a “Challenge 21/25” (as appropriate) policy whereby all customers who appear to be under the age of 21 and attempt to purchase alcohol, or other age restricted products, are asked for proof of their age in a form acceptable to the Licensing Authority;
- That notices regarding the ‘Challenge 21/25’ policy are prominently displayed in appropriate locations;

- That a written record is kept of all staff authorised to sell alcohol; this staff record is to contain the full name; home address, date of birth and national insurance number of each person so authorised. The staff record is to be kept on the licensed premises and made available for inspection by the Licensing Officer, Trading Standards or the Police;
- That each member of staff authorised to sell alcohol will have received adequate training on the law with regard to age restricted products and that this will be properly documented and records kept. The associated training record will be kept on the licensed premises and made available for inspection by the Licensing Officer, Trading Standards or the Police;
- That each new member of staff authorised to sell alcohol will have been made fully aware of their responsibilities in verifying a customer's age and then assessed as to their ability to effectively question purchasers and check proof of age. Each member of staff authorised to sell alcohol will have been proven as sufficiently capable and confident to confront and challenge under 18's attempting to purchase alcohol

In addition cleaning, catering and waste teams will be responsible for ensuring that cleaning and waste management arrangements support the safety management of the premises. This will include making arrangements for good housekeeping and the storage of waste and catering equipment in designated areas away from the emergency escape routes and doors and removal of such waste are at times that are compatible with the local area.

The applicant will ensure that specific risk assessments contain Catering, Cleaning and Waste Management plans to support this and these are made available to the London Borough of Tower Hamlets in line with the terms of any conditions agreed.

7. Floor Management and Cleaning

TOM will be responsible for the cleaning and maintenance of the dining area within the Time Out Market. A permanent presence of cleaners will remain on the floor, responsible for collecting the dishes from the tables once customers have finished. Once these have been collected, they will be transported down to the crockery wash up area on the lower ground floor, via a lift. This team will also be on hand to maintain the general floor area and take care of spillages, and general cleanliness of the area.

Staff will also be responsible for periodic clearing and cleaning of the outside of the premises ensuring a clear and pleasant walkway is maintained throughout the day.

8. Deliveries

There will be a number of restaurants purchasing their foods from the same suppliers. As a result, we would propose that a number of these deliveries are consolidated to fewer individual deliveries.

Beverages will be purchased through TOM via one supplier in order to minimise on the frequency of deliveries.

The delivery bays on Commercial street allows deliveries between the hours of 10-4. Time Out Market will utilise these to service the market.

Store rooms have been created for each operator to allow for stocks to be held on site, to reduce the number of deliveries made.

TOM will manage the delivery schedule, ensuring that couriers are booked in. If the slot is missed by more than 15 minutes they will be turned away. There is sufficient allowance for 3 deliveries to be made at any one time within the delivery bay allocated. This would ensure that smaller and quieter vehicles can be used thus causing less disruption.

Benefits:

- 1 Reduction in overall deliveries
- 2 Fewer possible accidents
- 3 Less emissions
- 4 Reduce congestion
- 5 Reduce noise
- 6 Improved air quality

Kitchen staff will be on hand to receive the delivery to their relevant store room. Deliveries will not be permitted to be left outside the premises or without a signature for receipt.

9. Refuse & Waste

Refuse will be collected from Hanbury street, via Pecks Yard in accordance with hours to be approved by the local authority.

The refuse store on the ground floor is by fob access only. The refuse contractor will enter into the refuse store and collect the bins. No waste bins or waste will be left on the side road.

A De-waterer system, located in the basement, that removes the large majority of water from all food waste will be employed to reduce the volume of collections and reduce potential odors.

A glass crusher will be located in the basement and employed to condense down the volume of glass and reduce the noise permeating to the surrounding areas.

TOM will ensure an appropriate waste management plan is in place and as a minimum the general provisions below will apply:

- Site management will ensure general litter is picked up from the site on a regular basis, including throughout the operation
- There will be designated litter pickers/ cleaners whenever TOM is open.
- Bins will be emptied on a rotational basis throughout the day by the designated waste contractors
- Refuse shall not be stored anywhere on the site except within designated areas
- All refuse will be removed from site on a daily basis at the best time following a risk assessment
- No food or other attractive material to rodents will be kept exposed on site when TOM is unoccupied.
- There will be discussions with other local operators to ensure that waste is collected in line with other operators to minimise disturbance to local residents

10. Time Out Market Noise Management Plan

The purpose of the TOM Noise Management Plan is to ensure that all possible measures are put in place to prevent noise levels that are likely to cause a nuisance to neighbours of Time Out Market, in line with the 2003 Licensing Act.

There will be no outdoor locations for licensable activities. All licensable activities will take place indoors

Music Management Policy

A mix of background complementary music will be played in the market throughout the day at an agreed set level. TOM have engaged a specialist acoustic company to mitigate any noise break-out both from Plant and or any internal systems in accordance with local authority requirements.

Departing visitors/guests: TOM has a separate Dispersal Plan in place to manage departures from the building.

Traffic noise: TOM has a traffic management plan in place to ensure that deliveries to site are managed effectively, causing minimum impact to neighbours.

Local relations – TOM will send out advance notice to local residents to inform them of any changes to the way the premises may operate from time to time. A telephone contact number is provided on the TOM website that goes directly to the 24 Hour Security Control Room and via them to the Duty Manager. A note of all telephone calls received will be logged and appropriate action taken.

Noise monitoring– noise levels will be monitored using sound level meters where appropriate by the Duty Manager or the Security Team. The noise levels will be logged and if found to be above the agreed levels the sound will be reduced. The Duty Manager has the final say with regards the setting or reduction of noise levels where they are within the control of TOM. i.e they are on TOM's land.

Communication – TOM staff uses mobile phones or portable radios to communicate.

Review - the Noise Management Plan will be regularly reviewed and updated as necessary – for example, changes to the site build or layout, introduction of new equipment or activities, increase in scale, following a complaint or when monitoring procedures identify that controls are inadequate.

11. **TOM Dispersal Policy**

The TOM dispersal policy will be implemented to assist in the promotion of the four licensing objectives for licensing and the planning policies. This document is subject to change from time to time as it is a working best practices document that may change through discussions with interested parties and more specifically with our neighbours.

TOM has and will continue to work hard to build and maintain good relationships with its neighbours. TOM will have a dedicated Neighbourhood & Community Partnerships team based at 106 Commercial Street, who work closely with many partners in the local area to ensure the premises is making a positive contribution and that we keep everyone informed of our activities. This includes not only our

various residential and commercial neighbours but also Spitalfields Market and the London Borough of Tower Hamlets.

TOM are aware of the potential for neighbourhood noise and disturbance at the time that customers leave at closing time. TOM has agreed to implement a written dispersal policy to move customers from the premises and the immediate vicinity in such a way so as to cause minimum disturbance or nuisance to neighbours. Every effort will be made to minimise any potential nuisance and it will be the responsibility of all members of staff to support this policy.

In relation to dispersing visitors or guests when TOM closes we have the following practices and procedures in place to ensure we avoid undue disturbance or nuisance to our neighbours:-

- effective management of customer behaviour whilst on the premises.
- A good staff to customer ratio
- Duty Management presence front of house.
- SIA trained Door Security Staff at night for dispersal
- Responsible drinking practices, e.g. small measures, properly trained staff, Challenge 25 policy.
- Presence of Personal Licence Holders.
- Appropriate signage at the exit points asking guests to respect our neighbours and leave quietly.
- Staff at exits to reinforce the message re leaving quietly.
- A taxi booking system and good local transport links to ease guest's departure from the area.
- Taxi marshals for closing if needed.
- A 30 - 60 minute winding down time is incorporated so that dispersal is more gradual.
- Waste disposal processes are that ensure no noise is heard after hours.
- All incidents of crime or disorder or nuisance are to be reported by the Duty Manager and will be investigated immediately
- The Designated Premises Supervisor shall ensure that the details of all complaints are recorded in the daily occurrence book and such complaints shall be investigated to see if there were ways to prevent the complaint from happening.
- TOM will not tolerate departing customers congregating outside of the premises and they will be asked to move on quickly and quietly.
- TOM will be at all times aware of activity outside of the premises and endeavour by their presence to minimise bad behavior regardless of whether they are visitors to TOM or not.

This policy is overseen by the Designated Premises Supervisor and reviewed on a regular basis.

12. CCTV Policy

TOM operates a CCTV system that conforms to the Data Protection Act 1998 and is operated for the purposes the prevention and detection of crime, public safety and employee security. The Data Controller is the Head of Operations.

- The CCTV system will retain images for a period of not less than 31 days. Copies of images will be provided to police on request.

- The CCTV system will be kept secure at all times. Access will be limited to the Licensee, DPS and duty manager.
- A dedicated CCTV system log will be kept at the premises. All usage, checks, faults and requests for images will be recorded in the log. In addition, a full incident report will be made of any faults with the system.
- The Licensee, DPS and duty managers will all be trained in the use of the CCTV system. The training will include interrogation of the system and transfer of images to separate media (CD, DVD, flash drive etc.)
- There will be at least one person who is suitably trained and conversant with the CCTV system on the premises at all times it is open to the public.
- The Licensee will enter into a maintenance contract with a qualified CCTV engineer to ensure as far as possible the system is working correctly at all times. The contract will include an emergency call out facility in the event that there is a fault with the system.
- Relevant CCTV images will be burnt to DVD or CD or other recording device as soon as possible following any reasonable request.
- Signage will be placed prominently at the entrance to the premises advising all persons entering that CCTV is in operation in accordance with the Data Protection Act 1998.

13. SMOKE FREE POLICY

Purpose

This policy has been developed to protect all employees, service users, customers and visitors from exposure to second-hand smoke and to assist compliance with the Health Act 2006. Exposure to second-hand smoke, also known as passive smoking, increases the risk of lung cancer, heart disease and other illnesses. Ventilation or separating smokers and non-smokers within the same airspace does not completely stop potentially dangerous exposure.

Policy

It is the policy of Time Out Market Limited that all of our workplaces are smoke free and all employees have a right to work in a smoke free environment. The policy shall come into effect immediately and be reviewed on 1 November each year by Time Out Market's Operations Manager. Smoking is prohibited throughout the entire workplace with no exceptions. This includes company vehicles. This policy applies to all employees, consultants, contractors, customers or members and visitors.

Implementation

Overall responsibility for policy implementation and review rests with the General Manager, Alex Yezril. All staff are obliged to adhere to, and facilitate the implementation of the policy.

The person named above shall inform all existing employees, consultants and contractors of the policy and their role in the implementation and monitoring of the policy. They'll also have to give all new personnel a copy of the policy on recruitment/induction. Appropriate 'No Smoking' signs will be clearly displayed at the entrances to and within the premises.

Non-compliance

If a member of staff does not comply with this policy they will be in breach of their employment contract and subject to disciplinary procedures. Those who do not comply with the smoking law are also liable to a fixed penalty fine and possible criminal prosecution.

Help to stop smoking

The NHS offer the following free services to help smokers give up: Local NHS Stop Smoking Services – you are four times more likely to give up smoking with the support of your local NHS Stop Smoking Service and nicotine gum and patches. Call the NHS Smoking helpline on 0800 169 0169 to find your local service or text 'give up' and your full postcode to 88088. The NHS Smoking helpline – you can speak to a specialist adviser or request resources by calling 0800 169 0169 (lines are open daily from 7am to 11pm).

www.givingupsmoking.co.uk – an online resource for all the advice, information and support you need to stop and stay stopped. Together – this support program is free to join, and is designed to help you stop smoking using both medical research as well as insights from ex-smokers. For more information call the NHS Smoking helpline on 0800 169 0169 or visit www.givingupsmoking.co.uk

14. Risk Assessments

TOM will adopt a system of risk assessment at the premises to:

- Identify hazards;
- Decide who might be harmed and how;
- Evaluate the risks and decide on precautions;
- Record findings and implement them; and
- Review and update arrangements

Ongoing dynamic risk assessments will be carried out for both the day to day operational activities TOM by TOM security staff. Risk assessments will be responsive and processes and procedures may develop and at all times will take into account effects on matters such as customer movement, means of escape, fire loading and other safety related issues. Copies of all risk assessments will be made available to the responsible authorities and London Borough of Tower Hamlets are welcome to inspect. The risk assessments will also be kept for 30 days after each event in line with Data Protection Principles or if they are operational matters kept in the general day to day policies and procedures.

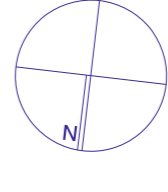
Appendix 2



THE POSITION OF FIRE EQUIPMENT AS SHOWN ON THE PLAN OR SUCH OTHER POSITION AGREED FROM TIME TO TIME IN CONSULTATION WITH THE FIRE AUTHORITY

- KEY
- FIRE EXTINGUISHER
 - CO2
 - BREAK GLASS
 - SMOKE/HEAT DETECTOR
 - SOUNDER
 - VISUAL INDICATOR
 - ANSUL FIRE SUPPRESSION SYSTEM
 - DIRECTIONAL FIRE EXIT SIGN

DENOTES AREA TO BE USED FOR THE PROVISION OF REGULATED ENTERTAINMENT ACTIVITIES SUBJECT TO THE LICENSING (ENTERTAINMENT) REGULATIONS 2005 AND THE LICENSING (ALCOHOL REFRESHMENT) SALE BY RETAIL OF ALCOHOL REGULATIONS 2005. Licencable activities may take place anywhere within the red line. The position of any loose furniture is shown for diagrammatic purposes only. The location of fire equipment is shown for information only. Any fire equipment shown moved in consultation with the fire officer 5/12/2016



INFORMATION
1635 (LIC) 001

100 SPINFIELDS STREET
PROPOSED LEVEL -01 PLAN

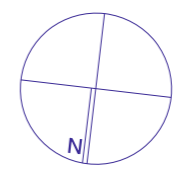
DRAWN: JP DATE: DEC 2016 SCALE: 1:100 @ A1 CHECKED: GC

Designed by the architect in accordance with the Building Regulations 2010, Part B, Schedule 1, and the Licensing (Entertainment) Regulations 2005 and the Licensing (Alcohol Refreshment) Sale by Retail of Alcohol Regulations 2005. The architect is not responsible for the accuracy of the information provided in this document. Any information shown on this plan is for information only and should be confirmed with the fire officer 5/12/2016.

THE POSITION OF FIRE EQUIPMENT AS SHOWN ON THIS PLAN IS THE POSITION AGREED FROM TIME TO TIME IN CONSULTATION WITH THE FIRE AUTHORITY

- KEY
- FIRE EXTINGUISHER
 - CO2
 - BREAK GLASS
 - ⊕ SMOKE/HEAT DETECTOR
 - SOUNDER
 - ⊕ VISUAL INDICATOR
 - ⊕ ANSUL FIRE SUPPRESSION SYSTEM
 - ➡ DIRECTIONAL FIRE EXIT SIGN

THIS AREA TO BE USED FOR THE PROVISION OF REGULATED ENTERTAINMENT FACILITIES/PROVISION OF LATE NIGHT REFRESHMENT/SALE BY RETAIL OF ALCOHOL

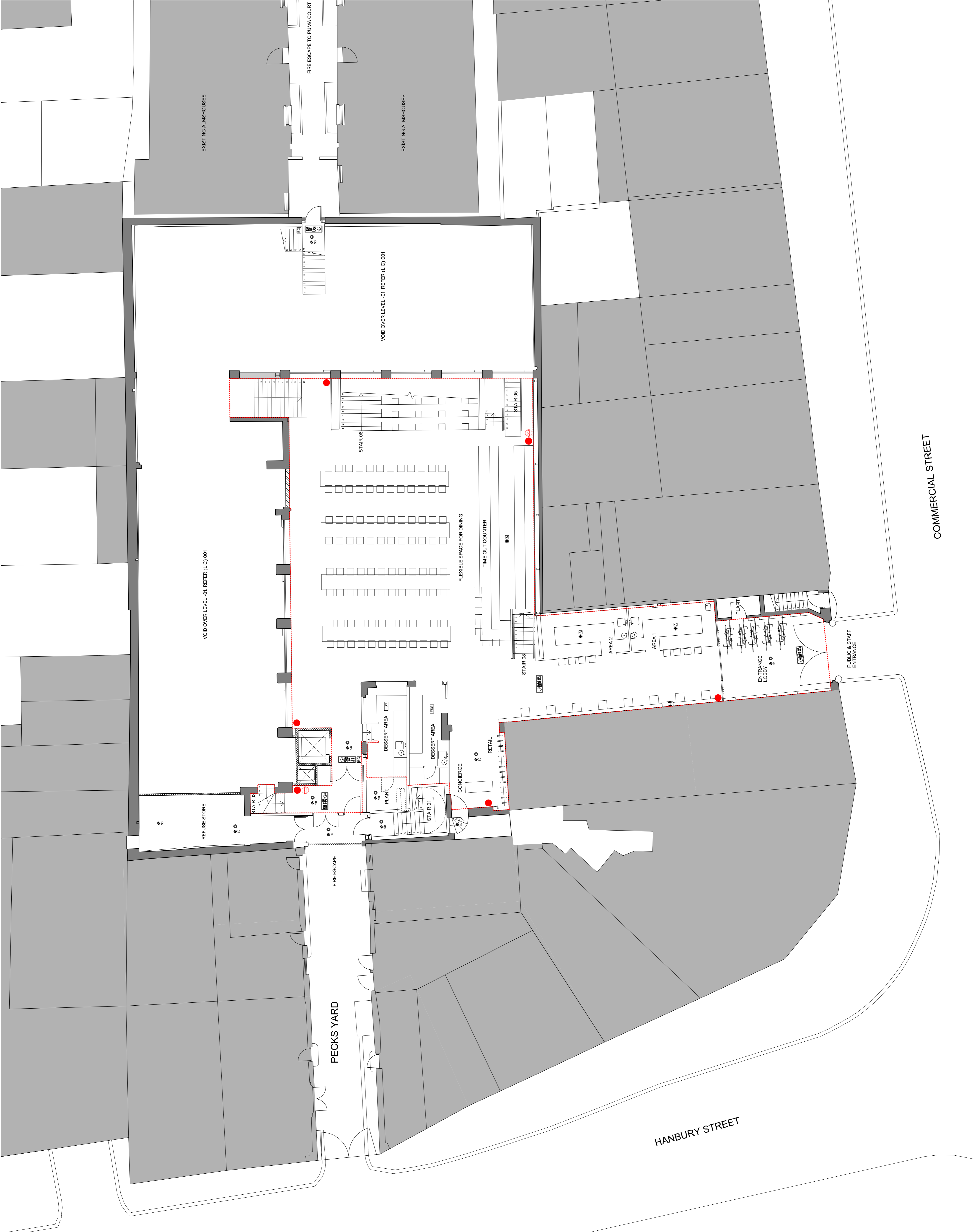


INFORMATION
1635 (LIC) 002

100 SPINFIELD
100 SPINFIELD STREET
PROPOSED LEVEL 00 PLAN

DRAWN: J.P. DATE: DEC 2016 SCALE: 1:100@A1 CHECKED: G.C.

Designed by the architect in accordance with the Building Regulations 2010, Approved Document B, Part 9, and the Fire Safety Order 2005, Schedule 1, Part 1. The architect is not responsible for the fire safety of the building after the date of completion of the contract. Any alterations to the fire safety of the building must be referred to the architect for approval.

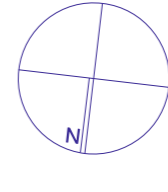


THE POSITION OF FIRE EQUIPMENTS AS SHOWN ON THIS PLAN IS THE POSITION AS REFERRED FROM THE TIME OF CONSULTATION WITH THE FIRE AUTHORITY

- KEY
- FIRE EXTINGUISHER
 - CO2
 - ☒ BREAK GLASS
 - ☒ SMOKE/HEAT DETECTOR
 - SOUNDER
 - VISUAL INDICATOR
 - ANSUL FIRE SUPPRESSION SYSTEM
 - ☒ DIRECTIONAL FIRE EXIT SIGN

THIS PLAN IS TO BE USED FOR THE PROVISION OF REGULATED ENTERTAINMENT FACILITIES/PROVISION OF LATE NIGHT REFRESHMENT/SALE BY RETAIL OF ALCOHOL

Licenable activities may take place anywhere within the red line. The position of any furniture or equipment shown for information only. The position of any furniture or equipment is shown as it is on the date hereof but may be moved in consultation with the fire officer. 5/12/2016



INFORMATION
1635 (LIC) 003

TOWN SHIPFIELDS
100 SHIPFIELDS STREET
PROPOSED LEVEL 01 PLAN

DRAWN: JUP DATE: DEC 2016 SCALE: 1:100@A1 CHECKED: GC

Designed by the author in accordance with the Building Regulations 2010, Approved Document A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ



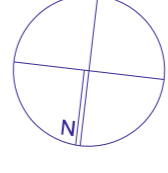
HANBURY STREET

COMMERCIAL STREET

THE POSITION OF FIRE EQUIPMENTS SHOWN ON THE PLAN OR SUCH OTHER INFORMATION IS FOR INFORMATION ONLY AND NOT TO BE TAKEN INTO CONSIDERATION WITHOUT THE FIRE AUTHORITY

- KEY
- FIRE EXTINGUISHER
 - CO2
 - BREAK GLASS
 - ⊕ SMOKE/HEAT DETECTOR
 - SOUNDER
 - ⊗ VISUAL INDICATOR
 - ⊠ ANSUL FIRE SUPPRESSION SYSTEM
 - ⊡ DIRECTIONAL FIRE EXIT SIGN
 - ⊢ WALL MOUNTED BEAM DETECTOR AND FIRE ALARM SOUNDER
 - ⊣ MOUNTED AT HIGH LEVEL OVER VOID

NOTES: AREAS TO BE USED FOR THE PROVISION OF REGULATED ENTERTAINMENT FACILITIES/PROVISION OF LATE NIGHT REFRESHMENT/SALE BY RETAIL OF ALCOHOL. Licenable activities may take place anywhere within the red line. The position of any fire furniture is shown for information only. The position of any fire furniture is shown as it is on the date hereof but may be moved in consultation with the fire officer. 5/12/2016



INFORMATION
1635 (LIC) 004

LOW SPRINGFIELD'S
100 SPRINGFIELD STREET
PROPOSED LEVEL 02 PLAN

DRAWN: J.P. DATE: DEC 2016 SCALE: 1:100@A1 CHECKED: G.C.

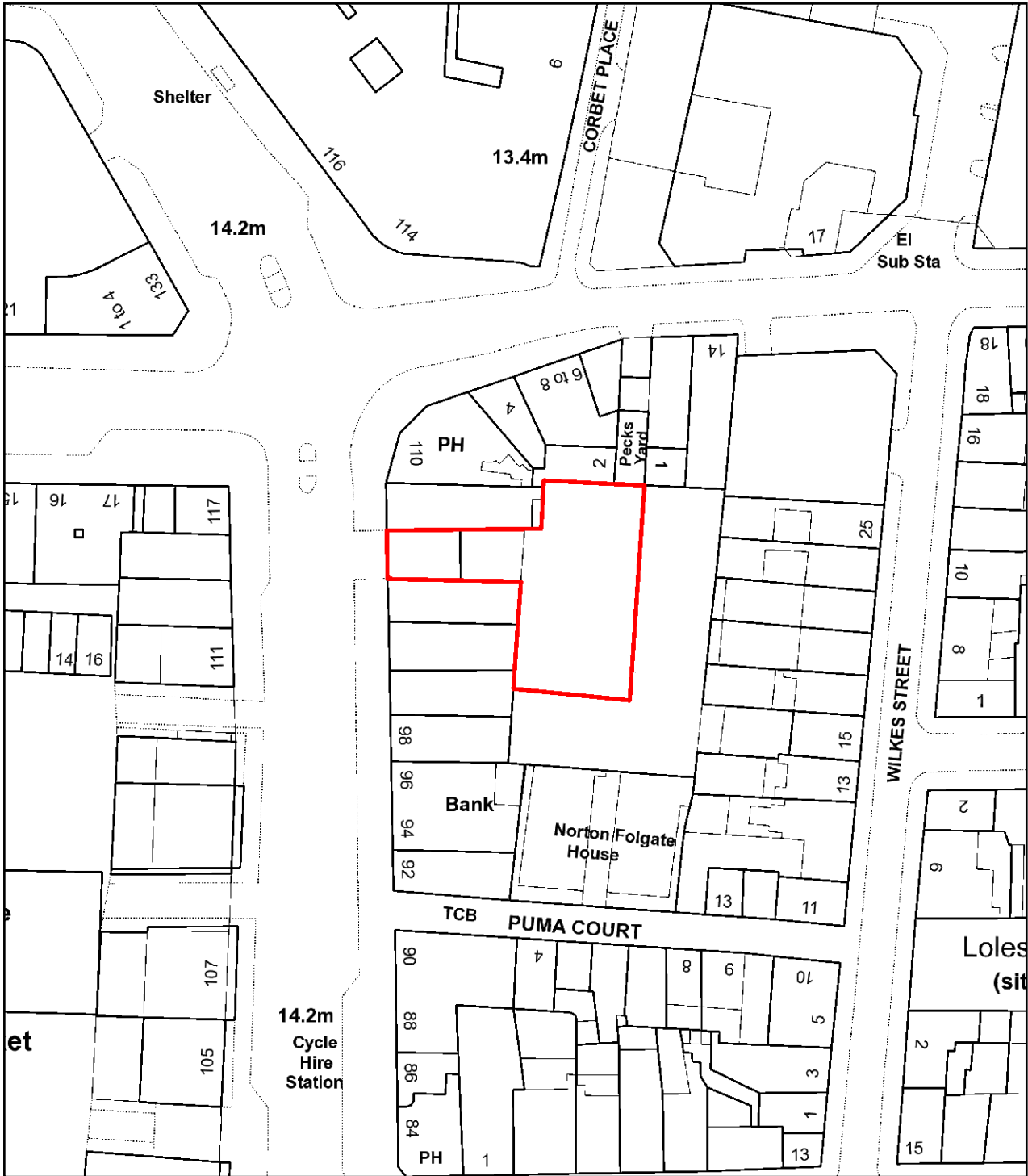
Designed by the architect in accordance with the Building Regulations 2010, as amended, and the Fire Safety Order 2005, as amended. The architect is not responsible for the fire safety of the building. Any alterations to the fire safety of the building must be approved by the fire officer.



HANBURY STREET

COMMERCIAL STREET

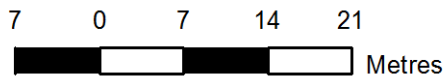
Appendix 3

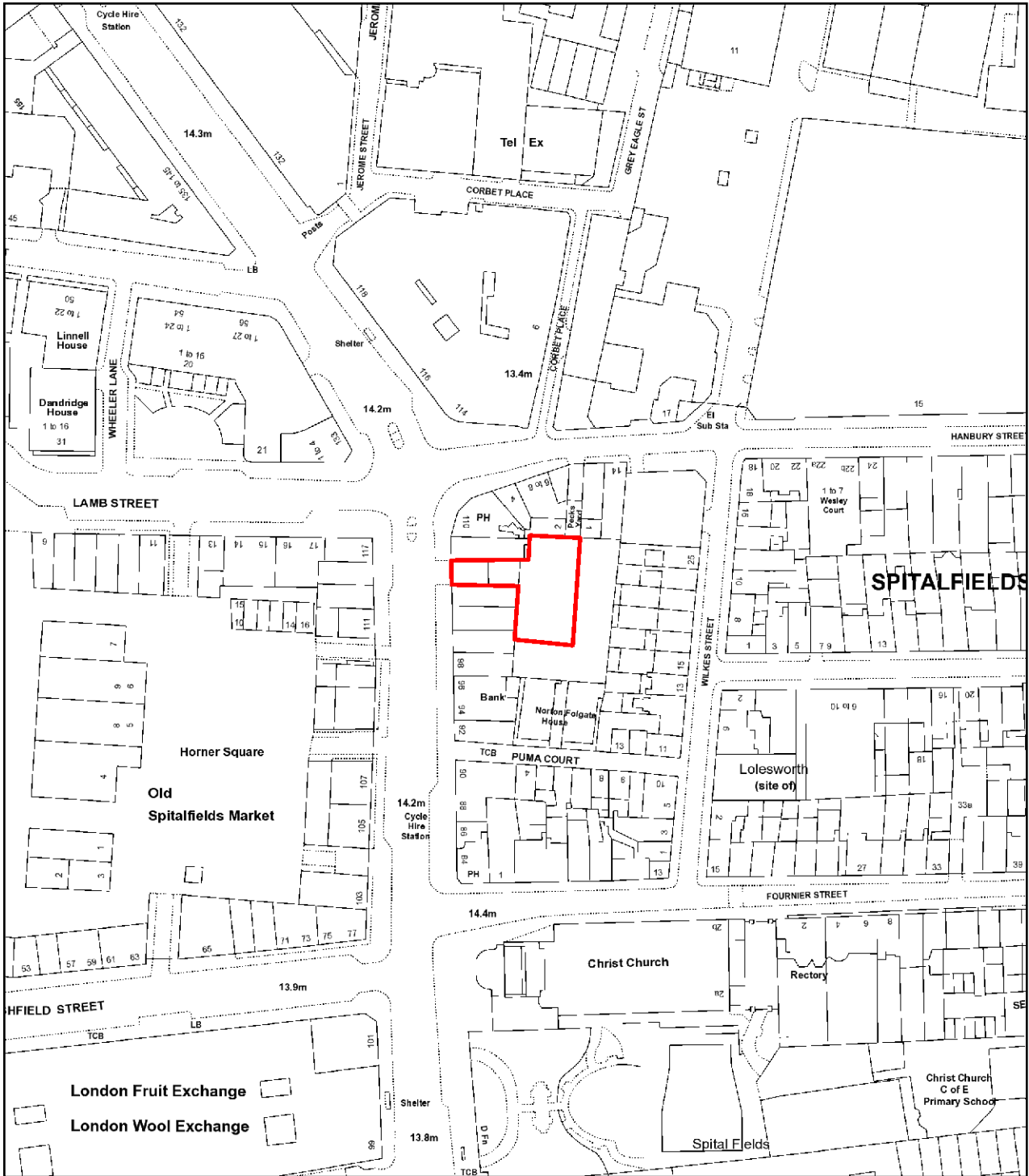


106 Commercial Street



Scale 1:769

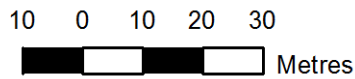




106 Commercial Street



Scale 1:1537



Appendix 4

(Ely & Sidney)

Part Ground and Part First Floor
106 Commercial Street
London
E1 6LZ

Licensable activities authorised by the licence

The sale by retail of alcohol
The provision of regulated entertainment (Films only)

See the attached licence for the licence conditions

Signed by

John McCrohan

Trading Standards and Licensing Manager

Date: 30th May 2013



Part A - Format of premises licence

Premises licence number

16791

Part 1 - Premises details

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

(Ely & Sidney)
Part Ground and Part First Floor
106 Commercial Street

Post town
London

Post code
E1 6LZ

Telephone number
None

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

The sale by retail of alcohol
The provision of regulated entertainment (Films only)

The times the licence authorises the carrying out of licensable activities

Sale of Alcohol

- Monday to Sunday from 11:00 hours to 21:30 hours

The Provision of Regulated Entertainment

(Films)

- Monday to Sunday from 11:00 hours to 22:00 hours

The opening hours of the premises

- Monday to Sunday from 08:00 hours to 22:30 hours

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

On sales only

Part 2

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

Ely & Sidney Limited
91 Brick Lane
London
E1 6QL

[REDACTED]
[REDACTED]

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

01571323

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

Jason Zeloof

[REDACTED]
[REDACTED]
[REDACTED]

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

Personal Licence Number: [REDACTED]
Issuing Authority: [REDACTED]

Annex 1 - Mandatory conditions

No supply of alcohol may be made under the premises licence-

- a) at a time where there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence

Films

Where the exhibition of films is authorised, the admission of children to the exhibition of any film must be to be restricted as follows: If the London Borough of Tower Hamlets Licensing Section has issued a particular notification of restriction to the licence holder, that restriction must be adhered. Otherwise the recommendation of the film classification body must be followed. Children means persons aged under 18 and "film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (currently the British Board of Film Classification)

1.

- (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);

- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on;
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
2. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 3. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
 4.
 - (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
 - (2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

5. The responsible person shall ensure that;
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
 - (b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the operating Schedule

1. No nudity or semi nudity permitted

Annex 3 - Conditions attached after a hearing by the licensing authority

1. The Designated Premises Supervisor or a Personal Licence Holder or nominated person will be on the premises at all times while open for trade.
2. Noise emanating from the premises shall not be audible at the nearest affected residential façade.
3. Noise emanating from the premises shall not cause a public and/or statutory noise nuisance to the nearest affected business/commercial premises.
4. Adequate and appropriate first aid equipment will be available in the premises.
5. A risk assessment and fire and emergency evacuation plan will be maintained and reviewed as necessary.
6. Emergency lighting, illuminated emergency exit signs, fire fighting equipment and emergency exit doors will be regularly checked to ensure they function correctly.
7. When disabled people are present adequate arrangements will be made to enable their safe evacuation in the event of an emergency. In the event of an emergency any disabled people in the premises will be made aware of the evacuation arrangements.

8. Clear and legible notices will be displayed at the exit to the premises requesting customers to respect local residents and to leave the premises and the area quietly.
9. The premises will adopt a policy under which any person attempting to purchase alcohol who appears to be under 21 will be asked for photographic ID as proof of their age.
10. Any spillages of food or drink in the premises will be cleaned up as soon as they are noticed by staff.
11. There shall be no off-sales of alcohol
12. Alcohol may only be served accompanied by a meal.
13. CCTV camera system covering both internal and external to the premises is to be installed.
14. The CCTV recordings are to be maintained for 30 days and to be provided upon request to either a Police Officer or an officer of any other Responsible Authority.
15. At all times when the premise is open, a person who can operate the CCTV system must be present on the premises.

Annex 4 - Plans

The plans are those submitted to the licensing authority on the following date:

3rd April 2013 - Ground Floor (*Drawing Number P_CS_1070, dated, 01 13*)
First Floor Kitchen (*Drawing Number P_CS_1071, dated, 01 13*)



Part B - Premises licence summary

Premises licence number

16791

Premises details

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

(Ely & Sidney)

Part Ground and Part First Floor
106 Commercial Street

Post town

London

Post code

E1 6LZ

Telephone number

None

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

The sale by retail of alcohol
The provision of regulated entertainment (Films only)

The times the licence authorises the carrying out of licensable activities

Sale of Alcohol

- Monday to Sunday from 11:00 hours to 21:30 hours

The Provision of Regulated Entertainment (Films)

- Monday to Sunday from 11:00 hours to 22:00 hours

The opening hours of the premises

- Monday to Sunday from 08:00 hours to 22:30 hours

Name, (registered) address of holder of premises licence

Ely & Sidney Limited
91 Brick Lane
London
E1 6QL

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

On sales only

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

01571323

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Jason Zeloof

State whether access to the premises by children is restricted or prohibited

No restrictions



TRIP
 3 APR 2013
 STATIONS

106 COMMERCIAL STREET SITE CONTEXT PLAN - 1:1500 at A4



General notes:
 1. Do not scale from this drawing.
 Ask for dimensions.

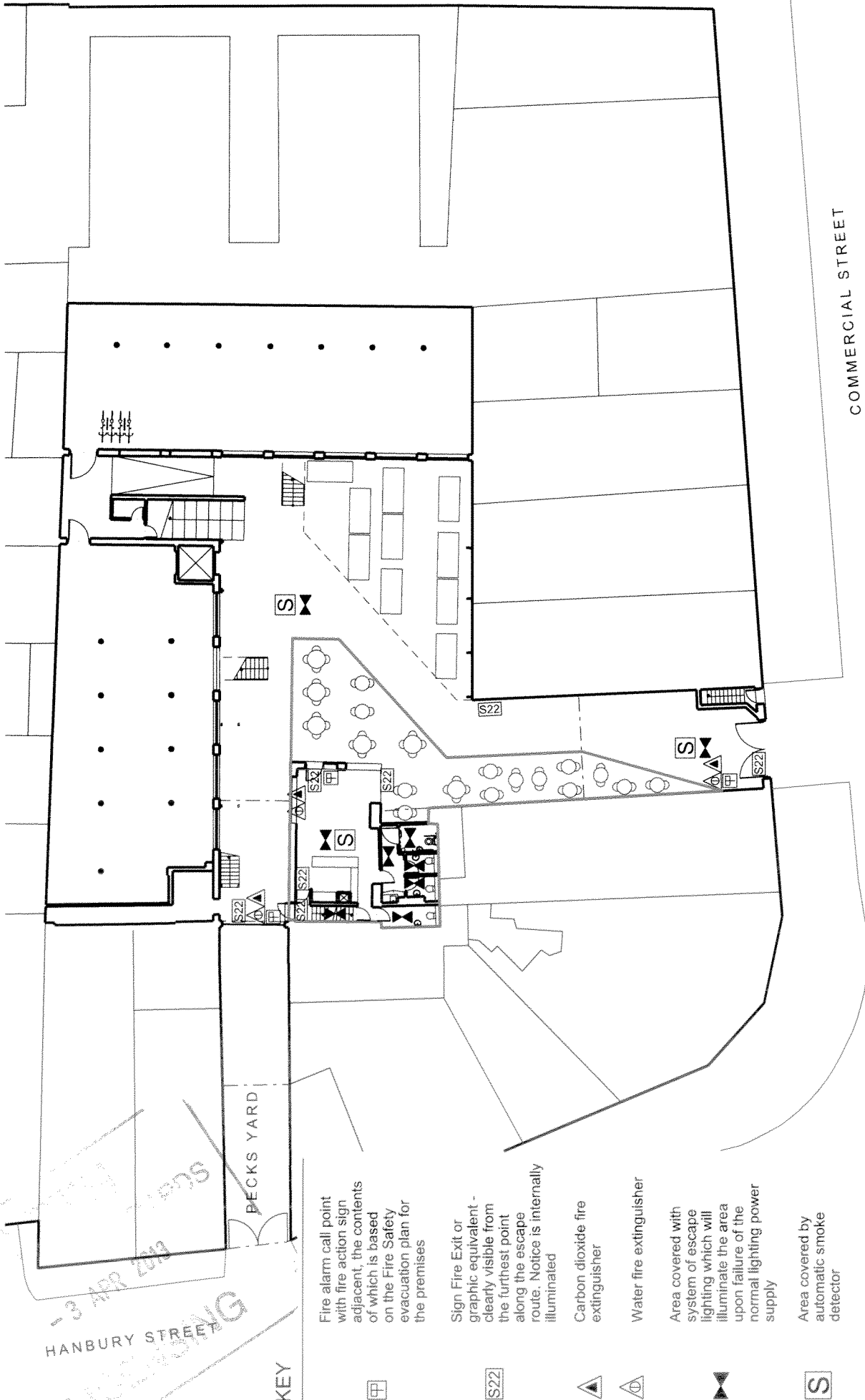
Revisions



Scale at A4: 1:1500
 Drawing number: P_CS_1069_0213
 Date: -
 Revision: -
 Checking file: 106 Commercial Street site context plan







PUMA COURT

COMMERCIAL STREET



-3 APR 2018
 LICENSING
 HANBURY STREET
 PECKS YARD

KEY

-  Fire alarm call point with fire action sign adjacent, the contents of which is based on the Fire Safety evacuation plan for the premises
-  Sign Fire Exit or graphic equivalent - clearly visible from the furthest point along the escape route. Notice is internally illuminated
-  Carbon dioxide fire extinguisher
-  Water fire extinguisher
-  Area covered with system of escape lighting which will illuminate the area upon failure of the normal lighting power supply
-  Area covered by automatic smoke detector

106 COMMERCIAL STREET PROPOSED GROUND LEVEL LICENCE PLAN - 1:300 at A4

General notes:
 1. Do not scale from this drawing. Use as dimension.

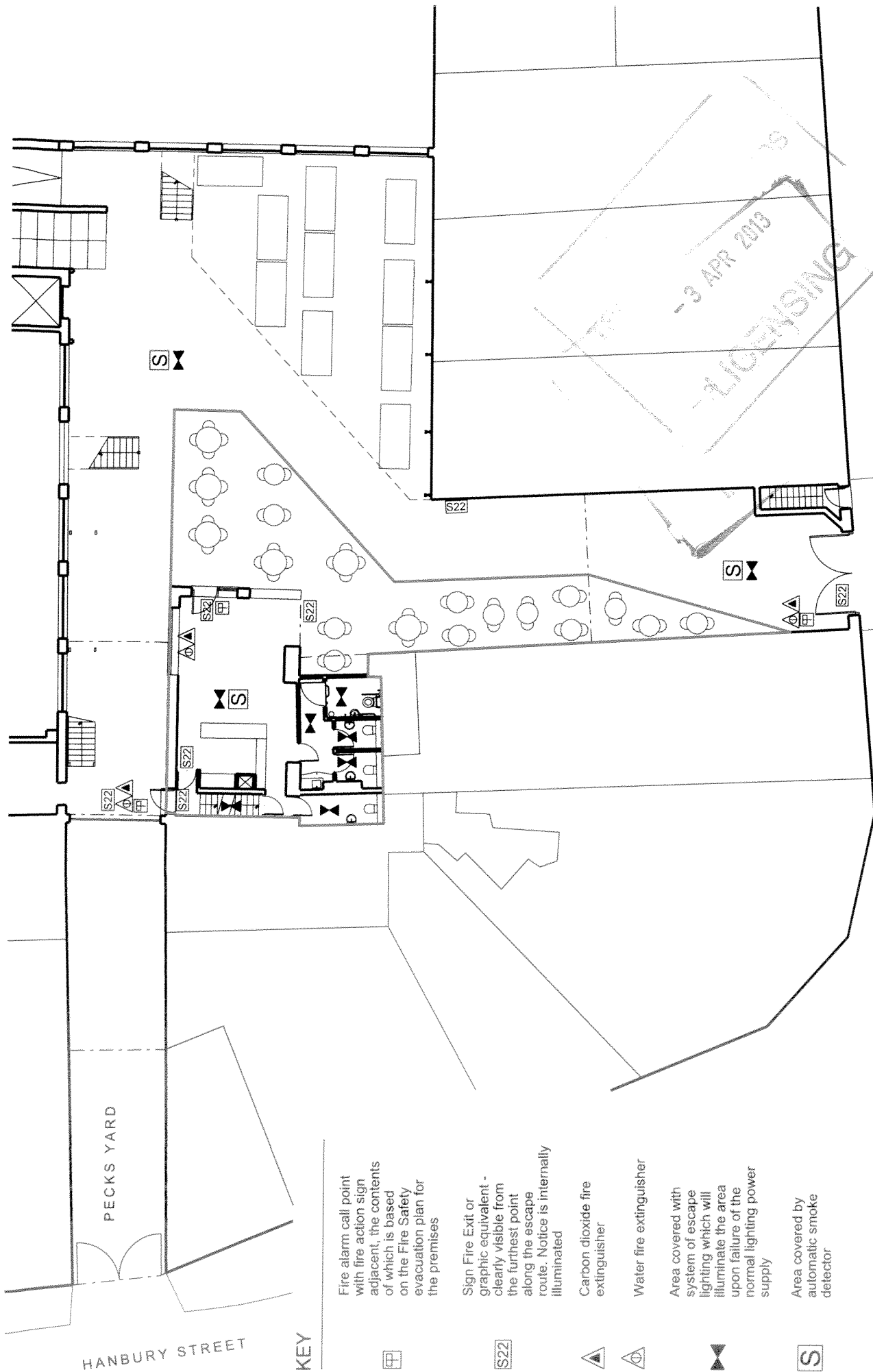
Scale: 1:300

Drawn by: P
 Checked by: P
 Date: 01/13
 Project number: P0028

106 Commercial Street
 London W1C
 Tel: 020 7300 3044
 Fax: 020 7300 3045
 www.brownandpeltz.co.uk

BROWN & PELTZ LLP
 The Old Tower Brewery
 London W1C
 Tel: 020 7300 3044
 Fax: 020 7300 3045
 www.brownandpeltz.co.uk

0 4 8 12 16 20m



HANBURY STREET

PECKS YARD

COMMERCIAL STREET

106 COMMERCIAL STREET PROPOSED GROUND LEVEL LICENCE PLAN - DETAIL - 1:200 at A4

KEY

- Fire alarm call point with fire action sign adjacent, the contents of which is based on the Fire Safety evacuation plan for the premises
- Sign Fire Exit or graphic equivalent - clearly visible from the furthest point along the escape route. Notice is internally illuminated
- Carbon dioxide fire extinguisher
- Water fire extinguisher
- Area covered with system of escape lighting which will illuminate the area upon failure of the normal lighting power supply
- Area covered by automatic smoke detector

General notes:
 1. Do not scale from the drawing. Ask for dimensions.

Scale: A4 1:200

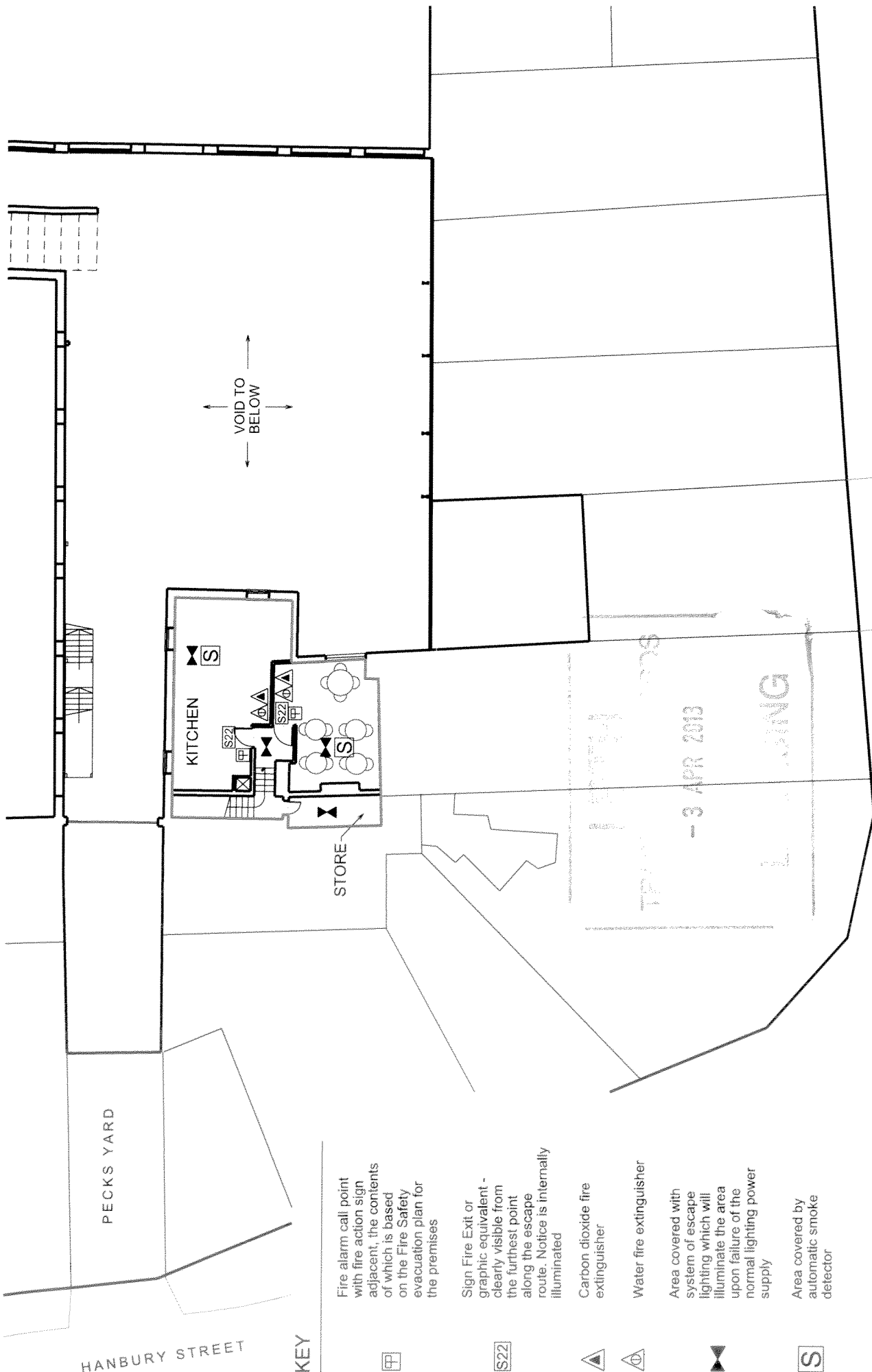
Drawn by: P. CS, 10/13
 Checked by: P. CS, 10/13
 Date: 10/13

106 Commercial Street
 London E14 3AF
 +44 (0) 20 2002 2041
 www.brownandpeters.com

B&P

106 Commercial Street Ground Floor Licence Plan

LICENSING
- 3 APR 2013









HANBURY STREET

PECKS YARD

VOID TO BELOW

KEY

-  Fire alarm call point with fire action sign adjacent, the contents of which is based on the Fire Safety evacuation plan for the premises
-  Sign Fire Exit or graphic equivalent - clearly visible from the furthest point along the escape route. Notice is internally illuminated
-  Carbon dioxide fire extinguisher
-  Water fire extinguisher
-  Area covered with system of escape lighting which will illuminate the area upon failure of the normal lighting power supply
-  Area covered by automatic smoke detector

106 COMMERCIAL STREET PROPOSED FIRST LEVEL LICENCE PLAN - DETAIL - 1:200 at A4

COMMERCIAL STREET

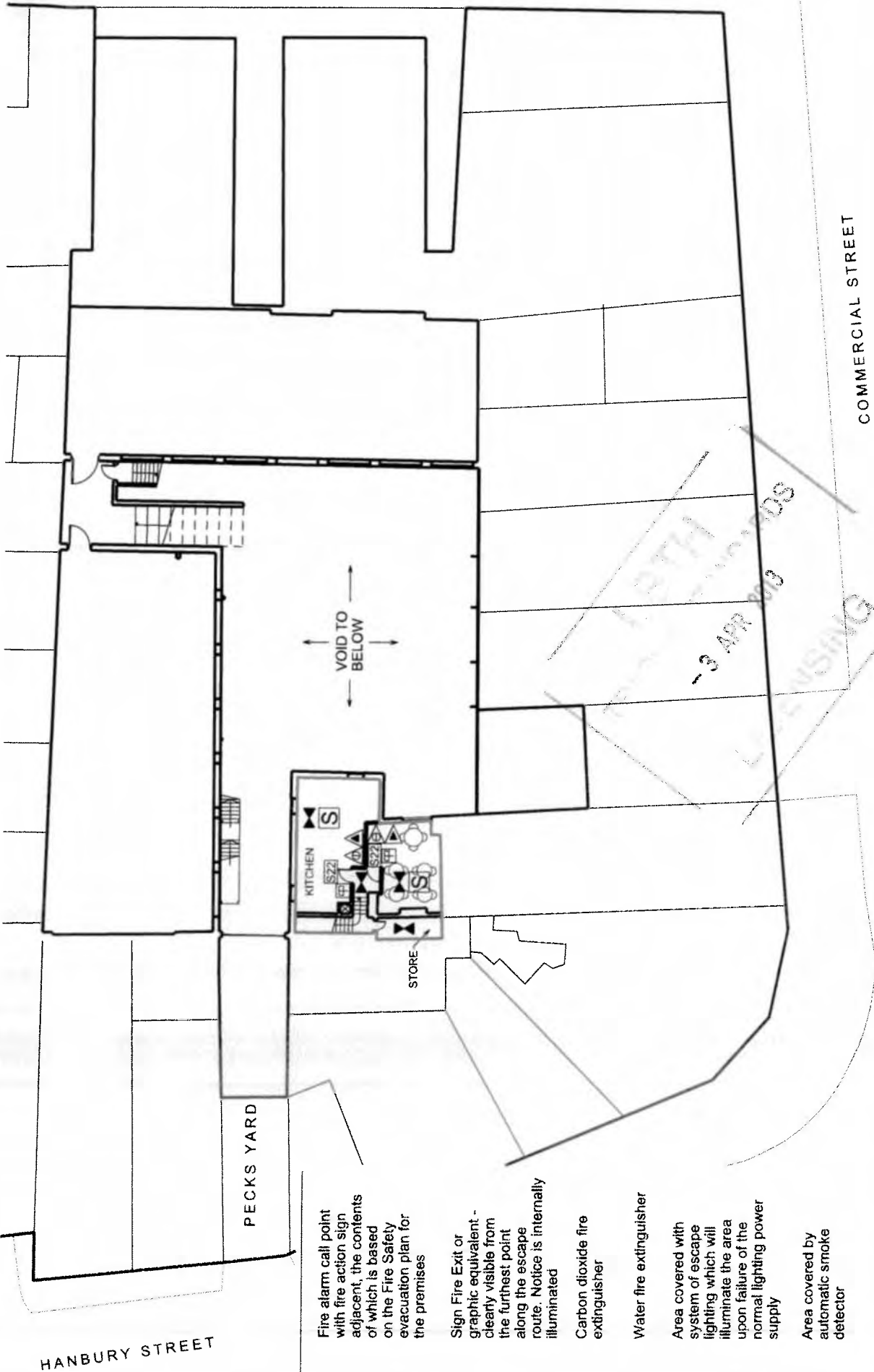
General notes:
 1. Do not scale from the drawing. Ask for dimensions.

Scale: 1:200
 Date: 3 APR 2013
 Project: 106 Commercial Street
 Client: 106 Commercial Street Bar & Restaurant
 Designer: P0028
 Ref: 10113

106 Commercial Street Bar & Restaurant
 106 Commercial Street Bar & Restaurant
 106 Commercial Street Bar & Restaurant
 106 Commercial Street Bar & Restaurant

12
 8
 4
 0

PUMA COURT



KEY

Fire alarm call point with fire action sign adjacent, the contents of which is based on the Fire Safety evacuation plan for the premises

Sign Fire Exit or graphic equivalent - clearly visible from the furthest point along the escape route. Notice is internally illuminated

Carbon dioxide fire extinguisher

Water fire extinguisher

Area covered with system of escape lighting which will illuminate the area upon failure of the normal lighting power supply

Area covered by automatic smoke detector



PECKS YARD

HANBURY STREET

VOID TO BELOW

COMMERCIAL STREET

3 APR 2019
Licensing

Scale of A4: 1:300	Client: 106 Commercial Street
Block: P	Job No: 0113
Job No: P0028	Date: 01/13
Job No: P0028	Drawn by: [Name]
	Checked by: [Name]
	Approved by: [Name]



106 COMMERCIAL STREET PROPOSED FIRST LEVEL LICENCE PLAN - 1:300 at A4



0 4 8 12 16 20m

Appendix 5

**(The Stables Gallery)
Lower Ground Floor
106 Commercial Street
London
E1 6LZ**

Licensable Activities authorised by the licence

The sale by retail of alcohol

The provision of regulated entertainment

See the attached licence for the licence conditions

Signed by

John McCrohan
Trading Standards and Licensing Manager

Date: 6th January 2014



Part A - Format of premises licence

Premises licence number

17671

Part 1 - Premises details

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

Lower Ground Floor
106 Commercial Street

Post town

London

Post code

E1 6LZ

Telephone number

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

The sale by retail of alcohol

The provision of regulated entertainment

The times the licence authorises the carrying out of licensable activities

Sale of Alcohol (On sales)

Monday to Sunday from 11:00hrs to 22:00hrs

Regulated entertainment (Films):

Monday to Sunday from 11:00hrs to 23:00hrs

Regulated entertainment (Plays):

Monday to Sunday from 11:00hrs to 22:30hrs

Regulated entertainment (Indoor Sport):

Monday to Sunday from 11:00hrs to 22:00hrs

Regulated entertainment (Recorded Music):

Monday to Sunday from 11:00hrs to 23:00hrs

Regulated entertainment (Dance):

Monday to Sunday from 11:00hrs to 22:30hrs

The opening hours of the premises

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

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

On sales only

Annex 1 - Mandatory conditions

No supply of alcohol may be made under the premises licence-

- a) at a time where there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence

Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, such individuals must be licensed with the Security Industry Authority.

This does not apply to premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001, (premises with premises licences authorising plays or films), or

in respect of premises in relation to-

any occasion mentioned in paragraph 8(3)(b) or (c) of Schedule 2 (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
any occasion within paragraph 8(3)(d) of Schedule 2 (occasions prescribed by regulations under that Act) unless the Licence specifically states otherwise.

Security activity means an activity to which paragraph 2(1)(a) of Schedule 2 of the Private Security Industry Act 2001 of that schedule applies, and Paragraph 8(5) of Schedule 2 (interpreting of references to an occasion) applies as it applies in relation to paragraph 8 of Schedule 2 of the Private Security Industry Act 2001

Where the exhibition of films is authorised, the admission of children to the exhibition of any film must be to be restricted as follows: If the London Borough of Tower Hamlets Licensing Section has issued a particular notification of restriction to the licence holder, that restriction must be adhered. Otherwise the recommendation of the film classification body must be followed. Children means persons aged under 18 and "film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (currently the British Board of Film Classification)

1.

- (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

- (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children–
- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on;
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
2. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
3. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

4.
 - (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
 - (2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.
5. The responsible person shall ensure that;
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
 - (b) customers are made aware of the availability of these measures.

Annex 2 - Conditions consistent with the operating Schedule

N/A

Annex 3 - Conditions attached after a hearing by the licensing authority on 19th December 2013

1. The Designated Premises Supervisor or a Personal Licence Holder or nominated person will be on the Premises at all times while open for trade.
2. Adequate and appropriate first aid equipment will be available in the Premises.
3. A fire risk assessment will be maintained and reviewed as necessary.
4. An event specific risk assessment shall be prepared in respect of every event in the Premises.

5. Emergency lighting, illuminated emergency exit signs, fire fighting equipment and emergency exit doors will be regularly checked to ensure they function correctly.
6. When disabled people are present adequate arrangements will be made to enable their safe evacuation in the event of an emergency. In the event of an emergency any disabled people in the Premises will be made aware of the evacuation arrangements.
7. Clear and legible notices will be displayed at the exit to the Premises requesting customers to respect local residents and to leave the Premises and the area quietly.
8. The Premises will adopt a policy under which any person attempting to purchase alcohol who appears to be under 21 will be asked for photographic ID as proof of their age.
9. For any event in the Premises where there is to be the sale of alcohol, children under 16 years of age will not be allowed to enter the Premises without being accompanied by an adult of 18 years of age or older.
10. During events where alcohol is to be sold in the Premises, SIA accredited security guards will be positioned at the entrance to the Premises monitoring the entrance and exit of people.
11. Any spillages of food or drink in the Premises will be cleaned up as soon as they are noticed by staff.
12. There shall be no off-sales of alcohol.
13. Noise emanating from the Premises shall not be audible at the nearest affected residential façade.
14. Noise emanating from the Premises shall not cause a public and/or statutory noise nuisance to the nearest affected business/commercial premises.
15. Recorded music may not be played in the Premises in excess of an overall volume of 82dBA.
16. CCTV camera system covering both internal and entrance to the premises is to be installed.
17. The CCTV recordings are to be maintained for 30 days and to be provided upon request to either a Police Officer or an officer of any other Responsible Authority.

18. At all times when the premise is open, a person who can operate the CCTV system must be present on the premises.

Annex 4 - Plans

The plans are those submitted to the licensing authority on the following date:

Lower Ground Level /12th September 2013/P_CS_1204



Part B - Premises licence summary

Premises licence number

17671

Premises details

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

Lower Ground Floor
106 Commercial Street

Post town

London

Post code

E1 6LZ

Telephone number

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

The sale by retail of alcohol

The provision of regulated entertainment

The times the licence authorises the carrying out of licensable activities

Sale of Alcohol (On sales)
Monday to Sunday from 11:00hrs to 22:00hrs
Regulated entertainment (Films):
Monday to Sunday from 11:00hrs to 23:00hrs
Regulated entertainment (Plays):
Monday to Sunday from 11:00hrs to 22:30hrs
Regulated entertainment (Indoor Sport):
Monday to Sunday from 11:00hrs to 22:00hrs
Regulated entertainment (Recorded Music):
Monday to Sunday from 11:00hrs to 23:00hrs
Regulated entertainment (Dance):
Monday to Sunday from 11:00hrs to 22:30hrs

The opening hours of the premises

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

Name, (registered) address of holder of premises licence

Ely & Sidney Ltd
91 Brick Lane
London
E1 6QL

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

On sales only

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

015171323

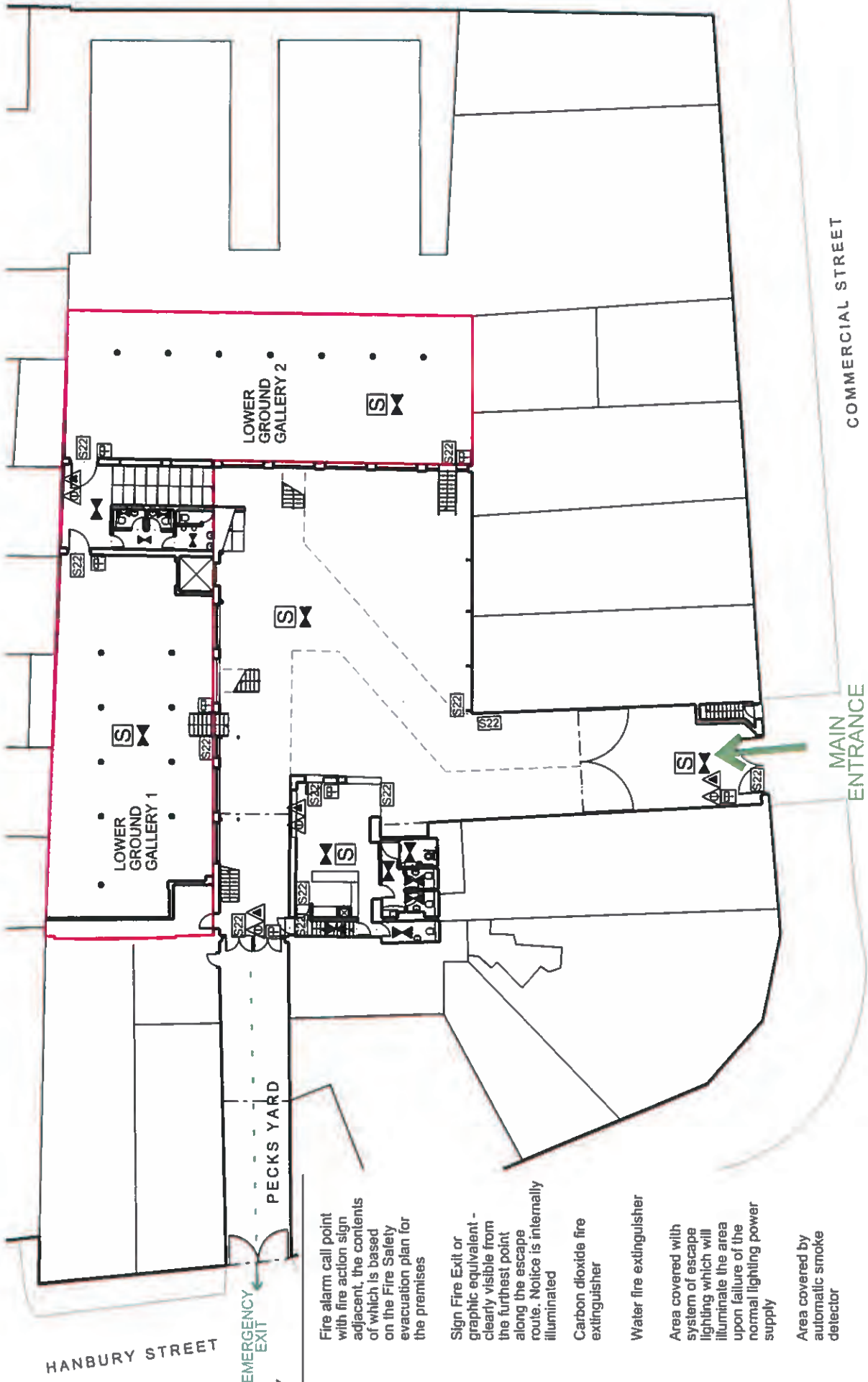
Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Jason Zeloof

State whether access to the premises by children is restricted or prohibited

For any event in the Premises where there is to be the sale of alcohol, children under 16 years of age will not be allowed to enter the Premises without being accompanied by an adult of 18 years of age or older.

PUMA COURT



HANBURY STREET

COMMERCIAL STREET

MAIN ENTRANCE

PECKS YARD

EMERGENCY EXIT

KEY

Fire alarm call point with fire action sign adjacent, the contents of which is based on the Fire Safety evacuation plan for the premises

Sign Fire Exit or graphic equivalent - clearly visible from the furthest point along the escape route. Notice is internally illuminated

Carbon dioxide fire extinguisher

Water fire extinguisher

Area covered with system of escape lighting which will illuminate the area upon failure of the normal lighting power supply

Area covered by automatic smoke detector



106 COMMERCIAL STREET SITE PROPOSED LOWER GROUND LEVEL LICENCE PLAN - 1:300 at A4

Scale: 1:300

106 Commercial Street
 Planning number: P00026
 Date: 08.13

BS
 Z

0 4 8 12 16 20m

Appendix 6

Premises	Licensable activities	Hours Open
(St John Bread & Wine) 94-96 Commercial Street	Monday to Saturday 10 a.m. to midnight Sundays 12 noon to 11.30 p.m	unrestricted
98 Commercial Street	Sale of Alcohol Monday to Sunday from 11:00hrs to 23:00hrs Late Night Refreshment Monday to Sunday from 23:00hrs to 23:30hrs Regulated Entertainment Monday to Sunday from 11:00hrs to 23:30hrs	Monday to Sunday from 08:00hrs to 23:30hrs
100 Commercial Street	Sale of Alcohol Monday to Sunday from 11:00 hours to 23:00 hours Late Night Refreshment: Monday to Sunday from 23:00 hours to 23:30 hours Regulated Entertainment Monday to Sunday from 11:00 hours to 23:30 hours	Monday to Sunday from 08:00hrs to 23:30hrs
(Taberna do Mercado) 107b Commercial Street	Monday to Saturday 10:00 hours – 23:00 hours Sunday 10:00 hours – 21:00 hours	Monday to Saturday 08:00 hours – 23:00 hours Sunday 08:00 hours – 21:00 hours
(Smiths of Smithfield) 109 Commercial Street	<u>BASEMENT FLOOR ONLY</u> <u>Sale of alcohol</u> Monday to Saturday, from 07:00 hours to 01:00 hours Sunday, from 09:00 hours to 23:00 hours <u>Provision of regulated entertainment</u> Monday to Saturday, from 07:00 hours to 01:00 hours Sunday, from 09:00 hours to 23:00 hours <u>late night refreshment</u> Monday to Saturday, from 23:00 hours to 01:00 hours the following day <u>GROUND, FIRST AND MEZZANINE FLOORS</u> <u>Sale of alcohol</u> Monday to Saturday, from 07:00 hours to midnight Sunday, from 09:00 hours to 23:00 hours <u>Regulated entertainment</u> Monday to Saturday, from 07:00 hours to midnight Sunday, from 09:00 hours to 23:00 hours <u>late night refreshment</u> Monday to Saturday, from 23:00	Monday to Sunday, from 00:00 hours to 00:00 hours (24 hours)

	hours to midnight	
(The Golden Heart) 110 Commercial Street	Sale by retail of alcohol: Sunday to Thursday, from 06:00 hrs to 08:40 hrs and 11:00 hrs to 00:00 hrs Friday and Saturday, from 06:00 hrs to 08:40 hrs and 11:00 hrs to 00:30 hrs Regulated entertainment: Monday to Sunday, from 11:00 hours to 00:00 hours	Sunday to Thursday, from 06:00 hrs to 09:00 hrs & 11:00 hrs to 00:30 hrs Friday and Saturday, from 06:00 hrs to 09:00 hrs & 11:00 hrs to 01:00 hrs <u>Non-standard timings</u> New Years Eve until 02:00 hrs the following day
(Square Pie) 105c Commercial Street	Monday to Sunday from 11:00hrs to 21:00hrs	Monday to Sunday from 10:00hrs to 22:00hrs
6-8 Hanbury Street	<u>Sale of Alcohol (on sales only)</u> Monday to Thursday 11:00 hrs – 22:30 hrs Friday & Saturday 11:00 hrs – 23:00 hrs Sunday 11:00 hrs – 22:00 hrs. <u>Provision for Regulated Entertainment</u> Monday to Thursday 11:00 hrs – 23:00 hrs Friday & Saturday 11:00 hrs – 23:30 hrs Sunday 11:00 hrs – 22:30 hrs <u>Late Night Refreshments</u> Friday & Saturday 23:00 hrs – 23:30 hrs	Monday to Thursday 07:00 hrs – 23:00 hrs Friday & Saturday 07:00 hrs – 23:30 hrs Sunday from 07:00 hrs – 22:30 hrs.
(Rosa's Spitalfields) 12 Hanbury Street	Sunday to Thursday from 11:00 hours to 23:00 hours Friday and Saturday from 11:00 hours to 24:00 hours Late Night Refreshment: Friday and Saturday until 24:00 hours	Sunday to Thursday from 11:00 hours to 23:30 hours Friday and Saturday from 11:00 hours to 00:30 hours
First and Second Floor Block T 13 Hanbury Street	<u>Sale of Alcohol and provision of regulated entertainment</u> Sunday to Thursday from 10:00 hours to 23.00 hours Friday and Saturday from 10.00 hours to 12 midnight	Sunday to Thursday from 09.00 hours to 23.30 hours - Friday and Saturday from 10.00 hours to 00.30 hours the next day
(Japanika) 10 Hanbury Street	Sale of Alcohol Monday to Sunday from 11:30 hours to 22:30 hours Regulated Entertainment Monday to Sunday from 11:00 hours to 22:30 hours	Monday to Saturday from 08:00 hours to 23:00 hours Sunday from 09:00 hours to 23:00 hours

Appendix 7

**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 8

List of representations for: Time Out, 106 Commercial Street

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Appendix 9

Kathy Driver

From: James Frankcom [REDACTED]
Sent: 03 January 2017 23:45
To: Licensing; Kathy Driver
Cc: [REDACTED]
Subject: Premises License 106 Commercial Street E1 application by TimeOut Markets Ltd

Dear Sir or Madam

Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application

Please note the objection of **Burhan Uddin House Tenants Association** (officially recognised by Spitalfields Housing Association). Our residence is located at 161 Commercial Street near to the premises relevant to the above application.

1. It is the view of our members that the proposed operation is too big and the impact of it cannot be overlooked as merely incremental or marginal and therefore must be considered far more thoroughly. In particular, the place it is located is particularly busy with pubs and restaurants and is the place where thousands of people already attempt to cross Commercial Street as they move from Old Spitalfields Market towards Brick Lane. This particular corner is already very busy with the Golden Heart and Poppies [sic] Fish and Chips on that corner. We are concerned that the pavements will become further clogged with people standing outside this new operation (smoking, etc) and the likelihood of persons being hit by traffic will increase significantly. Also, the logistics of supply and waste management, customer arrivals and departures would further strain the already overloaded capacities of Hanbury Street and Commercial Street.

It is also of concern to our members that further antisocial behaviour will be the consequence of this substantial development. People leaving the area while drunk is already a massive problem and this will lead to many more people walking up Commercial Street past where our members live during the night, shouting, urinating and being noisy. There is nowhere for them to go to the toilet once they leave - save on the streets - and the neighbourhood will simply struggle to absorb so many more night-time drinkers (whether or not they have food). We are also concerned that existing businesses such as the pubs on Commercial Street will get the blame for the huge rise in ASB we expect as a result of this licensing proposal.

The saturation of licensed premises in the area and the consequent, **critically high absolute number of visitors** has been confirmed, and resulted in the declaration by the Council of a Cumulative Impact Zone. **CIZ is a rules-based policy, additional to the normal policy for meeting licensing objectives** by scrutiny of, and conditions on, individual applications. In a CIZ, the rule is clearly spelled out: that licenses *will* be refused, save in exceptional circumstances.

2. Our members note that the CIZ policy does recognise that there may be exceptional approvals, and Time Out Market's application is being presented as exceptional: providing unusual benefits that are dependant on their attracting and keeping "michelin star" chefs and the like. This seems on the spurious presumption that people who spend more money behave better when they leave. We disagree. We are also concerned about the longevity of such arrangements which may last the first few years but may end up degrading and the place seeking to attract ever more customers who pay less per head. We have no guarantees that the specific arrangements designed to mitigate the risks and provide the "exceptional circumstances" enabling such a license to be granted in the CIZ could soon lapse or be allowed to degrade and we would then be left with a major problem which would no longer satisfy the mitigating circumstances that enabled it to get its license in the first place.

The important point is this: Time Out Market (TOM) are not accepting the business risk, that their 'up-market' concept turns out to be unviable. That risk is to be borne by unidentified future tenants and third parties. TOM are applying to operate only the bars. Conditions, requiring TOM to surrender the license if their conceptual objectives are not achieved, have not been proposed even for

discussion. **Without such conditions and corresponding guaranteed undertakings, the application has to be taken at face value, as an application by TOM to operate 4 bars.** This is not an 'exceptional' offering, which could justify going against the rules of the CIZ.

3. Finally, some of our members are in contact with some of the residents who live in Norton Folgate Almshouses which are in the immediate vicinity of the old stables and **CRUCIAL to their use in this way.** We feel you ought to know that the fire escapes that TOM propose using for so many people inside 106 Commercial Street are misleading and in our view highly likely to be blocked and rendered inadequate. Therefore the number of people TOM will be able to accommodate is far too high and their whole business case is flawed. You cannot approve this proposal because the fire conditions cannot have been met! Whoever told the fire officers that evacuees could make use of a "fire exit" on to Puma Court was not in a position to make such a promise because the only people who have access to this route are the residents of the Norton Folgate Almshouses.

The tiny alleyway TOM propose using goes between the Norton Folgate Almshouses and then on to Puma Court via a locked gate. The residents of these almshouses have the key to that gate - it is their gate and their gardens which these people would be theoretically travelling through; in essence the licensee is presuming that evacuees will simply be able to move through the almshouses 'yard' freely when this is not a public thoroughroute - even in emergencies. It is not designed as such and cannot be made as such. These are the residents of those almshouses **private gardens** and it is certain that the residents will (a) block this route with their bins and that sort of thing, and (b) refuse to permit 106 to use their private yard as a fire exit and will not allow the gate they have to keep their homes secure from burglars and vagrants left unlocked so it can be used as a fire exit. TOM is making an enormous presumption that they can use the route through the almshouses gardens to get on to Puma Court and this is seriously flawed; this is not a safe or appropriate fire exit as it is most likely to be blocked.

Please take our objections in to your consideration.

This email was sent: 3rd January 2017 at 23:44.

Yours faithfully

James Frankcom

Secretary

Burhan Uddin House Tenants' Association (BUH-TA)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

BUH TA is formally constituted and is endorsed and funded by Spitalfields Housing Association.

Appendix 10

Kathy Driver

From: Spitalfields Community Group [REDACTED]
Sent: 20 December 2016 21:24
To: Licensing
Cc: Alan Cruickshank
Subject: licence application at 106 Commercial St, E1

Dear Sir/Madam,

Spitalfields Community Group (SCG) objects to the licence application for Time Out Market at 106 Commercial St, E1.

Spitalfields Community Group was formed in September 2011 with the aim of promoting and protecting the quality of life of people living and working in the ward of Spitalfields and Banglatown. We have over 200 members and are growing. Our current survey, conducted to identify priorities for action, highlighted the growing problems faced by locals as a result of the existing dense concentration of licensed premises in the area, exacerbating the negative impact on us of the night time economy. In accordance with this focus, SCG has supported the adoption of a cumulative impact zone for the Brick Lane area, within which 106 Commercial St is situated.

Despite this, our members continue to suffer from the effects of the night-time economy on the area. Anti-social behaviour – shouting, screaming, urinating and vomiting in the street – is common-place. Drug dealing pervades our neighbourhood. The CIZ has, so far, done nothing to reduce the scale of these problems.

The proposal from Time Out Market can only add to the cumulative effect of these problems. The plans will introduce several hundred additional spaces for drinking into the area – larger than several of the biggest pubs in the area combined. Moreover, the plans are such that the food outlets are relegated to the upper floors. The most accessible ground floor has just 4 of the kitchens and one giant bar. This will set the tone of the premises as a drinking establishment. We firmly believe that this additional drinking capacity will prove to be a real problem to local residents and will exacerbate the problems they already suffer due to alcohol-fuelled antisocial behaviour.

Our representatives met with Time Out and left with the impression that alcohol would only be served with food. However, there is no mention of this in the licence application nor in the company's Operational Management Statement. Indeed, given the nature of the establishment, with the serving of food and drink being separate, there seems no way this could ever have been achieved. This strengthens our view that the premises will become primarily a drinking establishment, something our area has to saturation point.

A major problem in the area is people drinking in the streets. In the summer months this causes additional noise and anti-social behaviour for residents, often late into the night. Time Out Market are keen to stress that all their food and drink will be served on crockery and using cutlery and glass-wear. This does not fit with their application to make off-sales of alcohol, an aspect we strongly oppose. This component of the application alone has the scope to significantly increase anti-social behaviour problems in the area. It will also invariably lead to an increase in litter, already a real problem. The Operation Management Statement does not explicitly rule out takeaway food and this will also add to the litter problem. Some photographs taken in the vicinity 106 Commercial St and given below illustrate the extent of the current problem.

Finally, it is not clear to us why a food-led operation needs special dispensation to open all night (and therefore cause problems for local residents all night) on New Year's Eve.

We urge you to consider the cumulative impact that this application would have. The last thing Spitalfields needs is further drinking capacity, especially on this scale. We urge you to reject the application.

Yours,



Appendix 11



To: Tower Hamlets Licensing Committee
Mulberry Place
5 Clove Crescent
London E14 2BG

2nd January 2017

RE: Time Out Markets' application for a license to serve alcohol at 106, Commercial Street, London E1 6LZ

For over forty years Spitalfields Market Residents' Association (SMRA) has represented those living in the Horner Buildings which form the perimeter of Spitalfields Market on Lamb, Commercial and Brushfield Streets.

Our association has always addressed issues which we view as having the potential to substantially affect our lives and the recent licensing application submitted to yourselves by Time Out Markets seems to be one such.

We therefore are making representation on the recognised grounds of Prevention of Crime & Disorder; Public Safety; Prevention of Public Nuisance; and Protection of Children from Harm.

- 1. Prevention of Crime & Disorder** This is a large operation with a very real likelihood of becoming a destination for an extremely large volume of visitors who will be eating and drinking during the long hours of operation, seven days a week. Living, as we do, in such close proximity to so many restaurants and wine bars we have already been enduring increasing levels of unacceptable, usually alcohol induced, behaviour outside our front doors including urination, vomiting, noisy disagreements and some fights. This must not escalate and it is hard to see how the applicants can control the behaviour of their clients once they have left their premises. We do not feel that the label of 'Fine Dining' is an assurance of considerate behaviour.
- 2. Public Safety** We are concerned that the escape exits for emergency evacuations are inadequate and could therefore endanger the lives of the large numbers of clients rapidly trying to leave these tightly enclosed premises. Such mayhem would also affect passers-by who would be caught up in the crush and panic. Also, as there is a 'no booking' policy, it is likely that customers will congregate on the surrounding pavements while they wait to get into the venue which will result in local residents finding themselves encountering an obstacle course just to get home, possibly even having to walk on the road.
- 3. Prevention of Public Nuisance** The number of people likely to crowd our pavements will comprise many smokers who are not permitted to light up within the premises. This is already a significant nuisance to us residents who find cigarette ends on our doorsteps (presumably from customers of other local restaurants and bars) not to mention smoke floating up and



penetrating our first floor living rooms especially if we choose to open our windows for some 'fresh' air on a warm summers' day.

Another anticipated nuisance is the noise and fumes from the heavy and continuous use of the loading bays under our homes not only on Commercial Street but also, potentially, on Brushfield Street and most assuredly on Lamb Street where we already suffer early morning banging of lorry doors and running of engines to maintain the refrigeration of their loads. This is a very real threat and not only in our opinion as neighbouring residents' groups will attest to this ongoing problem in Lamb Street.

Furthermore, the noisy late night banging of taxi doors and loud exchanges as diners & drinkers are collected and dropped off at this proposed new venue will be greatly disturbing.

- 4. Protection of Children from Harm** Many of our households include children from babies to teenagers who are likely, at the very least, to experience sleep disruption and interruption to their studies because of the increased noise outside their bedroom windows. In addition, the constant stream of anti-social behaviours that they would witness (see above) as well as the extra diesel and nicotine fumes that they will be exposed to is a huge and very real concern.

Over the years we Market Residents have experienced increasing levels of disruption and disorder entering our lives due to the proliferation of bars, restaurants and clubs in the immediate area and we were hoping that the formulation of the Cumulative Impact Zone would be strong enough to introduce a measure of control. We trust that this is the case and that it will prove to be a powerful tool for the protection of all residents which will be implemented in this case.

For all the reasons outlined above, we strongly urge the licensing committee to reject Time Out Markets' application.

Thank you,
Michael Myers
Chair, SMRA, [REDACTED]

Appendix 12

Kathy Driver

From: Rupert Wheeler [REDACTED]
Sent: 31 December 2016 17:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Licensing Application by Time Out Market, 106 Commercial Street, E1
Attachments: 106 Commercial Street licensing objection.pdf

Dear Sirs

Please find attached our letter of objection submitted on behalf of the Spitalfields Society to the application for a licence by Time Out Markets in respect of 106 Commercial Street.

As an additional point we would like to emphasise that the applicant, Time Out Markets, has no track record at all, at least in this country, of running a restaurant or bar and certainly not one of the scale, complexity and “innovative” character as proposed here comprising no less than 17 restaurant and 4 bars.

Please also note that Time Out, through its international online travel magazine and website, is already advertising the venue as opening in 2017 predominantly to visitors to London, thereby ensuring that it chiefly targets a foreign and young customer base looking for a one-off party venue where the operator does not have to build up or depend on repeat business. We therefore feel the fine dining experience that they claim to offer is just window dressing for a very large bar and party venue.

Yours, Rupert
For and on behalf of the Spitalfields Society

Rupert Wheeler
BA (Hons) Dip Arch RIBA

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



THE SPITALFIELDS SOCIETY

To the licensing committee
licensing@towerhamlets.gov.uk

30 December 2016

Re: application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

The Society has organised 2 consultation meetings with the applicant to learn more about the proposal, the effects on residential amenity, and to identify potential problems and conflicts that need to be addressed. It has taken this initiative in order to extract the best scheme from the applicant in the event that the such a scheme is granted a liquor license and obtains planning permission.

At the initial meeting on 26 October 2016 Time Out indicated that the proposal comprised 18 restaurants, a bar and a coffee shop, all serving 450 seated dining covers. The concept was to be food led and was to offer a "fine dining" experience with Michelin starred chefs in 4 of the kitchens. They anticipated 2,000 customers per day and expected this to grow, particularly at weekends and during holiday periods. The venue was to be operated by about 120 staff with 30 from Time Out on front of house, serving, dishwashing, etc., and the remainder in the 18 kitchens. Restaurants would operate a no-booking policy and would hold waiting customers in the coffee bar area inside the entrance. Operating hours to be 8.00am to 11.30pm (11.00pm Monday to Thursday).

At a second meeting on 28 November 2016 Time Out revealed that the proposal now comprised 17 restaurants, a demonstration kitchen, 4 bars and a coffee shop. Furthermore, a "full on" bar licence was to be applied for in due course to allow drinking without food.

The plans presented at this meeting demonstrated that the "fine dining" experience claimed by Time Out was unrealistic and impracticable. Customer access between levels, the ordering and queuing for food, the clearing of tables, the operation and stocking of the 17 restaurant kitchens, amongst many other operational issues, were all so poorly planned and inadequately accommodated as to grossly inhibit any quality of food operation, never mind a fine dining operation.

Residents were therefore fearful that the inevitable failure and downgrading of the restaurant operation would be followed by the growth of the bar operation to the eventual exclusion of any substantial food offer and the conversion of the entire premises to a full-on bar operation. What has surprised residents is that the applicant has not even waited for the restaurant operation to fail before applying for the full-on bar licence.

It is clear that what is intended is not a fine dining restaurant venue at all but one of the largest bar operations in London, and one promoted by Time Out's international media so likely to be a prime destination for foreign visitors to London, many of who will come to Spitalfields simply to get drunk amongst other like-minded travellers. This is entirely contrary to current licensing policy in the area, the building is wholly unsuitable and such a venue would cause great harm, disorder and disturbance to local residents and businesses.

We therefore write to confirm our objection to the granting of a full-on licence on the following grounds:

1. The prevention of crime and disorder.
2. Public safety.
3. The prevention of public nuisance.

1. The prevention of crime and disorder.

The floor area available for vertical drinking would seem to measure about 660mm² and might therefore be able to accommodate as many as 660 drinkers. The prospect of this number of drinkers being exiting onto the street all at the same time is quite horrendous. The surrounding pubs, some with traditionally later licences, will be put under enormous pressure to control this crowd as drinkers seek to move on to the next venue. This will place these existing valued and well run operations under considerable pressure, stretching their resources and potentially damaging their reputation, as well as that of the area as a whole. The potential for disorder is obvious.

The proposed operation offers just 6 female toilets and 2 male toilets and 4 urinals. This is hopelessly below the building regulations standard for the potential number of drinkers. The problems with urination in the local streets is well documented and can only be made worse by such a large bar operation with such a low standard of sanitary accommodation.

2. Public safety.

The public entrance is off Commercial Street through the existing brick arched opening. All deliveries to 17 restaurants and 4 bars will also be coming through this entrance during normal trading hours, as confirmed by Time Out. The entrance is on very busy road junction, on a red route, with no pedestrian sequence on the traffic lights. It is not a pedestrian crossing. It is nevertheless very heavily used as a pedestrian crossing because it is the main access from Spitalfields Market to the Truman Brewery and Brick Lane. The pavement is often blocked during evening and weekend licensing hours by customers of the Golden Heart. There is no safe area for taxi drop off or pick-up. The threat to public safety is clear.

There are 3 escape routes from the premises. One via a single onto a small alley to Puma Court, one into Peck's Yard and the 3rd via the main entrance itself. In the event of fire any one of these must be discounted so the other 2 must be able to accommodate the numbers to be evacuated. The numbers total as much as 660 customers plus 130 staff (as confirmed by Time Out) giving a total to evacuate in emergency of 790. Using conventional standards of measurement at 4.6mm/person the width of the 2 escape routes combined would need to be about 3.6 metres wide. The width of the two alternative exit routes come nowhere near this figure.

Furthermore the exit route to Puma Court is through private property and we understand as yet there is no legal agreement in place that secures the use of this exit route. The exit route via Pecks Yard already serves as the service

yard, plant area and refuse store for 3 other restaurants plus the access and escape route to 3 flats above. The final exist gates on to Hanbury Street open in the wrong direction for means of escape purposes.

There is therefore a serious risk to public safety posed by the inadequate means of escape for the proposed use.

3. The prevention of public nuisance.

The kitchen extract ductwork and plant to serve all 17 restaurants is proposed to be mounted externally above roof level with a high velocity discharge directed horizontally to the south, straight at the back of a number of residential properties. There is no indication on the drawings of ventilation and air handling to the customer areas or to the toilets. The roof is to be acoustically lined which is then is to be rendered ineffective by being penetrated by numerous extract ducts. The visual intrusion of the Conservation Area is wholly unacceptable and is highly unlikely to obtain planning permission on this basis alone. The noise pollution likely to be created by this ventilation strategy is considerable and will cause a public nuisance.

What is the policy for smokers? There is no strategy or possible location to accommodate what, from a potential clientele of 660, might be a very considerable number of smokers. There is a very narrow frontage of less than 6 metres wide that is wholly occupied by access to the venue itself and to the property upstairs. The pavement is only about 3.5 metres wide. There is therefore nowhere outside the premises for even half a dozen smokers to stand without obstructing access. The proposals will therefore cause a public nuisance to local residents and users of the public highway.

The Brick Lane area has been designated a Cumulative Impact Zone (CIZ) because there are already over 200 licensed premises within the small area and cumulatively they were causing excessive problems of crime, disorder, anti-social behaviour and nuisance to local residents and businesses.

No.106 Commercial Street is within the CIZ and therefore “applicants for new premises licences that are likely to add to the existing cumulative impact will normally be refused unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.”

The all the reasons given above we believe that this applicant has failed to show that there will be no negative impact on any of the licensing objectives. We therefore respectfully request that the application is refused.

Yours faithfully,

Rupert Wheeler
For and on behalf of the Spitalfields Society

Appendix 13

Mohshin Ali

From: Jon Shapiro [REDACTED]
Sent: 23 December 2016 13:47
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application by Time Out Market, 106 Commercial Street, E1
Importance: High

Objection by SPIRE, and by the Spitalfields & Banglatown (Police) Ward Panel

Dear Sir or Madam,

I am being represented on my personal objection to this Licensing Application by Mr Anthony Edwards, but both SPIRE and the local Ward Panel have asked me to object on their behalf. By way of background I should explain that:

SPIRE is an “umbrella” organisation established in 2012 by the major local resident “stakeholders” within Spitalfields to provide a common approach to Anti-Social Behaviour (ASB). Currently SPIRE represents over 700 local residents including:

- Spitalfields Community Group (SCG) with a membership of over 200 local residents
- Spitalfields Society (Spit Soc) with a membership of over 140 local residents
- St George Residents' Association (SGRA) which represents the owners and residents of the 193 flats just to the North of Spitalfields Market
- The Exchange Building in Commercial Street (to the East of the SGRA flats) – which represents the owners and residents of 100 flats
- The Cloisters in Commercial Street (opposite the Exchange Building) – which represents the owners and residents of 68 flats
- The Market Residents which represents the 35 flats in Old Spitalfields Market
- Woodseer Street whose residents live with continual night-time ASB.

The Ward Panel is a group of representative residents and service partners (eg: Thames Outreach, RSLs, local Hostels for the Homeless) who meet regularly with our local police, the Spitalfields & Banglatown Ward Safer Neighbourhood Team (SNT), to discuss local policing issues and to agree Policing Priorities for the Ward.

On behalf of SPIRE and the Ward Panel I request that this Licence Application should be wholly refused on the grounds of:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance

as the premises is within the Brick Lane “Cumulative Impact Zone” (CIZ) and this Licensing Application is in effect for a huge Pub – equivalent in size to 5 to 10 normal pubs! To grant this Licensing Application would be to totally ignore the CIZ. I respectfully refer to the CIZ policy itself and stress particularly the words underlined as no condition can be added to a licence that will adequately deal with the extraordinary impact on the overall area which is outside the control of the applicants:

- ‘Where the premises are situated in the cumulative impact zone and a representation is received, the license *will* [emphasis added] be refused’ (Appendix 8.4)
- ‘Presumptive rebuttal’ (App. 3.3) is justified among other reasons by the fact that ‘m) Considerable tensions have been built up because of the conflicting demands of the night time economy and the local residents.’ (App 3.4).
- [When] ‘an area has become saturated with premises, which has made it a focal point for large groups of people to gather and circulate, [this can create] exceptional problems of disorder and nuisance over and above the impact from the individual premises.’ (App. 7.2, 7.3)

- ‘the imposition of [licensing] conditions is unlikely to address these problems [of saturation, and]... the Licensing Authority... ‘has therefore declared a cumulative impact zone’.

Both SPIRE and the Ward Panel are concerned that this Licensing Application would have an **immense** impact on the CIZ and the local community and would potentially aggravate policing issues in the area.

At meetings with local residents Time Out Market (TOM) management have claimed that the plans for 106 Commercial Street are primarily a restaurant operation and that no alcohol would be allowed to be served to anyone other than diners. Sadly this licensing application proves exactly the opposite:

- o TOM have applied for “Off-Sales”
- o The plans fail to identify any system for regulating alcohol sales to bona-fide diners
- o The plans include four serveries for selling alcohol
- o Whilst the seating areas are spread roughly evenly across three floors, the servery on the ground floor is twice the size of any other servery – obviously in order to be able to supply alcohol to casual passers-by.

The last thing needed in the Brick Lane area CIZ is a vast increase in the volume of alcohol served and consumed within the CIZ, and SPIRE and the Ward Panel believe that to grant this licencing application would greatly exacerbate late night ASB in opposition to the Saturation Policy in the CIZ area which attempts to assist the control such ASB.

For many years this area has been stated by our Borough Police Commanders to be the “number one policing problem in Tower Hamlets”. Until and unless this area ceases to be such a policing problem SPIRE and the Ward Panel believe that no such massive increase in alcohol licensing should be granted to Time Out Market Ltd.

The Brick Lane area is plagued by ASB and hospital admissions to A&E, and SPIRE and the Ward Panel believe that the Licensing Committee should be assisting the Police and other authorities in reducing any and all encouragement to provide yet more alcohol to drinkers in this area.

As explained above, this licensing application would be the equivalent of adding a large number of new pubs into the CIZ, and SPIRE and the Ward Panel request strongly that the Application should be **wholly rejected**.

Written on behalf of SPIRE and the Ward Panel,
Yours faithfully,
Jon Shapiro.
(Chair of SPIRE, and Chair of the Spitalfields & Banglatown Ward Panel)

Home address:

[REDACTED]

Appendix 14

From: St George Residents' Association



To: Licensing Section LBTH
John Onslow House
1 Ewart Place
London
E3 5EQ

2nd January 2017

Dear Sir or Madam,

Re: Premises Licence Application, TimeOut Management Ltd, 106 Commercial St. E1 6LZ

St George Residents' Association Spitalfields represents residents and owners of 193 flats in Lamb Street, Commercial St, Folgate Street and Spital Square. Some flats in 20 Lamb St and in 56 Folgate St are diagonally opposite 106 Commercial St. Residents' main concerns are about the potential noise nuisance and antisocial behavior resulting from the increased sale of alcohol and the increased deliveries and waste collections overspilling into nearby streets, in particular Lamb St and Folgate St.

If No.106 Commercial St is to include 17 kitchens and 3 bars, the focus of activity will be on bars with associated kitchens, rather than separate restaurants each with a dedicated bar and dedicated staff. This drinking establishment will be additional to all the others in nearby Spitalfields. Spitalfields reached saturation point years ago in respect of licensed premises which led to the introduction of the Cumulative Impact Zone and the proposed introduction of late night levies. We ask that the Committee consider this Premises Licence Application in the light of the inevitable increase this will have on overall alcohol sales in the Brick Lane Cumulative Impact Zone and the consequential increase in noise nuisance by clients outside the premises and in nearby streets.

No-smoking legislation has led to noisy groups of drinkers outside pubs, and this venue will be no different. On fine evenings, particularly in summer, hoards of vertical drinkers block pavements outside the Golden Heart and Ten Bells. Clients at No.106 who wish to smoke will add to the danger and nuisance for pedestrians, cyclists and vehicles. Pedestrians are always having to risk accidents because of drinkers blocking pavements.

Landlords are required to ask their clients to "respect the neighbourhood". This is usually a small notice near the exit. Such a requirement is usually ignored and forgotten by drinkers once they have left, and is rarely enforced by landlords – hence the waves of rowdy drinkers nightly making their way towards rail and bus services along Lamb St and Folgate St from various bars. The potential numbers of customers at No,106 – four floors with well over 400 customers on each floor is a horrendous thought – they will all have to get home somehow.

We note that the applicant proposes that deliveries will be at the loading area on Commercial Street. There are red route markings on much of Commercial St between 7am and 7pm with very limited 20 minute loading areas between 10am and 4pm. Refrigerated deliveries create considerable nuisance with the combined noise of compressors, reverberant thumping of boxes and trollies, and door slamming. This

transmits into nearby buildings, as we currently experience when deliveries are made to Tesco, the Golden Heart and the many restaurants in Old Spitalfields Market and Bishops Square. There is no doubt that the proposals for No.106 will add to what is already an unwelcome level of disturbance for residents. I hesitate to even suggest that the Committee will grant a licence but if a licence is to be granted we ask that deliveries are not earlier than 8am nor after 6pm, and that vehicles do not use Lamb St as a point from which to trolley goods across Commercial Street, one of London's busiest routes. Drivers might also be tempted to use Lamb St/Folgate St for reversing adding to traffic noise in confined streets.

The amount of refuse, particularly empty glass bottles, will add to the huge levels produced at licensed premises locally. Again I cannot imagine the Committee granting a licence, but were it to do so, we ask that the management must not dump bottles into waste bins after 10pm or before 8am Mon-Fri, and only between 11am and 6pm Saturday and Sunday. We also ask that refuse bins are not moved around outside these times.

The applicant wishes to show films and have music entertainment. The structure of the building does not appear to be one that would be effective in containing such noise. There are residences on all sides of the premises. Experience shows that applicants for premises licences are full of promises about not wishing to cause noise nuisance to nearby residents but having been granted a licence. the reality can be far from that promised.

It is time that the Licensing Committee really listened to residents' concerns about licensed premises. Residents who put pen to paper (or finger to keyboard) do so not because they are compulsive whining teetotallers, but because they CARE about the area in which they live, which is within the local authority for which the Committee make decisions on behalf of residents and businesses. Noise nuisance and alcohol-related antisocial behaviour has become detrimental to the well-being and safety of residents in this area.

Residents do not want more 'vertical drinking' so close to their homes, nor do they want the noise of inebriated clients leaving premises after closing time, nor an increase in urination and vomiting immediately outside our homes.

Members of the Licensing Committee are aware of the nature of the disturbances caused to residents living near to a drinking establishment. They ought to be aware of the increasing pressures on police time and the increasing costs to residents via council tax. They ought to be encouraging enforcement of existing licences at premises where control has been lost and not make the situation worse by granting even more licences within the Cumulative Impact Zone. It is the duty of a responsible licensing authority not to allow premises to operate contrary to the amenity of residents. TimeOut Management has not convinced us that their proposals will not add to the high levels of antisocial behaviour and noise nuisance. The very numbers of proposed kitchens, bars and clients leave us in no doubt that the impact can only increase.

We ask that the Licensing Committee will give serious consideration to the various points above, and REFUSE this Premises Licence application.

Yours sincerely,

Margaret Gordon, Chairman - St George Residents' Association.



p.s. We would appreciate your acknowledgment of this letter, please.
I also ask that personal details will be redacted from any published version on the internet.

Appendix 15

Kathy Driver

From: Tony de Jasay [REDACTED]
Sent: 30 December 2016 12:46
To: Licensing; Kathy Driver
Subject: AMENDED with sender address, Premises License 106 Commercial Street E1 application by TimeOut Markets Ltd.

Dear Sir or Madam

Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application

Please note our objection to the above application.

1. The proposed operation is massive: general environmental impact, which could in a small business be overlooked as merely incremental or marginal, needs therefore to be scrutinised much more thoroughly. The block on which it is located is particularly densely saturated with pubs and restaurants. Logistics of supply and waste management, customer arrivals and departures would further strain the already overloaded capacities of Hanbury St. and the arterial Commercial Street. **Nuisance and safety problems would inevitably increase, and disproportionately so.** At the same time, it is in the middle of an area zoned for mixed commercial and residential use, with the onus of maintaining the Conservation Areas and Grade 2 listed buildings falling largely on residents. Long term **sustainability of the neighbourhood, as well as short term prevention of disorder, requires that obvious limits to its exploitation as a night-time destination are recognised and observed.**

The saturation of licensed premises in the area and the consequent, **critically high absolute number of visitors** has been confirmed, and resulted in the declaration by the Council of a Cumulative Impact Zone. **CIZ is a rules-based policy, additional to the normal policy for meeting licensing objectives** by scrutiny of, and conditions on, individual applications. In a CIZ, the rule is clearly spelled out: that licenses *will* be refused, save in exceptional circumstances. We see no unequivocal evidence that CIZ policy is actually being observed as a rule. The CIZ is justified by ‘considerable tensions [that] have been built up because of the conflicting demands of the night time economy and the local residents.’ Policy states, furthermore, that ‘The Licensing Authority will *not* take need into account when considering an application (i.e. commercial demand)’.

2. CIZ policy does recognise that there may be exceptional approvals, and TOM’s application is being presented as exceptional: providing unusual benefits whilst very carefully mitigating the adverse impact of its operation. Examination of the application, however, reveals that the **hoped-for exceptional benefits are entirely contingent upon successful attraction of tenants to deliver the more-risky, ‘curated gastronomy’** side of this food/drink/entertainment operation. There are no guarantees: that ‘Michelin starred chefs’ will make the necessary commitments, that tenants will be found to meet the aspirational ‘curatorial’ standards of gastronomy, or that there is actual, sustainable visitor demand in this part of London for the type of operation that TOM envisage. Whatever their experience in Lisbon, demonstrated demand in this area, is for drinking and low-cost, street food; with a younger and less affluent clientele than the one TOM hopes to attract. The important point is this: TOM are not accepting the business risk, that their ‘up-market’ concept turns out to be unviable. That risk is to be borne by unidentified future tenants and third parties. TOM are applying to operate only the bars. Conditions, requiring TOM to surrender the license if their conceptual objectives are not achieved, have not been proposed even for discussion. **Without such conditions and corresponding guaranteed undertakings, the application has to be taken at face value, as an application by TOM to operate 4 bars.** This is not an ‘exceptional’ offering, which could justify going against the rules of the CIZ.

Yours faithfully

Anthony de Jasay

Secretary,
Spitalfields Old Market Tenant and Residents' Association (SOMTRA)



Appendix 16

Kathy Driver

From: Jenny Black [REDACTED]
Sent: 30 December 2016 17:59
To: Licensing
Cc: Alan.D.Cruickshank@met.police.uk; Spitalfields Community Group
Subject: Objection to licence application - Time Out Market, 106 Commercial Street, London E1

Importance: High

To whom it may concern:

Objection for Time Out Market at 106 Commercial Street, London E1

Please don't issue a licence for the above monstrous proposal.

Spitalfields is a dense residential area and as a community, we feel Tower Hamlets Council has already issued far too many licences.

The result of such a cluster of licences, means the area attracts people who are looking for a night out and the cumulative affect on our neighbourhood is horrendous - hoards of people come (not only at weekends) to the area in which we live.

They drink too much, they shout and scream, they vomit, they leave litter, they urinate, they take drugs, they deposit their faeces on our streets. In the morning, we open our blinds, curtains, shutters and doors to such revolting scenes.

We ask Tower Hamlets Council to acknowledge that the above reality is unacceptable and we implore Tower Hamlets Council to make a commitment to the residents of Spitalfields to clean up the area.

The first step in supporting us would be to reject this application made by Time Out Market.

For a number of reasons, the proposal would have an adverse and damaging effect in this CIZ:

- the scale of proposed operation is absolutely unacceptable
- the licence is effectively a pub licence - it could operate extended hours with Temporary Events Notices
- these premises sit next to residential houses and flats (we are not interested in "an acoustic envelope" - we don't want this proposal in any negotiated shape or form)
- we don't feel the proposal is honest - what they call a "servery", is in fact a bar
- on the ground floor, only 4 or the 17 kitchens are allocated and the rest of the space is a BAR. The ground floor is prime drinking space - it's where Time Out Market will make a financial killing.
- Ground floor seating - the proposal is for 165 seats - how many people could be accommodated standing in the "servery"?
- only Time Out Market can serve alcohol - not the chefs - so expect a high turnover of chefs, with failed business plans - and then a move to turn the whole lot into a drinking establishment
- it is conceivable that we could expect 3,000-4,000 drinkers on a busy night - perhaps more

It seems evident that the proposal has been presented in a way to look palatable, but the reality is Time Out has set out to mislead us.

Of course, Time Out will have a business model to maximise their return, which will inevitably be about selling alcohol.

As a community, we understand how flexible the space of 106 Commercial Street is - and how, over time, the whole operation could become a pub.

Any pub operator would be happy to pay the £10 million Time Out is talking about investing - for the ground floor alone.

Let us not forget though, this is dense residential area. We have jobs, children. Under law, we have a right to the quiet enjoyment of our homes.

We oppose the likes of Time Out, with their proposals to afflict further drinking establishments in our neighbourhood - and making it an ever great magnet for undesirable numbers and anti-social behaviour.

Enough already. There are plethora of places of eat and drink in Spitalfields - we do not need, want or desire this monstrous proposal. Please reject this application outright.

Yours faithfully,

Jenny Black

[REDACTED]
[REDACTED]
[REDACTED]

Appendix 17

Kathy Driver

From: Angela Hartnett [REDACTED]
Sent: 03 January 2017 23:34
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application 106 Commercial Street London E1

Dear Sir ,Madam,

I am writing on behalf of myself and partner Mr Neil Borthwick to object to the application by Time Out Management Ltd for 106 Commercial Street.

I am the owner of [REDACTED] our property backs onto the property in question and this decision will therefore impact directly on our ability to enjoy our property free from unlawful nuisance as we are legally entitled to do.

Our objections are as follows:

1. Prevention of Crime and Disorder/Public Safety

The area has been plagued with crime and disorder. This escalation of crime and disorder has been directly correlated to the increasing numbers of bars, clubs and restaurants in the area.

Generally in the area, the attraction of pubs and clubs so that people see this as an area in which to behave appallingly, has made living here very unpleasant. Walking home late at night down Puma Court, Hanbury Street, Princelet Street, there are often groups of people either very drunk and/or very high, who are at times very aggressive.

Drug dealing is in plain sight and goes completely unchecked. The smell of marijuana, or variants such as skunk, is pervasive. There are also groups of young men hanging around who are clearly selling other narcotics. This again creates an unpleasant and intimidating environment, as violence and drugs almost invariably go hand in hand.

There is no doubt that such an enormous development as that which is proposed in respect of 106 Commercial Street will only enormously exacerbate the problems that we and all of the other residents of the street and surrounding streets experience on a daily basis. The sudden influx of 2,000 people a day (a figure given by the developer which we believe is seriously conservative given the size of the site and the business structure set out by it) is only going to make an intolerable situation worse. This is a cumulative impact zone. Your authority is legally bound to see this application in this context. The problems of anti-social and linked to alcohol are well recorded and have been repeatedly raised with you. Probably the last thing that this area needs is another bar or club, let alone a massive development that will attract people to drink heavily in an area which is already saturated with places to do this.

2. Prevention of nuisance

The nuisance, apart from all of the issues outlined above, that would be greatly increased by the current proposal are as follows:

Appendix 18

Kathy Driver

From: David Brennan [REDACTED]
Sent: 02 January 2017 14:13
To: Licensing
Subject: Licencing application 106 commercial street london e1

Dear sirs

I am the owner of [REDACTED]

I wish to object to the licence application from time out management in respect of the premises at 106 commercial street e1.

I believe the location ,scale and intended operating model for the subject site as detailed in the application will cause significant disruption to the residents of the area and to local amenity as a result of :

1.noise

2.anti.social behaviour

3.late hours

4.limited ingress and egress to the site.

5.parking/deliveries/waste removal from hanbury street and commercial street which are respectively a congested sude road with heavy pedestrian volumes and a main arterial road.

Please note my objection to this application

Yours faithfully
David Brennan

[REDACTED]

Sent from my Samsung device

Appendix 19

Kathy Driver

From: Alastair Brown [REDACTED]
Sent: 04 January 2017 13:22
To: Licensing
Subject: Objection to application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

Dear Licencing Committee

I have been tenant in [REDACTED] Spitalfields [REDACTED] for the last 6 months whilst looking for a flat to buy in the area.

I know the area well, living in Fournier Street E1 [REDACTED] for 17 years until 2003.

I object to the application for an alcohol licence at 106 Commercial Street, E1 6LZ for several reasons, but the overwhelming cause for concern, and therefore objection, is the damaging effect that a licenced venue with 450 covers and the potential for over 2,000 visitors / day will have on the ability for local people to go about their lives calmly and easily in an area that is already heavily populated, as well as a popular commercial destination for visitors.

The addition of vast additional numbers of visitors to these proposed licenced premises in this frequently congested area can only serve to reduce the ability to enjoy the civic amenities for the residents of this vibrant and already revitalised area.

For this main reason, I object to the application above.

Yours faithfully

Alastair Brown
[REDACTED]
[REDACTED]

Appendix 20

Kathy Driver

From: Richard Burger [REDACTED]
Sent: 20 December 2016 22:02
To: Licensing
Subject: licence application at 106 Commercial St, E1 -

To :

the members of the licensing committee
- Tower Hamlets council

As a resident of [REDACTED] I am writing to object to the licence application at the above premises.

The area is already extremely well served by drinking establishments 2 of which are within 50 yards of the proposed premises.

The licence application talks of food outlets however it is quite clear from the application that the main point of the application is to serve drinks (at the 'servery' sic) without food.

Wilkes street is a quiet purely residential street. An oasis of calm in the busy neighbourhood, and a huge establishment such as this directly adjacent to the street can only take away from the much beloved character of the area.

Any additional drinking establishments will make the area a rival to Shoreditch high st which is so close by and might create a further tipping point for the degradation of the area

Yours sincerely

Richard Burger

Appendix 21

Kathy Driver

From: Greg Cripps [REDACTED]
Sent: 02 January 2017 01:22
To: [REDACTED]
Subject: Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application.

Importance: Low

Dear Licensing Committee,

My name is Greg Cripps and I live at [REDACTED] which is around the corner from the proposed new huge bar to be opened at 106 Commercial Street. I understand that Time Out is trying to promote the site as a “food destination” but it is very obvious to me as a resident of Spitalfields that Time Out is trying to capture the transient drinking crowd that is a current blight to our area. I have lived in Puma Court for the last 13 years, I moved here because of the unique features of the area, the wonderful village atmosphere of the residents and including the abundant night life but the current over saturation of drunk people urinating, vomiting and littering our area is now too much to bear. The community in Spitalfields wants to have safe neighbourhood in which we can enjoy living side by side with local responsible business people but there has to be a limit. We definitely do not need another huge bar making money from a transient drinking mob at the expense of our neighbourhood. Even if Time Out only sold food at the site, the increased foot-fall would still be a huge problem (litter is a constant issue in Puma Court where local children like to play), it would still be a big negative to the area. Please contact me at [REDACTED] if you need any further information. I respectfully ask that you do not allow Time Out a license to operate in our neighbourhood.

Regards, Greg Cripps

Sent from [Mail](#) for Windows 10

Appendix 22

Kathy Driver

From: Tom Crisp <[REDACTED]>
Sent: 03 January 2017 20:16
To: Licensing
Cc: [REDACTED]
Subject: RE: APPLICATION FOR A NEW PREMISES LICENCE FOR TIME OUT MANAGEMENT, 106 COMMERCIAL STREET, E1 6LZ.

Dear Tower Hamlets licensing authority,

I write as a resident within the Brick Lane CIZ to raise a representation against the grant of the above new premises application on the grounds of cumulative impact, the prevention of crime and disorder and public nuisance.

This is an application for a new licence for a premises serving alcohol 12 hours a day, 7 days a week.

This proposed site is situated within the Brick Lane cumulative impact zone.

The Council Statement of Licensing Policy gives a clear "no" to new licence permissions in the cumulative impact area. The document states that this policy should only be departed from only in exceptional circumstances.

The basis for my opposition to this application is that the granting of the new premises licence for these premises will not promote the licensing objectives, particularly the prevention of crime and disorder and the prevention of public nuisance, but will give rise to additional negative cumulative impact.

The concentration of licensed premises within this area of the borough causes problems of anti-social behaviour, crime and disorder and public nuisance.

Consequently, after due consultation, on 18/9/2013 the Licensing authority resolved that it was both appropriate and necessary to adopt a special policy in relation to cumulative impact.

The effect of this special policy is that applications for new premises licences within the area or variations of an existing licence, will be refused following relevant representation.

This presumption can be rebutted by the applicant if they can show in their application that the operation of the premises will not add to the cumulative impact already being experienced.

The size and scale of this application means that the applicant cannot demonstrate in the operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

Paragraph 7.11 of the Council Statement of Licensing states that it may be able to approve licences that are unlikely to add significantly to the saturation.

The size and scale of this application means that the applicant cannot give assurance that they will not add significantly to the saturation.

Nothing in the applicants conditions or operating schedule either rebuts the presumption of refusal contained within paragraph 8.4 of the Licensing Authority's statement of licensing policy, or provides any reason for the Licensing Authority to depart from its special policy with regard to the Brick Lane CIZ.

The authority is therefore urged to reject this application absolutely.

Kind regards
Tom Crisp

[REDACTED]
[REDACTED]
[REDACTED]

Appendix 23

Kathy Driver

From: John and Sandy Critchley [REDACTED]
Sent: 30 December 2016 15:46
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application for 106 Commercial Street, London E1

Dear Licensing Committee,

We wish to object to the application by Time Out for a licence to serve alcohol at 106 Commercial Street, London E1 6LZ.

Our objections are on the following grounds:

The prevention of crime and disorder – the influx of a further 2,000 visitors a day (Time Out's own estimate – most local people believe this is an underestimate) must attract an increase in the number of thieves and drug pushers who already frequent the area in considerable numbers.

Public Safety – the large number of people packed into the confined area of 106 Commercial Street and consuming alcohol must present a safety hazard. They will also spill onto the pavement, already too narrow and overcrowded, to smoke cigarettes, thereby hazarding the safety of passers-by. And the lack of effective pedestrian crossings over an extremely busy road (about which we have complained twice in the last 6 months to LBTH Traffic Department, without response) is bound to have a detrimental effect on public safety when the number of visitors is increased substantially.

The prevention of public nuisance – this area suffers badly from anti-social behaviour, although the worst excesses have been somewhat reduced in the last two years by the impact of the CIZ and the efforts of the police and LBTH staff. The additional influx of thousands of customers at 106 Commercial Street spilling out into the surrounding streets (fuelled by alcohol freely available from 11am to 11pm if the application is approved by you) will surely cause a reversion to the previously unacceptable levels of anti-social behaviour which made our lives a misery.

Protection of children from harm – increased drug-related crime and problems with over-crowded pavements and road crossings must surely result from approval of the application.

We therefore believe that there will be a considerable negative effect on all four licensing objectives if the application is approved and we ask you to refuse this application outright.

Yours sincerely,

John and Sandy Critchley
[REDACTED]
[REDACTED]

Appendix 24

Kathy Driver

From: Jane Curtis [REDACTED]
Sent: 01 January 2017 15:28
To: Licensing; LicensingOffice@met.pnn.police.uk; Environmental Health
Cc: [REDACTED]
Subject: Time Out Market's application for an Alcohol License - 106 Commercial Street, E1 6LZ

Dear Licensing Department,

Time Out Market's application for an Alcohol License - 106 Commercial Street, E1 6LZ

I am writing to object to the above application. The 106 Commercial Street, E1 6LZ is within a Cumulative Impact Zone and granting a licence will add to the existing cumulative impact and lead to a dramatic decline in the quality of life for the residential community.

The area cannot support a 20,000 sq ft premises with a license to serve alcohol from three bars to an estimated 2000 customers a day, seven days a week. We have an increasing residential community. Commercial Street is mixed use with residential above commercial properties, as is Hanbury Street, and Wilkes Street and Fournier street are predominantly residential with families coping with anti social behaviour from existing venues in the area. (The area is being considered for a Public Spaces Protection Order.)

The licensing objectives cannot be met by this application:

The Prevention of Public Nuisance

Time Out management are unable to control the behaviour of customers when they leave the premises. Customers (2000 a day - modest estimate) leaving the premises will move towards public transport, go on to other venues or stay in the area in large groups. Many of these customers will have been drinking through the evening in the large ground floor 'serveries'. The measures TOM suggest in their application only protect the premises themselves and not the surrounding area and residential community.

Example of current anti social problems from licensed premises: - We currently experience groups of people leaving bars and restaurants in the area and moving through our streets, or gathering in large groups outside our homes, often drunk. Customers then continue to drink on our doorsteps, urinate in light wells and doorways, vomit, smoke (cigarettes and drugs) and create an environment, which is hostile, aggressive, unhygienic and completely incompatible to a residential area and a place to live and bring up a family.

Prevention of Crime and Disorder

CCTV within the premises can only protect the premises themselves and cannot protect the local residents when disruptive or drunk people leave or are ejected from the premises and they become a problem for residents. The premises security personnel are powerless to control behavior outside the boundaries of the premises.

Example of current crime and disorder from licensed premises: Residents experience threatening and sometimes violent behaviour when drunk people leave venues and gather outside homes and engage in anti social behaviour and criminal behaviour.

Smoking - Statistics state that 1 in 5 people smoke. This means there will be an enormous number of people smoking outside the premises and blocking the pavement during the course of the day. (The actual frontage to the street of these premises is only about 7mtrs) This will lead to blocked pavements directly in front of the premises and people smoking in front of other premises or outside homes leading to noise nuisance and associated air pollution and littering.

Example of current problems with people smoking outside bars and restaurants: - We have problems with smoking outside existing premises with much larger frontages and smaller numbers of customers, which mean it can be impossible to move down the pavement and pedestrians have to walk on the road to get down the street. This creates a hostile, unsafe and uncomfortable environment for visitors, residents and their children.

Noise from deliveries and traffic considerations

In an area that frequently experiences traffic congestion due to deliveries and waste collection and events in and around Old Spitalfields Market and Truman Brewery, the TOM will add considerably to these problems. The measures suggested have not worked with existing premises so it is unlikely that they will work for a 20,000sq ft premises with 17 restaurants and 3 bars.

Current problems:- Currently deliveries and waste collection cause noise nuisance and traffic congestion and can take place early in the morning or late at night when they disturb rest and peace and quiet. The proximity of these premises to existing bars, markets and large-scale events mean that we already experience considerable traffic congestion, additional traffic from deliveries and waste collection will add to this.

People in the area

We already suffer from the effects of thousands of additional people in area at weekends leading to noise nuisance and traffic congestion. This is made even worse when there are special events which are frequent and cause traffic congestion.

Fire and safety considerations

These premises are contained within a space surrounded on all four sides by other premises and many homes, many of which adjoin the premises or are within a short distance. Exits are limited for a building with 4 floors containing 17 kitchens and 3 bars and with the potential to hold thousands of people at any one time. Exits are narrow and restricted and are shared by existing premises and homes.

These premises will not add positively to the area. I ask that TH Licensing Committee honours the CIZ and refuses this application for an alcohol licence. Granting a licence will lead to thousands more people every year drinking in the area and will inevitably add to the existing cumulative effect of anti social behaviour, noise nuisance and crime for the community.

Thank you for your consideration,

Jane Curtis

████████████████████

Appendix 25

Kathy Driver

From: Tom Dean [REDACTED]
Sent: 20 December 2016 11:19
To: Licensing
Cc: [REDACTED]
Subject: Time Out Market license application

Dear Sir / Madam,

I am writing to object to the application by Time Out Markets for a premises licence at 106 Commercial Street, E1 6LZ. This has been brought to our attention by Peter Dunne, a local business owner, I am sure that you are aware of his own objection.

First of all I find it concerning that it had to be brought to my attention by someone else. I live only 2 blocks from the proposed site, and for a development of this size it should be clear that it will have an impact to where I live. Therefore I would have expected to receive planning notices myself. Furthermore, I work adjacent to the site, and have not seen any planning application notices.

The proposed site is a large space and would accommodate hundreds of drinkers at a time. This will surely contribute to the already rowdy atmosphere of Spitalfields in the evenings and on weekends. Obviously this is an area with a lively culture and, to a certain degree, nightlife. There are large and small bars, clubs, pubs and lots and lots of restaurants, that cater to every possible need of visitors to the area. There is no need for the Time Out Market, who's only purpose is to attract even larger numbers of drinkers and revellers, from even further afield. We already have Spitalfields market, the Truman Brewery, all of the restaurants on Brick Lane, Bethnal Green Road, Dinerama on Great Eastern Street, the Pump Station on Shoreditch High Street. Within a mile there are countless cuisines, and offerings all along the scale from street food to Michelin starred dining. I cannot imagine what Time Out think they are going to bring to this proverbial table, aside from a glorified food court specialising in over-priced bar snacks.

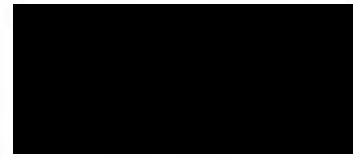
If, as Time Out are suggesting, the premises will be focussed on serving food, then there should be no objection on their behalf, to limiting the capacity of the venue to the number of diners that can be seated at any time. They should be happy with a restaurant license, where they cannot serve alcohol without food. However I suspect that they would object to that proposition, as their business model is surely dependant on selling cheap beer expensively and in large volume.

Spitalfields is an area that attracts visitors, of that there is no doubt. But it is also a residential area, and as residents we often feel neglected. We have to endure endless (unlicensed) Jack-the-Ripper / Street Art / food street tours; drug dealers serving up brazenly on the street; a police station on Brick Lane that is, hilariously, *never* open, and the noise of revellers singing/shouting/fighting on their way home of a night. This proposal will only increase, by a large margin, the number of rowdy drinkers on these local streets late at night, and that is why I wish to register my objection to the license application.

Sincerely,

Tom Dean

Tom Dean



20 December 2016

The Licensing Section
London Borough of Tower Hamlets
John Onslow House
1 Ewart Place
London E3 5EQ



Dear Sir / Madam,

I am writing to object to the application by Time Out Markets for a premises licence at 106 Commercial Street, E1 6LZ. This has been brought to our attention by Peter Dunne, a local business owner, I am sure that you are aware of his own objection.

First of all I find it concerning that it had to be brought to my attention by someone else. I live only 2 blocks from the proposed site, and for a development of this size it should be clear that it will have an impact to where I live. Therefore I would have expected to receive planning notices myself. Furthermore, I work adjacent to the site, and have not seen any planning application notices.

The proposed site is a large space and would accommodate hundreds of drinkers at a time. This will surely contribute to the already rowdy atmosphere of Spitalfields in the evenings and on weekends. Obviously this is an area with a lively culture and, to a certain degree, nightlife. There are large and small bars, clubs, pubs and lots and lots of restaurants, that cater to every possible need of visitors to the area. There is no need for the Time Out Market, who's only purpose is to attract even larger numbers of drinkers and revellers, from even further afield. We already have Spitalfields market, the Truman Brewery, all of the restaurants on Brick Lane, Bethnal Green Road, Dinerama on Great Eastern Street, the Pump Station on Shoreditch High Street. Within a mile there are countless cuisines, and offerings all along the scale from street food to Michelin starred dining. I cannot imagine what Time Out think they are going to bring to this proverbial table, aside from a glorified food court specialising in over-priced bar snacks.

If, as Time Out are suggesting, the premises will be focussed on serving food, then there should be no objection on their behalf, to limiting the capacity of the venue to the number of diners that can be seated at any time. They should be happy with a restaurant license, where they cannot serve alcohol without food. However I suspect that they would object to that proposition, as their business model is surely dependant on selling cheap beer expensively and in large volume.

Spitalfields is an area that attracts visitors, of that there is no doubt. But it is also a residential area, and as residents we often feel neglected. We have to endure endless (unlicensed) Jack-the-Ripper / Street Art / food street tours; drug dealers serving up brazenly on the street; a police station on Brick Lane that is, hilariously, *never* open, and the noise of revellers singing/shouting/fighting on their way home of a night. This proposal will only increase, by a large margin, the number of rowdy drinkers on these local streets late at night, and that is why I wish to register my objection to the license application.

Sincerely yours,

Tom Dean

Appendix 26

Kathy Driver

From: Lucinda de Jasay [REDACTED]
Sent: 30 December 2016 11:16
To: Licensing
Subject: Time Out Market (TOM) Licence Application at 106 Commercial St, E1 OBJECTION

Dear Licensing Department

I am writing to object to the license application for Time Out Market at 106 Commercial Street London E1

As a local resident living about 50 meters from the TOM site I am objecting on grounds of The prevention of public nuisance and The prevention of crime and disorder. I already suffer from the screeches of drunk people passing my windows late at night after a night drinking in Spitalfields; they often throw empties into the tub outside my door and have been known to pull out the plants in my tub onto the pavement. I can only envisage more of this if you allow this application to go through. Puddles of vomit are a daily sight in the mornings when i walk my dog but it is mainly the intrusions of a decent night's sleep that really has a cumulative effect and should be the right of every citizen.

I am appalled that the Cumulative Impact Zone, that I thought was a serious endeavour by LBTH to draw a halt to all this, is being blatantly and conveniently ignored when it comes to granting licenses and accepting the ensuing license fee based on the business rate of the property to the council. Indeed, I would like to know how the following clause 8.4 in the CIZ in Spitalfields document can possibly be adhered to when the TOM proposal is for up to 200 more additional spaces for drinking in its application:

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.

Yours faithfully

Lucinda de Jasay
[REDACTED]

Appendix 27

Kathy Driver

From: Tony de Jasay [REDACTED]
Sent: 03 January 2017 14:02
To: Licensing; kathy.driver
Cc: [REDACTED]
Subject: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application.

[REDACTED]

Dear Sir or Madam

May I make this representation in my personal capacity to the above license application, having already written to you so as Secretary of SOMTRA, and giving the same address? If that is in order, I would briefly emphasise the following two objections.

1) The impact, via absolute numbers of drinkers entering and leaving the CIZ, of an operation on the scale envisaged, will be quite substantial; and because of the **high absolute number of additional consumers, will clearly and unavoidably conflict with licensing policy.** The Council has declared a CIZ in the area because:

‘imposition of [licensing] conditions is unlikely to address these problems’...where...‘an area has become saturated with with premises which has made it a focal point for large numbers of people to gather and circulate’...creating...‘exceptional problems of disorder and nuisance over and above the impact from the individual premises’.

2) Attracting and retaining tenants who can deliver an exceptional ‘gastronomic’ offering is central to the claim by TimeOut Markets (TOM) to be exempted from the stated poliicy rule that licenses *will* be refused in the CIZ. TOM's offering is expected to add quality employment and training opportunities and broaden the appeal of Spitalfields as an up-market leisure destination. Nevertheless, **for a promise of exceptional quality to be credible, serious supporting commitments would normally be required to prove that it was in fact deliverable. We are not aware of any such commitments from chefs and restaurateurs, or of guarantees by TOM that they will be forthcoming.**

Just as important, there must be long-term safeguards to prevent a future generation of tenants from drifting down-market, to where there is undoubtedly strong demand in Shoreditch and Spitalfields and Banglatown; for drink, cheap food and loud music: precisely what the CIZ is intended to protect the neighbourhood from. The novelty will wear off: but TimeOut Markets’ investors will still need to make a return on their investment. At that point pressure to exploit the venue with little regard for other stakeholders will become irresistible, and initial arguments in favour of an ‘exceptional’ offering will be forgotten, unless adequate planning and licensing **preconditions and safeguards absolutaly preclude any present or future uses of the premises that have not been specifically agreed.**

Yours faithfully

Anthony de Jasay

Appendix 28

Kathy Driver

From: Donna D [REDACTED]
Sent: 03 January 2017 15:01
To: Licensing
Subject: Application: 106 Commercial Street

Dear Sirs:

I am writing with regard to the application by Time Out Market to serve alcohol at 106 Commercial Street.

I note that the concept of Time Out Market is similar to that being deployed within Old Spitalfields Market - food stalls and venues serving innovative food, in both pop up and regular fashion - to visitors to the Spitalfields area.

As the concept and traffic are projected to be similar in nature to Old Spitalfields Market, I would ask that the committee adopt standards that are also similar to other venues in the area.

Broadly speaking, I am mostly neutral leaning toward supportive of this new concept for Spitalfields. It is bringing disused property back to public good, and is intended to serve as a centre for innovation and creativity in food.

I think this creates an opportunity for Spitalfields to continue to lead in creativity, this time when it comes to food, and I applaud the efforts to try to bring something new and non-corporate to the area. I only wish more applicants would seek to do things that respected and built on the creative and innovative culture in Spitalfields, rather than corporatizing and driving away small business owners. The proposition of creating a shared space to make rents more affordable and as a way to draw to the area small upstart ventures is a nice one for Spitalfields.

I personally know a prospective tenant (start up / pop up food, from a Michelin starred background) who is are excited to see what they could offer via Time Out market to the community.

There are some controls and measures that should be clarified before the venue is brought into operations (emergency exit procedures, crowd dispersal at closing, smoking policies). In general and on balance I think these can be clarified as a set of pre-opening conditions, rather than outright refusal of the application. This venue could be an interesting addition to the community. Please ask the applicant to do some pre-operation approvals, rather than outright rejecting the application. It would be nice to positively move things forward for the community.

Thanks for your consideration.

Donna DeWick
[REDACTED]
[REDACTED]

Appendix 29

Kathy Driver

From: MR D DONOGHUE [REDACTED]
Sent: 04 January 2017 19:06
To: Licensing
Subject: Licensing Application for 106 Commercial Street, London E1

I write to object to the licencing application for 106 Commercial Street.

If this application were to be approved it would be a disaster from the point of view of crime and disorder; public nuisance; public safety and protection of children from harm.

It would be in danger of making a mockery of licensing regulations and members of the licensing committee.

The proposal is for premises that would become one of the LARGEST EVER bar and restaurant establishments in London.

However these premises are wholly unsuitable for the following reasons and I believe their are maby more suitable premises, possibly within Truman Brewery next door which has many more access points, emergency exits and is largely free of traffic.

CRIME AND DISORDER

The location is in the middle of one of the highest crime spots in London and Tower Hamlets. Most of these crimes are drink related. This proposal will only exacerbate the problem.

Recent months have seen a death in the middle of Hanbury Street following a criminal act, a mass beating outside Eastern Eye restaurant in Brick Lane, jailing of staff from Aladdin after a stabbing and the removal of licences for a number of restaurants following criminal and anti-social behaviour incidents. All within a few yards of the new proposal.

The immediate area is a known hunting ground for the drug selling and using community, including many vulnerable people in neighbouring hostels tempted by easy pickings.

PUBLIC NUISANCE

The location is directly on one of the busiest roads in London, with NO parking or drop-off and collect spaces. The sole entrance to the venue is surrounded by double red no stopping TFL road lines.

Many Taxi and Uber drivers will inevitably try and quickly, illegally, drop off and collect.

The adjacent junction with Hanbury Street is already notoriously a site for road rage incidents when the Truman Brewery is busy.

PUBLIC SAFETY

Moreover even today pedestrians and outside drinkers/smokers from the adjacent popular Golden Heart Public House are in danger from being pushed into the road by sheer numbers. Adding 500 inebriates to the mix is potentially fatal.

At best pedestrians will simply not be able to use the pavement and will find themselves using the roadway with dangerous consequences.

It is proposed that a main emergency exit is via Puma Court, directly south of the venue. However between the venue and Puma Court there are the Norton Folgate Almshouses and their small courtyard. Access to Puma Court requires access through this courtyard.

However the courtyard and residents are protected from the venue by a permanently locked (from the almshouse side) gate. The almshouse courtyard could in any event only accommodate 50 people maximum. Where would the other 400 or so panicked drinkers go? Or the venue staff?

To get through to Puma Court itself would require getting through yet another permanently locked (at night) gateway.

To change these locked access points would massively compromise the security of the almshouse residents, some of whom are vulnerable.

The prospect of 400+ panicked drinkers fleeing through their premises may not be welcome whether because of fire, terrorism or emergency evacuation tests which would obviously need to be carried out.

The Committee should enquire what arrangements have been made with the Almshouse Trustees and with the residents. When and where were these arrangements made?

There is no blue Licence Application notice in Puma Court or the almshouse courtyard.

PROTECTION OF CHILDREN FROM HARM

Puma Court, Wilkes Street (behind the venue) and the Norton Folgate Almshouses have a number of families with small children.

An invasion of their quiet residential space by drinkers, taxis, anti-social behaviour, drug takers and dealers on this scale is wholly unacceptable.

The premises proposed are within the CIZ and “applicants for new premises licences that are likely to add to the existing cumulative impact will normally be refused unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.”

I believe that the applicant has failed on each of the licensing objectives.

DAVID DONOGHUE



Appendix 30

Henrietta Downer



To: Licensing Committee, Tower Hamlets

3 January 2016

**Licensing application: Time Out Management Limited, 106 Commercial Street, London
E1 6EL**

I write to express concern with the application made by Time Out Management Limited for a premises licence under the Licensing Act 2003 in respect of 106 Commercial Street, London E1 6EL.

As a tenant of a residential property directly behind 106 Commercial Street, I am concerned that an additional establishment the size of "Time Out Market" may accentuate the crime, violence and disturbance that many individuals and organisations are trying to manage in Spitalfields. The addition of a major venue to the neighbourhood will invariably increase the anti-social behaviour and noise on our streets and compromise the safety and well-being of both residents and visitors to the area.

The restaurant and bar scene of Spitalfields contributes to the vibrancy and uniqueness of the area. However, first and foremost the neighbourhood is residential and a failure to ensure that potential ventures are suitable to the area will compromise the safety of the neighbourhood's residents and visitors. The suitability of the "Time Out Market" is questionable: Spitalfields is a densely populated residential area with resources stretched by the number of premises already operating in the area and the volume of daily visitors. I urge the Licensing Committee to consider whether the resources allocated to our neighbourhood are sufficient to support the additional strain that a major venue such as the "Time Out Market" may place on them.

In addition, I urge the Licensing Committee to consider the impact this will have on the residents such as myself living close to the proposed venue: significant efforts are made in the community to ensure the area maintains its desirability as a place to live. But an increase in the misuse of public areas and disorderly behaviour will significantly compromise the unique and attractive character of Spitalfields. This would be a great shame for such a significant and historic part of London.

Kind regards

Henrietta Downer

Appendix 31

Kathy Driver

From: Peter Dunne [REDACTED]
Sent: 03 January 2017 00:50
To: [REDACTED]
Subject: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application.

[REDACTED]

2nd January 2017

Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application.

May these objections please be added to those of my solicitors TV Edwards.

Dear Sir or Madam,

This application is misleading. In its Operation Management Statement, Time Out Markets (TOM) attempts to persuade you that it seeks a licence for a food led operation, with great emphasis on quality food.

It is a plausible enough document until you look closely at it, and you discover that, amidst all the waffle about food, the only named operator here is Time Out Markets themselves, and they will keep exclusive control over alcohol sales through what they are, in my view, misleadingly calling the "serveries". These "serveries" are, of course, bars. The largest of these bars is on the ground floor, where TOM cite 165 seats, but make no mention of the number of standing drinkers, a striking and telling omission in an application of this kind!

The fact is that if you grant this licence, the only thing we can be sure of is that on day one, three new bars will open in Spitalfields, because the bars here are the only units which have a guaranteed operator at this stage.

So, what Time Out Markets is asking of you is to allow them to operate, as licensee, three new bars in this area which your own council describes as saturated. Time Out Markets will then, on the back of their new superpub, seek to supplement their income by acting as landlords to an as yet unspecified group of quality food operators who will be expected to dilute their existing business practice in order to operate a "half business" in Time Out Market's pub on Commercial Street.

By "half business" I mean food only business: Time Out Market's tenants, presumably restaurateurs in their own rights, will not be allowed to sell alcohol, which will be the sole function of Time Out Markets. It is impossible to envisage any quality restaurant operators working for any length of time under such circumstances: they are effectively being asked to pay Time Out Markets for the privilege of taking the risk out of Time Out Market's investment in its own new pub, and you are being asked to sanction this arrangement.

If Time Out Market's Operation Management Statement, in its "Outline of Concept", is clearly misleading, one wonders what it is trying to hide. I would suggest that Time Out Managements knows full well that they may well end up with a large drinks led operation with a limited food offer.

However they worry that if they openly apply for a 20,000 square foot drinks-led operation the Licensing Committee might, finally, begin to take seriously the fact that this application is in the Cumulative Impact Zone, or indeed TOM might worry that even if this licence were to be granted, some body or bodies might take your committee to task in appeals and judicial review for continuing to ignore its own guidelines for this area. TOM will be aware of the increasing level of organisation amongst residents and their associations, and the fact that there is now serious legal representation against the continuing neglect of residents rights and the CIZ in these matters.

So Time Out Markets has sought to sneak a new, very large pub past us all with euphemisms and waffle.

I therefore object to this application on the grounds above, and also for the following reasons:

- 1) Public safety will inevitably be compromised by an influx of the numbers TOM envisage attracting, that crime and disorder will inevitably increase. I suggest the committee members might look at the pavements on this stretch of Commercial Street on a warm evening, already crowded with smoking drinkers from adjacent premises, and add TOM's numbers to that lethal mix. Please be aware that TOM's numbers are likely an underestimation designed to

minimise the impact in your perception. and that instances of public nuisance, which are at an unacceptable level already, will become unbearable.

- 2) The prevention of crime and disorder, and
- 3) The prevention of public nuisance. Others will have mentioned disturbance caused by deliveries, waste management, and those areas where public nuisance spills over into crime and disorder, such as public urination, vomiting in the street, alcohol related violence, bellowing and screeching in the early hours of the morning and all the other unsavoury actions that residents have to put up with now. I do not want to walk with my children to our place of worship in this area, having to explain to them why the streets stink, and why we have to carefully walk around pools of vomit. This will make it a whole lot worse.

It's time to put a stop to this escalation.

Sincerely,

Peter Dunne

Kathy Driver

From: Anthony Edwards [REDACTED]
Sent: 03 January 2017 11:22
To: Licensing
Subject: Time Out Commercial Street
Attachments: Re Time Out Management Limited ___106 Commercial Street London E1 6EL.docx.docx

Our client Peter Dunne has asked that we add to the formal objection lodged by us last year, and which is again attached, the following comments. May they be read please as part of the objection

[REDACTED]

2nd January 2017

Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application.

Dear Sir or Madam,

This application is misleading. In its Operation Management Statement, Time Out Markets (TOM) attempts to persuade you that it seeks a licence for a food led operation, with great emphasis on quality food.

It is a plausible enough document until you look closely at it, and you discover that, amidst all the waffle about food, the only named operator here is Time Out Markets themselves, and they will keep exclusive control over alcohol sales through what they are, in my view, misleadingly calling the "serveries". These "serveries" are, of course, bars. The largest of these bars is on the ground floor, where TOM cite 165 seats, but make no mention of the number of standing drinkers, a striking and telling omission in an application of this kind!

The fact is that if you grant this licence, the only thing we can be sure of is that on day one, three new bars will open in Spitalfields, because the bars here are the only units which have a guaranteed operator at this stage.

So, what Time Out Markets is asking of you is to allow them to operate, as licensee, three new bars in this area which your own council describes as saturated. Time Out Markets will then, on the back of their new superpub, seek to supplement their income by acting as landlords to an as yet unspecified group of quality food operators who will be expected to dilute their existing business practice in order to operate a "half business" in Time Out Market's pub on Commercial Street.

By "half business" I mean food only business: Time Out Market's tenants, presumably restaurateurs in their own rights, will not be allowed to sell alcohol, which will be the sole function of Time Out Markets. It is impossible to envisage any quality restaurant operators working for any length of time under such circumstances: they are effectively being asked to pay Time Out Markets for the privilege of taking the risk out of Time Out Market's investment in its own new pub, and you are being asked to sanction this arrangement.

If Time Out Market's Operation Management Statement, in its "Outline of Concept", is clearly misleading, one wonders what it is trying to hide. I would suggest that Time Out Managements knows full well that they may well end up with a large drinks led operation with a limited food offer.

However they worry that if they openly apply for a 20,000 square foot drinks-led operation the Licensing Committee might, finally, begin to take seriously the fact that this application is in the Cumulative Impact Zone, or indeed TOM might worry that even if this licence were to be granted, some body or bodies might take your committee to task in appeals and judicial review for continuing to ignore its own guidelines for this area. TOM will be aware of the increasing level of organisation amongst residents and their associations, and the fact that there is now serious legal representation against the continuing neglect of residents rights and the CIZ in these matters.

So Time Out Markets has sought to sneak a new, very large pub past us all with euphemisms and waffle.

I therefore object to this application on the grounds above, and also for the following reasons:

- 1) Public safety will inevitably be compromised by an influx of the numbers TOM envisage attracting, that crime and disorder will inevitably increase. I suggest the committee members might look at the pavements on this stretch of Commercial Street on a warm evening, already crowded with smoking drinkers from adjacent premises, and add TOM's numbers to that lethal mix. Please be aware that TOM's numbers are likely an underestimation designed to minimise the impact in your perception. and that instances of public nuisance, which are at an unacceptable level already, will become unbearable.
- 2) The prevention of crime and disorder, and
- 3) The prevention of public nuisance.

Others will have mentioned disturbance caused by deliveries, waste management, and those areas where public nuisance spills over into crime and disorder, such as public urination, vomiting in the street, alcohol related violence, bellowing and screeching in the early hours of the morning and all the other unsavoury actions that residents have to put up with now. I do not want to walk with my children to our place of worship in this area, having to explain to them why the streets stink, and why we have to carefully walk around pools of vomit. This will make it a whole lot worse.

It's time to put a stop to this escalation.

Anthony Edwards | Duty Solicitor – Crime | DDI: 0203 440 8310 | Switchboard: 0203 440 8000 | Fax: 0203 357 9587 | DX: 300700
Tower Hamlets | 35-37 Mile End Road, London, E1 4TP



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Re Time Out Management Limited 106 Commercial Street London E1 6EL

OBJECTION to the grant of a new licence

These objections are lodged on behalf of Peter Dunne of [REDACTED] and Jon Shapiro of [REDACTED]. We anticipate that there will be a number of other objectors but, for community groups in particular, it takes a little time formally to instruct us. This is the more so with an application lodged to fall over the Christmas and New Year period

Our grounds for objection are issues surrounding

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance

These premises are at the heart of the Spitalfields / Brick Lane cumulative impact zone (CIZ). That zone was created for good reason. It is difficult to imagine an application that poses a greater threat, in terms of impact, to the three licensing objectives and to the lives of local residents. The proposal will involve drinking by more people than currently frequent the whole of Brick Lane and as many as frequent the licensed premises around and within Spitalfields market

The nature of the free publications of the applicants will ensure extraordinary numbers attending the premises

If this application is allowed to succeed, it is difficult to see how the Authority can maintain the CIZ at all. It would certainly be discriminatory against the many small businesses who have considered opening small licensed premises in the area, each having but a small part of the impact of this application

This is an application for a full on licence. Although dressed up as being about the service of food, no licence is required for that purpose. The drinking areas are clear and unconnected to sales of food. The drink sales are controlled by TOML and not by caterers. No proof of the purchase of food for each person drinking is required. There is a clear objective to bring in people to drink. The main bar (called a servery) is on the ground floor. A minority of the food outlets are in that area

This applies equally to other events such as fashion shows and film shows. They are not food operations

The fact that application includes off sales identifies the true nature of this application

The inadequate provision of facilities for food outlets tells the same story

No proposal is made, in a lengthy document, to control the noise and nuisance that will be caused to local residents by smokers an activity which, of necessity, will not be allowed within the building itself.

The sheer size of this application is an attempt to destroy a CIZ policy of the local Authority, a policy designed to benefit its residents. It would permanently change the nature of this part of the Borough, however much an attempt is made to "seal in" the occupants. All the users have to travel to and away from the building. They will do so past the premises of local residents

ANTHONY EDWARDS TVEDWARDS LLP

Solicitors for the objectors

Appendix 32

Kathy Driver

From: Olwen Evans <[REDACTED]>
Sent: 03 January 2017 17:23
To: Licensing
Subject: Time out Market , 106 Commercial Street

Dear Sirs

I wish to object to the application for a licence to serve alcohol at the above premises.

I live at [REDACTED] , one street back from this site.

I have lived in Spitalfields for 9 years , initially in Folgate Street , and have observed the proliferation of licensed premises in the area , and the consequent rise in anti social behaviour.

There are already a large number of pubs / bars / restaurants in the immediate vicinity. The area and pavements immediately adjoining this site are extremely crowded in the evenings , particularly at weekends . The proposed operation is extremely large and the consequent increase in deliveries , disposal of waste , and more clientele will inevitably add to noise and congestion in the area. The target clientele will not be families , they will be young adults like all the other establishments around.

It is proposed that alcohol be sold 7 days a week from 11am , both on and off sales. This will inevitably increase the potential for even more drink related anti social behaviour I do not believe there is any justification for another licensed premises in this area. I understand it is within the Brick Lane Cumulative impact zone . Another licensed premises here will adversely affect the quality of life for local residents , who already have to endure the fall out from the existing premises .

Yours faithfully

Olwen Evans

[REDACTED]

Sent from my iPad

Appendix 33

Kathy Driver

From: Jeremy Freedman [REDACTED]
Sent: 31 December 2016 13:27
To: Licensing
Cc: [REDACTED]
Subject: objection to Application for a premises licence - 106 Commercial Street, E1 6LZ - Time Out Management Ltd (TOM)

Importance: High

106 commercial street licensing objection

I wish to file an objection to the application of new alcohol license applied for at 106 commercial street. This application is an absolute disgrace! simplified, it is application for the largest pub the east end has ever seen! over 450 covers, 4 separate bars - on a site that is the very heart of a densely packed residential area, in the heart of a cherished conservation area of international importance, and importantly within the Cumulative Impact Zone! the simple fact that this site is within the CIZ demands this application be thrown out.

What is proposed will clearly add to existing negative cumulative impact in the CIZ -

I have lived in Spitalfields for over 15 years, and the amount of ASB, people using the residential streets next to this site to defecate and take drugs and vomit up the many many many units of booze consumed has increased dramatically, in fact is reached fever point. In the last 3 years i have been assaulted twice by drunken visitors to the area - and have witnessed more piles of human waste sitting on residents front door steps and piles of vomit and pools of urine than i can say, I have witnessed drunken behaviour and serious crimes take place just yards from 106 commercial street these are hourly occurrences - directly linked to visitors coming to area, getting drunk and using our streets as their playgrounds.

This application is complete farce - the applicants met with us several times and made it categorically clear that they would not be looking to serve alcohol to customers who did not order food and that no off licence sales would be available. clearly they have lied to the wider community. this application states that there will on and off sales and that the 4 bars within space will operate with no mention of food! this is an absolute disgrace! TOM have never operated in UK before, they have site in Lisbon, on an industrial park miles from the city centre and any residential community's that attracts 2million + visitors a year! they were keen to point out there lisbon model acted as a beacon of regeneration. and think the same will happen in Spitalfields - we are already a vibrant residential community - what more regeneration can be done!

the fact that this application has been put in fall over the christmas holidays seems obviously intentional - the applicants have lied to the wider community and announced to the world in forms of press releases that these 4 bars are a done deal and the majority of residents are away at this time of year. the date for objection should and must be extended!

its almost as if the applicants are knowingly applying for "everything" to settle on a licence that they actually want - they are playing the system. they are playing you! - This site at the heart of residential Spitalfields, within the CIZ - the application must be refused out rite!

I wish to object on 3 main grounds:

1. Public Safety
2. the prevention of disorder and crime
3. the prevention of public nuisance

106 commercial street is situated on one of the busiest artial roads in the city. also a main ambulance route - and the edge of the congestion charge - the pavements are narrow, and this appellation will draw many many thousands of more visitors. visitors will not be able to book a table, so queues will form out into the street, these cannot be managed. several pedestrians have died on this junction over last few years - a drinking venue that holds 450+ people will be like throwing oil onto a fire.

The incidents of crime and disorder and public nuisance are well documented, as i mentioned earlier, these are hourly occurrences. the applicants offer proposed conditions, but there is zero way they can exercise control when customers have left the premises.

this site is vast! they propose 17 kitchens, and four bars - but only have 3 fire escapes on the ground floor only! 3 exits at ground level - to evacuate 500+ potentially drunk people in the event of an emergency is absolute madness! customers would be expected to navigate down 3 flights of stairs to get an emergency exit!

clearly, smoking will not be allowed inside, so many many people will flood out - after several drinks, on the surrounding streets ,puma court, Wilkes to smoke and empty their bladders - this is hourly occurrence now - so with 450 extra covers on what will be the east ends largest “pub” within the CIZ is nuts -

many young families and many vulnerable elderly people live on Puma Court. wilkes street is family street, and in the immediate area this a tightly packed residential area - the incidents of violence, drunken behaviour, human waste, broken bottles visible on the street is already abhorrent . adding a 7 days a week drinking establishment of this size and scale in the heart of dense residential area is unimaginable.

the applicants mitigatory measures to reduce negative cumulative impact in the area proposed are a a disgrace, they have failed to listen to the local community, they have failed to take into account local knowledge and many of these “measures” are totally un proven. They seem to pay lip service to the CIZ with the full knowalge that many of these measures are not proven, and not enforceable.

This site is in a Cumulative Impact Zone. Your authority is under a legal obligation to refuse all new applications provided there are relevant objections - i have outlined above how this application can only add hugely to the cumulative effect of drink-related crime and disorder, anti-social behaviour and public safety issues. I urge your authority to refuse the application outright - no conditions can prevent the increase in crime, disorder and nuisance that this proposal will cause in this residential area because the operator is powerless to control it outside the premises

This application must be refused, it adds nothing to area other than a 450 extra alcohol covers in area already over saturated by bars and pubs - you have legal obligation to refuse this application outright!

Jeremy Freedman

[REDACTED]

Appendix 34

Kathy Driver

From: Carolyn Fuest [REDACTED]
Sent: 30 December 2016 18:42
To: Licensing
Cc: [REDACTED]
Subject: Objection to Licensing Application for 106 Commercial Street, London E1

We are writing to **OBJECT** to the license application for 106 Commercial Street, E1 6EL

We are writing to object on a number of points which include

the prevention of crime and disorder
public safety
prevention of public nuisance

The size of the complex is possibly the largest applied for in the East End. This will inevitably have a severely detrimental effect in terms of noise and nuisance and litter on the neighbouring residential streets - particularly for Wilkes Street which backs immediately onto the complex. The sheer volume of people that will visit this site will have an effect on all the neighbouring streets - none of it enhancing for the people living here.

Drink sales are not to be confined to restaurant eaters (although I seem to remember that an earlier press release from the applicant said that they would) will inevitably lead to drunkenness and disorderliness. We have been subjected to this for so many years and yet again we are having to fight another unreasonable application

We have lived in Spitalfields for nearly 30 years and brought up our family here. As residents we have suffered very badly from drunken and disorderly behaviour, people (often smartly dressed) urinating on our doorstep or into our basement kitchen. Openly blatant drug selling. Loud and drunken noise, often loud and violent arguments, public sex on the street often into the small hours of the morning. This had started to get better but in the last few months has got considerably worse again. If the license at 106 Commercial Street is granted this will only serve to make all these matters worse.

The site is within a cumulative impact zone and therefore this new license should be refused on these grounds alone.

As always, it is up to the residents and people who will be most affected who have to fight off the applications. Please, as our Council, protect the people who live and work and bring up their families here.

We ask you to REFUSE this application please.

Yours sincerely
David & Carolyn Fuest
[REDACTED]

Appendix 35

Kathy Driver

From: [REDACTED]
Sent: 02 January 2017 18:45
To: Licensing
Cc: a [REDACTED]
Subject: Objection: 106 commercial street licensing

I wish to OBJECT to the Licensing Application for 106 Commercial Street, London E1.

My grounds for objection are:

- the size of the proposed premises will increase the already high numbers of drinkers in the area
- the subsequent anti-social behaviour and noise in the surrounding area

George Fuest
[REDACTED]

Appendix 36

Kathy Driver

From: Suzi Godson [REDACTED]
Sent: 31 December 2016 10:45
To: Licensing
Cc: [REDACTED]
Subject: 106 commercial street licensing objection

To whom it concerns

> I write with regard to the application to convert 106 commercial street into all day food and alcohol outlets. I object to the application because I live on princelet street and have done for 26 years. In that time I have witnessed an unprecedented increase in drunkenness, noise, aggression and even people urinating and excreting on the pavement outside my house. We have always had problems with drug dealing and curry touts and to add yet more venues selling alcohol will create further chaos. It's no good saying that these places will be of a higher calibre because the area simply cannot sustain the existing traffic, let alone cope with thousands more people coming into the area on a daily basis. Spitalfields is a residential neighbourhood and there is absolutely no concession to that in the way that the market has been allowed to develop unchecked. The additional trucks required for deliveries to service these venues will cause traffic chaos, not to mention the waste creation and removal. Parking will be compromised and let's not forget that we already have our parking allocation taken away from us on a regular basis because of the unchecked filming that goes on constantly at number 4 princelet street. Basically the current level of development is making life unbearable for local people and unless your motive is to drive us all out of the area, you really do have to start listening to us.

Sincerely
Suzi Godson

[REDACTED]

>

Sent from my iPhone

Appendix 37

Kathy Driver

From: Sarah Griffiths [REDACTED]
Sent: 31 December 2016 12:06
To: Licensing; [REDACTED]
[REDACTED] s
Subject: Application for an alcohol licence by Time Out Management at no 106 Commercial Street, E1 6LZ

I am writing as a resident within the Brick Lane CIZ to strongly object to the application for an alcohol licence by Time Out Management at no 106 Commercial Street, E1 6LZ

My objections are as below:

- a) The Brick Lane/Spitalfields area already suffers from all manner of crime, disorder, public safety issues and public nuisance.
- b) This application is for a huge venue where alcohol is available 12 hours a day, 7 days a week. Time Out have said in neighbourhood meetings that it will attract more than 2000 visitors a day. This will double or treble the amount of visitors in an area which already suffers from the ill effects of alcohol fuelled anti-social behaviour.
- c) The application is for a building within the Cumulative Impact Zone which was adopted when the Council recognised that there are too many places locally at which alcohol is available. The CIZ is a mechanism to cease the granting of new licenses to serve alcohol unless the applicant can demonstrate that their outfit will not add to existing problems.
- d) The applicant has not demonstrated their proposal will not add to existing problems.
- e) A new licensed premise of this size, serving alcohol to so many people a day, will inevitably add to the problems described in point a) because Time Out staff will not be able to control the behaviour of their customers once they leave the building.
- f) The application is for a building which is at the heart of a residential community. It is surrounded, on every side, by houses and flats in which families live.
- g) This location is completely unsuitable for a development of this nature. It will create immense problems of noise and nuisance for surrounding residents.
- h) Time Out run a similar operation in Lisbon. But over there, the Market is situated in a former industrial/dockside area which is a far more suitable place to run a licensed entertainment complex serving alcohol to so many visitors.

If any part of this application is granted a licence to go ahead it will permanently change the Brick lane/Spitalfields area. And it will change it for the worse.

Please uphold the principles upon which CIZ is based and which are described in your Licensing Policy and reject this application outright.

Sarah Griffiths

████████████████████

████████████████████

Appendix 38

Kathy Driver

From: Stephen Gummer [REDACTED]
Sent: 30 December 2016 00:47
To: Licensing
Cc: [REDACTED]
Subject: Time Out Management Ltd licencing request for 106 Commercial Street

Dear Sir/Madam

I am writing on behalf of me and my wife to object to the application by Time Out Management Ltd for 106 Commercial Street. We are the owners of [REDACTED]. Our property backs onto the property in question and this decision will therefore impact directly on our ability to enjoy our property free from unlawful nuisance as we are legally entitled to do.

Our objections divide into two categories:

1. Prevention of Crime and Disorder/Public Safety

The area has been plagued with crime and disorder. This escalation of crime and disorder has been directly correlated to the increasing numbers of bars, clubs and restaurants in the area. I have had people urinate on our door step more times than I can possible remember. It is particularly revolting when this seeps under the door and onto our door mat, which we had had to replace repeatedly. I have repeatedly remonstrated with people about this but have been physically threatened many times in response. It is a matter of time before I or my wife are physically assaulted. We have also found pools of vomit on the door step, people sleeping on the doorstep, people taking and dealing with drugs at all times of the day and night, people drinking and smoking on the doorstep. Again when asked to move on, the response has invariably been physically threatening and very unpleasant.

Generally in the area, the attraction of pubs and clubs so that people see this as an area in which to behave appallingly, has made living here very unpleasant. Walking home late at night down Puma Court, Hanbury Street, Princelet Street, there are often groups of people either very drunk and/or very high, who are at times very aggressive. I have even had abuse shouted at me when I have been loading up my car at about 0530 to go away at the weekend. We also have a dog and I often take him out last thing at night. I have had people shouting at the dog and me on numerous occasions, which is upsetting for the dog and unpleasant for me.

Drug dealing is in plain sight and goes completely unchecked. The smell of marijuana, or variants such as skunk, is pervasive. There are also groups of young men hanging around who are clearly selling other narcotics. This again creates an unpleasant and intimidating environment, as violence and drugs almost invariably go hand in hand.

My car has been vandalised several times and I do not dare leave it parked in the street any longer, even overnight. Last time I did so, someone took a blunt instrument to it and smashed in one of the door panels and the wing mirror.

There is no doubt that such an enormous development as that which is proposed in respect of 106 Commercial Street will only enormously exacerbate the problems that we and all of the other residents of the street and surrounding streets experience on a daily basis. The sudden influx of 2,000 people a day (a figure given by the developer which we believe is seriously conservative given the size of the site and the business structure set out by it) is only going to make an intolerable situation worse. This is a cumulative impact zone. Your authority is legally bound to see this application in this context. The problems of anti-social and linked to alcohol are well recorded and have been repeatedly raised with you. Probably the last thing that this area needs is another bar or club, let alone a massive development that will attract people to drink heavily in an area which is already saturated with places to do this.

2. Prevention of nuisance

The nuisance, apart from all of the issues outlined above, that would be greatly increased by the current proposal are as follows:

- The noise levels through the night are at times, horrendous. We have had people fighting, arguing, singing, shouting walking down the street or settling in on our front step to shout at each other. This makes for a broken night's sleep and is very unpleasant.
- We simply do not accept that the developer will be able to sound proof the premises to anything like the proper degree. Our bedroom gives directly onto the property and we have no doubt that, in addition to all of the anti-social behaviour that granting licence would lead to, we will then have to contend with the noise of music pounding all night, along with the noise of people's voices. It is impossible to see how we can get a proper night's sleep in these circumstances. Instead we will be subject to the most terrible noise pollution which will blight our life in that house.
- Rubbish is a massive issue in the area. Bottles, cans, food containers, cigarette butts, plastic bags etc are routinely thrown on the ground or dumped on our window sills. At times, this rather lovely Georgian Street resembles a massive rubbish dump. There is no doubt that a huge influx of people as proposed is only going to make this situation worse.
- The smell of food being prepared already pervades our house. In the mornings we have to contend with St John's preparing food and for the rest of the day and into the evening we are treated to the revolting smell of fried food from Poppies and Rosies. We were told when these licenses were granted that there would be proper filters to prevent this happening. No filtration takes place and the pungent smells invade our house, with the owners of the restaurants getting away with it completely. We have no doubt that this extremely unpleasant situation will be made far worse by adding another huge facility for preparing food. Put bluntly, we will be left to live in an area which is literally impregnated with food smells.
- The area is already massively overcrowded with people who come to eat and drink in it. Trying to walk down the street, past the drinkers in the pubs, people waiting for tables and so on is often unpleasant and difficult. Driving is difficult because people walk in the roads and then become aggressive when you try to get by. Walking the dog is difficult because people walk along in large groups and are at times aggressive towards me and/or the dog. Again, this problem is going to be a whole lot worse if we have a huge influx of people into a new development. This is particularly so when they will not have reservations and they will just hang around in the streets waiting.

In conclusion, if this licence is granted it will be little short of a total disaster for the area and for those of us who live in it. The uncontrolled problems that we currently experience will simply escalate further, making our lives utterly intolerable and seriously undermine the values of our property. This is completely unacceptable. Tower Hamlets has a public duty to us as residents. Granting this licence will breach that duty and would not be a decision that any public body acting reasonable would make. If it is granted, we reserve our rights to take legal action, including judicial review proceedings and/or claims for damages, against Tower Hamlets.

Yours faithfully

Stephen Gummer and Karen Seward

████████████████████
████████████████████
████████████████████

Appendix 39

Kathy Driver

From: Anne Hartnett [REDACTED]
Sent: 01 January 2017 17:55
To: Licensing
Subject: Objection to license application on 106 commercial street

Dear Sir/Madam

I am writing to object to the license application for Time Out market. I live at [REDACTED] which will be directly impacted by these new premises.

Since the opening of a number of eateries and bars in Brick lane, the overall level of noise has increased dramatically and adding another establishment to the mix, will only worsen this. Regularly people use Wilkes st as a thru road to Liverpool st or brick lane, and if the market sold alcohol, we will be in an even worse situation where drunk people regularly urinate in the streets and leave rubbish, overall worsening the area for those who live here.

My bedroom is at the front of the house and on occasions I have heard couples have screaming matches in the middle of the night because they are drunk, and I fear one day something worse may happen due to people drinking too much.

From the plans I have seen of the market, it seems a significant part of the area is designated to a bar and therefore it is what likely to be seen as just a drinking establishment, which will lead to more anti social behaviour, as detailed above.

I urge you to reject the application.

Kind regards

Anne Hartnett

Sent from my iPad

Appendix 40

[REDACTED]
[REDACTED]
[REDACTED]

3rd January 2017

To the Licensing Committee,

Re: Application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ.

On behalf of our family of three local residents, 2 adults and one child living on Princelet Street, we are objecting to the proposals to the above application to serve alcohol.

We are objecting on the grounds of

- a. Prevention of crime and disorder;
- b. Public safety;
- c. Prevention of public nuisance.

The residential street we live in, Princelet Street, as well as adjacent residential streets Wilkes Street and Puma Court, are already significantly blighted by late night anti-social behaviour, which results from patrons of the many surrounding licence premises drinking alcohol to excess. The existing anti-social behaviour that we witness takes the form of public urination (we have several times directly witnessed and challenged well-dressed professional people urinating in our street, apparently unconcerned that people live in the area), vomiting, loud and raucous behaviour and drug-taking. The proposed licence would increase the existing problems exponentially.

Tower Hamlets has recognised the existing problems with anti-social behaviour: the area is now designated a Cumulative Impact Zone (CIZ). Additionally, there are proposals for the Brick Lane Public Spaces Protection Order, the consultation period for which ended 7 December 2016. Granting this licence for 106 Commercial Street would be a very material retrograde step in addressing the recognised concerns regarding anti-social behaviour in the area and will impact adversely our ability, and other residents' ability, to live our lives in a normal fashion.

The proposals argue that the new development would create a fine dining experience. However, looking closely at the details, it is clear that the priority, both in terms of use of space and location of the large bar, is the sale of alcohol. The planned set out of the Ground Floor with the easiest access for the clientele, appears designed to facilitate mass drinking.

It is clear from the marketing that the operator is looking to make the venue a major destination. As such this is highly likely to result in hundreds of visitors drinking on a daily basis and in particular high numbers at the weekends and in the evenings.

The young professional demographic is likely to be a key clientele for the new premises. As described above, this is exactly the demographic which currently treats our street, and the neighbouring streets, as a place to continue with their parties/take drugs, urinate in the absence of public toilets. Our experience is that when further drinking opportunities are created on a temporary basis, such as London Cocktail Week in Old Spitalfields Market, the problems escalate. This licensing application, if approved, would essential be the equivalent, or worse, of a London Cocktail week and later into the evening.

We would also note that from a public safety angle this causes issues as when challenged about their behaviour these individuals are often very aggressive and abusive. This behaviour is very threatening and distressing.

Exacerbation of the urination problem in particular appears inevitable given the proposed toilet capacity of c. 6 facilities for men and 6 for women, which is insufficient to deal with the number of people expected and is likely to lead to people seeking to relieve themselves outside the venue particularly after leaving. We do not see anything in the proposed conditions from the applicant that addresses this issue.

As well as public urination, there is the issue of public vomiting and drug taking. Not only is this unpleasant and threatening, but it is also disgusting for those of us who walk through the mess the following day. Our journey to take our nine year-old son to school takes us daily down Princelet Street, Wilkes Street and through Puma Court, directly off Commercial Street. Several times a week, we have to walk around vomit left by people who drank to excess the night before, as well as step over evidence of drug taking. This is not only very unpleasant to walk around, but also sets a very poor example to the children such as our son who use this street as a thoroughfare as part of their daily lives. Granting this licence and providing alcohol to hundreds of people will make this problem worse.

Regarding both disorder and nuisance. Once people leave the premises on 106 Commercial Street, the applicant will have no degree of control over the behaviour of their customers. Large number of people leaving the venue are likely to congregate in the vicinity of the venue. We frequently observe this congregation on street corners in the area with the attendant levels of late-night drunken noise and disturbance. This noise and disturbance impacts both our ability, but particularly the ability of our young son to go to sleep.

We note the Condition 2 regarding signs being displayed reminding customers to respect local residents. We do not believe this will be in any way effective to customers, particularly where there is a high degree of alcohol consumption. Notices are displayed in existing licence premises but these have little effect on the behaviour of the clientele. When approached regarding their behaviour these individuals again are often very aggressive.

We note Condition 6 in the application regarding the provision on CCTV at entry and exit points. This will solely deal with the area immediately inside and outside the venue and will do nothing to prevent anti-social behaviour in the adjoining residential streets. In many senses, it makes it more likely to have a negative impact in the surrounding residential streets. Similarly, conditions 7 and 8 are aimed principally at containing behaviour in the venue rather in the adjoining residential area.

Additionally, we note the plans do not contain any practical details of how to avoid very substantial numbers of smokers congregating in places outside the venue, creating further potential for nuisance and disorder. Potentially hundreds of people leaving this new venue or smokers congregating outside on 106 Commercial Street will block the pavement and again force people to walk out into a busy thoroughfare. As residents, we already have to walk through or around smokers congregating outside smaller venues - this application, if approved, will only make this problem worse. We do not believe that the applicant will realistically be able to deal with these individuals once they have left the premises, again in particular from those who have been drinking.

Finally, we understand that the operator has no record of operating such a premises in the UK and in particular in a highly populated area with a substantial residential contingent, in a country where social consumption of alcohol is frequently done to excess.

Conclusion

This proposal is for a premises in a Community Impact Zone (CIZ), which means that the authority is under a legal obligation to refuse new applications provided there are relevant objections. We have set out above how the application will impact significantly on the cumulative impact of crime, disorder, public safe and public nuisance which especially impacts those of us who live in the local area. We respectfully request that you to refuse the application. The conditions outlined by the applicant cannot in any way adequately deal with the issues that granting this licence will create for the local residential area and with a high degree of probability materially adversely impact on our daily lives as local residents.

We are happy to discuss any element of this objection.

Kind regards,

Ed and Sarah Jenkins

Appendix 41

Time Out Management Limited - 106 Commercial Street, London E1 6EL

OBJECTION TO THE GRANT OF A NEW LICENCE from Pat Jones [REDACTED]

I understand that an application for a premises licence has been made for these premises which consists of around 20,500 square feet. The application only says that food is available not that alcohol can only be purchased with a restaurant meal – so the licence application is for stand alone bar areas in a Cumulative Impact Zone . I attach photos taken in the space of only a 3 minute walk along wilkes street and puma court around 10pm on 22 december – they show the urine on the door and doorstep of no 25 wilkes street sprayed there in my full view by a smartly dressed young man with whom i remonstrated but who then launched a tirade of vicious abuse against me, and a person who has just urinated against the door of 16 wilkes street, again smartly dressed – just the sort of people Time Out is hoping to attract to its bars – these are not yobs, they simply drunk. There are a further 4 photos showing areas of urine last night in puma court and a pool of vomit. This is our daily life in this area because of the bars and restaurants - what will it be like with further thousands of square feet of drinking and possibly but not necessarily "small bites" eating ?.Before listing my specific objections please would you take into account the following:

1. This application is probably the most significant in terms of its cumulative impact on crime, disorder, public safety and nuisance ever to have affected the Spitalfields area. It will be the biggest bar complex in the East End. The operator says is wants to be known as "london's favourite destination that celebrates the best of the city under one roof" and will clearly be targeting this as a major tourist destination.. The operator says it is expecting 2000 visitors per day – i consider this to be a vast under–estimate; they are proposing approx 440 market type restaurant covers which for meals/snacks means a quick turn around of tables, plus what could be 4 stand alone bars. I would conservatively put the number of extra visitors at 3000 per day, rising in the evenings and at weekends. They will operate a no booking system so crowds will gather and queue on a pavement that is already dangerously overcrowded-
2. It is in a densely populated residential area with well documented problems with excessive antisocial behaviour emanating solely from bar and restaurant use. The target customer base here will be young tourists/visitors to the area wanting to drink, or have snack type meals which are cheaper than in a sit down restaurant and who have no concern for the surrounding neighbourhood. The negative cumulative effect of these proposals is too horrific to think about
3. There are already hundreds of bars and restaurants in this small area – it does not need thousands more square feett of all day drinking space, or indeed any at all.
4. The operator has no track record of operating in this country; it has a vast site outside Lisbon in a former industrial site, well away from any residential area and we all know that the drinking culture in the UK is far different from that in other European countries such as Portugal - - here people drink to excess, they are ejected from the premises and go on to cause trouble in the surrounding areas
5. The application says it will be a fine dining experience – but you will see that only 4 of the kitchens are designated for this type of operation – it will effectively be or could easily become a "Westfield" type food court of cheap chain eateries, or a market

type operation as seen on Shoreditch high street or indeed just a bar complex – cheap, tacky, and simply a place to go and get completely plastered with alcohol and then cause mayhem in the surrounding residential area

My specific grounds for objection are on:

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance.

We already suffer daily from urination/faeces/vomit/broken glass/rubbish/excessive noise/public sex, and abuse sometimes bordering on the physical, all generated from people using and leaving the nearby bars and restaurants. ; those visiting the nearby bars leave noisily, continue to party as they leave the area and regardless of toilet provision use our streets as an outdoor cesspit. We suffer daily abuse from them and i personally am now too frightened to approach anyone doing this and i fear for my 15 year old daughter's safety. To now use 106 commercial street for such a concentrated and intensive use for the provision of alcohol with thousands of extra visitors per day just to this venue will obviously lead to a huge explosion in crime, disorder, public safety and public nuisance which the operator will not be able to control outside the premises. Their proposed conditions 1,2,4,6,7 ,8 and 11 cannot control this – they can exercise no control when customers have left the premises, and the residential neighbours are left to suffer.

It will obviously be a no smoking environment which will mean that smokers come out on the streets, down Puma Court and other residential areas, and will smoke and continue their drinking/partying in the residential streets .Their proposed condition 9 cannot control this

The noise generated from the bar areas, not just from recorded music but also the sheer weight of the number of visitors, will be impossible to acoustically seal from the residential homes which abut on the premises – I attach a series of emails with assurances from the owner of the building in connection with a recent event there, assuring us that the premises would be acoustically sealed and that we would not be able to hear anything and a copy of just some of the objections when the noise could be heard very loudly in our homes. This was not just noise from the music but from number of people talking in the building. I also attach recent emails to the manager of the bars in elys yard regarding noise – these premises are much further away than 106 Commercial street ,which abuts directly on the houses in wilkes and hanbury streets and puma court, so the noise breakout from 106 commercial street will be worse and continuous. Their proposed condition 3 cannot prevent noise breakout particularly from the s numbers of people talking and shouting in 20,500 square feet of space immediately abutting residential living and sleeping accommodation.

The application appears to have been timed specifically to fall over the Christmas and New Year period where most residents will be away and not aware of the application. At the initial consultation meeting the proposed operators very specifically told those in attendance that no alcohol would be sold from the bar unless those buying from the bar were also ordering a proper sit down restaurant meal. This application appears to be for 10,000 sq feet of what could be stand alone bar use and the operator's consultation would therefore seem to have been deceptive. This application appears to be a cynical attempt to apply for the worst and

most objectionable bar uses in an attempt then presumably to soften the proposals – which in any event the local residents and businesses nearby find wholly objectionable

This site is in a Cumulative Impact Zone. Your authority is under a legal obligation to refuse all new applications provided there are relevant objections – i have outlined above how this application can only add hugely to the cumulative effect of drink-related crime and disorder, anti-social behaviour and public safety issues. I urge your authority to refuse the application outright – no conditions can prevent the increase in crime, disorder and nuisance that this proposal will cause in this residential area because the operator is powerless to control it outside the premises

The photos and emails referred to will be sent with the hard copy of this objection by special delivery – please place them all on your portal of objections

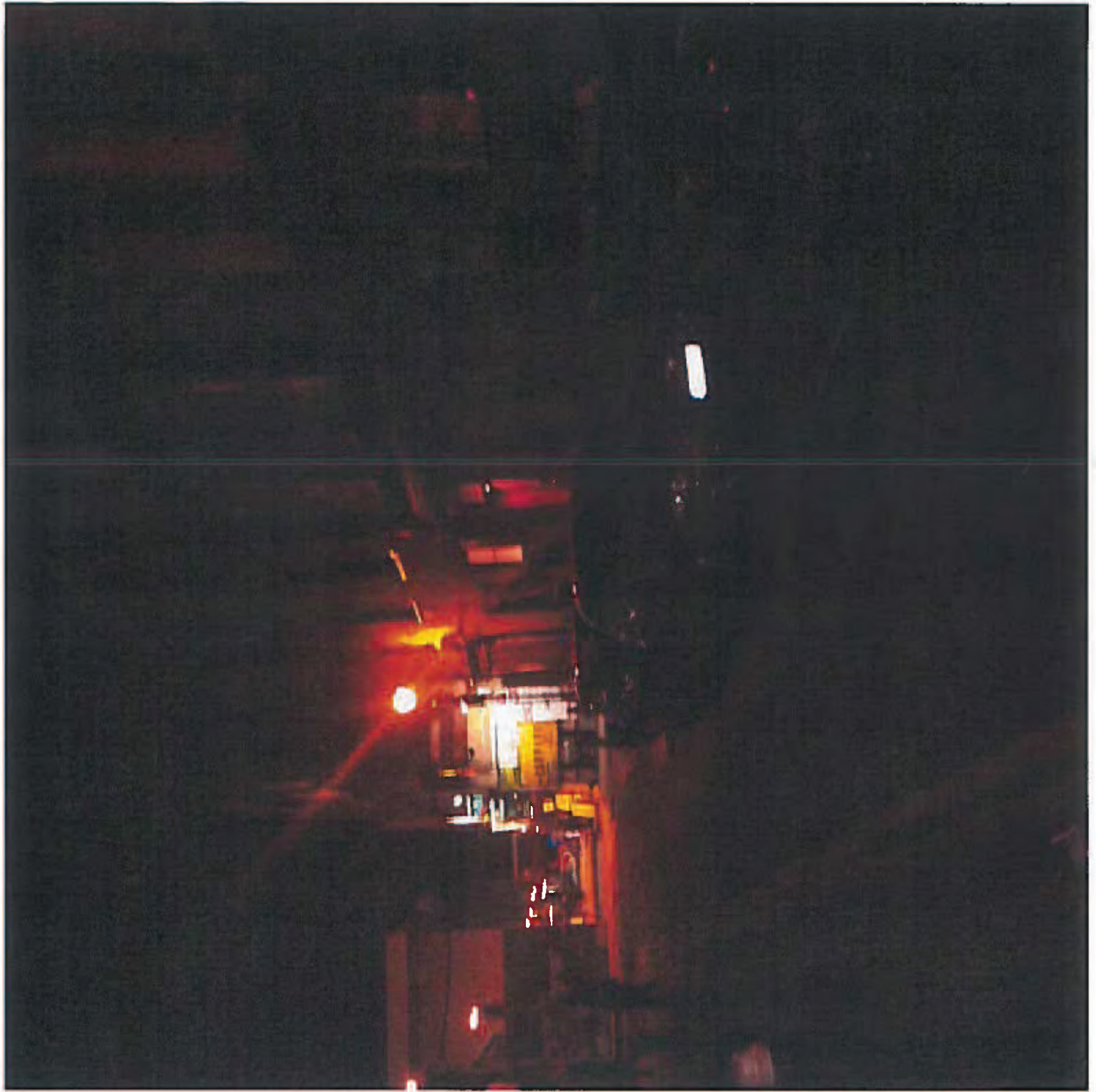


photographs to accompany
report to 106 Commercial
Street Licensing by Time Out
Management by P Jones [REDACTED]

[REDACTED] 1 of 10



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5 of 10



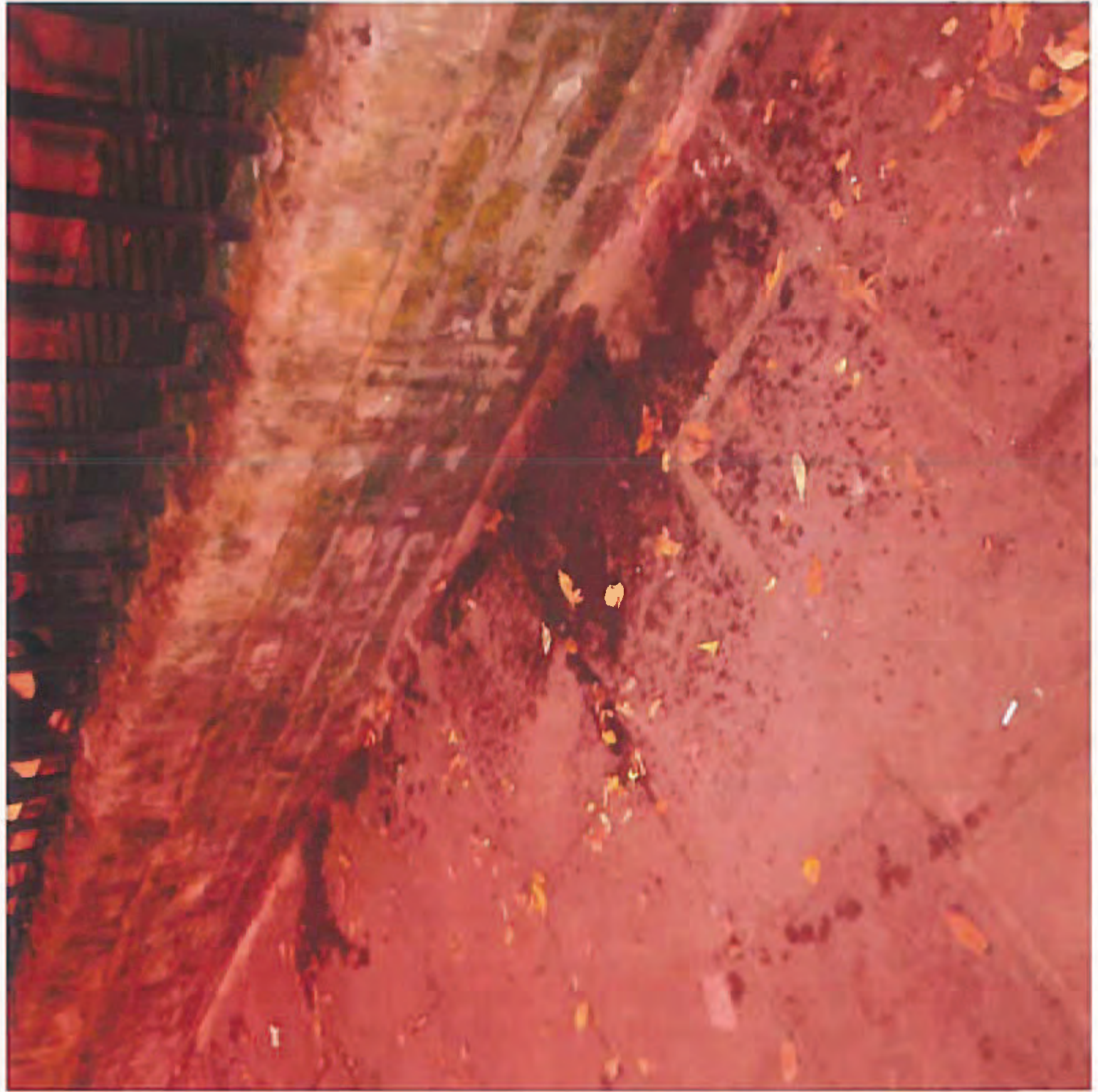
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0187



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106 Noise
Pat Jones & others

Jones, Patricia

From: pat jones [mailto:patricia.jones@james.co.uk]
Sent: 22 December 2016 18:59
To: Jones, Patricia
Subject: Fw: Commercial Street 106 Event

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

From: Patricia jones [redacted]

[redacted]

Sent: Tuesday, 4 October 2016, 21:12
Subject: Re: Commercial Street 106 Event

Dear Jason - the sound insulation is not working - I can hear the music in my kitchen and my daughter has just run down from her bedroom from trying to do her homework in a state of apoplexy

Sent from my BlackBerry 10 smartphone on the O2 network.

From: Jason Zeloof
Sent: Tuesday, 4 October 2016 15:09

[redacted]

Subject: Commercial Street 106 Event

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

I appreciate that rather than receiving an apology you would prefer not to be disturbed in the first place, and also that it is wearing to complain.

I am confident that (notwithstanding the event set-up issue on the weekend) the event itself this week will not disturb you. There are physical sound insulation measures being put in place, and also strict control and limits on the level of background music. I confirm also that there will be a member of the Truman Events team on site during the two evening parts of the event (tonight and Thursday) – this will be Sam Darling who emailed you on 30 September and who has full and in depth knowledge of the event. Sam will also be available on the phone during the daytime parts of event. As per his email, if there are any issues with the event you can call him on his mobile ([redacted])

I think the schedule of timings for this week's event in 106 Commercial Street have been circulated to you via Juliet, but if any of you do not have this please let me know.

The use of the building is currently retail and market. Events are not the normal use, but are very occasional. The current long term plan is to let the 106 Commercial Street building as a whole (some or all of you will know there was a plan that Wieden + Kennedy would take the building, though this ultimately did not happen). We will make sure that as and when that stage is reached any incoming long term tenant consults and offers to meet with you all to present and discuss their plans.

I hope and expect tonight and Thursday to go smoothly and without any problems caused, but please do of course let us know if there are any issues at all.

Best

Jason

From: Melanie Warwick [REDACTED]
Sent: 04 October 2016 12:55
To: Jonathan Pryce

[REDACTED]
Subject: Re: Commercial Street 106 Event

Fully supported by No.13. Many thanks.

Sent from my iPhone

On 2 Oct 2016, at 23:40, Jonathan Pryce <[REDACTED]> wrote:

And support from 17 !

Sent from my iPhone

On 2 Oct 2016, at 23:18, Angela Hartnett <[REDACTED]> wrote:

Points from neighbours and friends below fully endorsed by all at
Number [REDACTED].

Regards
Angela Hartnett

From: Juliet Mckoen <[REDACTED]>
Sent: 01 October 2016 12:41:26
To: karen.seward

[REDACTED];
Subject: Re: Commercial Street 106 Event

Hallo Sam,

I'm just alerting you to the fact that it is not solely music that causes
noise breakout capable of reaching our living spaces.

Even after Tamara had turned down the music during the daytime
event in 106 on 20/9, there was considerable hubbub remaining from
people talking to each other, even though it was a relatively small and
by no means rowdy event.

Whereas I have never heard conversational noise coming from normal
market events (shopping is much more silently browsing activity), there
was considerable crowd noise from your event on 20/9.

It seems that the glazed roof over the inner courtyard of 106 provides
very little in the way of acoustic insulation.

I did talk through this problem to Jason at an OTB meeting this week
and I believe he took the problem on board

all best
Juliet

On Sat, Oct 1, 2016 at 11:56 AM, <[REDACTED]>
wrote:

Stephen Gummer and I live at number [REDACTED]

We wholly endorse what Pat has said

I would add that as a law firm partner at A & O I can easily arrange very available legal representation should we require it. Trust that won't be necessary

Thanks all
Karen

Sent from my iPhone

On 1 Oct 2016, at 11:29, pat jones [REDACTED] >
wrote:

morning sam - as you can imagine this is vey unwelcome news to those of us living on this side of wilkes street. 106 commercial street has a retail planning consent i believe and is not event space and any change to such a use would be vigourously objected to. Any noise breakout from this space will be extremely disturbing - a number of people are at home during the day and work from home, a number of our bedrooms and working space are at the rear of the buildings to shield us from the noise from the front that emanates periodically from the bars and events in elys yard. To now potentially assault us from the rear is simply unacceptable. you will be aware that there was dreadful noise a week or so ago that juliet had to ask you to put a stop to and i have also had to go and pull their plugs out on occasions on sundays when the noise has been excessive. whatever the noise insulation is at the moment does not work and i am afraid that after you told us that the last generators in elys yard should not be heard and we lived for a number of days as if we were on the runway at heathrow we are not confident of your assessments
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please confirm that this event is an absolute "one off" and will not be repeated, and can you confirm that you will be on site all the time to deal with any problems immediately. i repeat that any noise breakout will not be tolerated and although we have not yet involved the council we will do so if there are any further problems. i

am copying in all those on this side for whom i have
email addresses
many thanks, pat

From: Sam Darling <[REDACTED]>

Cc: Jason Zeloof <[REDACTED]>

> Emma <[REDACTED]>

Sent: Friday, 30 September 2016, 9:58

Subject: Commercial Street 106 Event

Hi All,

Hope all is well.

For your information, we have a product demonstration taking place in 106 Commercial Street between 4th and 6th October. Two evening events are scheduled on the 4th & 6th October running until latest 23:00. There will be no evening event on 5th October.

I am writing to you as you live on the west side of Wilkes Street with gardens which as you will know back onto the 106 Commercial Street building. If you think I may have missed anyone relevant from the circulation list please do either let me know or forward this email to the relevant person.

There will be very low level controlled music played on these two evenings between 21:00 and 23:00. We have been working very closely with the client and their sound engineers to ensure that the noise breakout is minimised. There will be sound proofing installed, pre-agreed sound levels, and onsite staff (from Truman Brewery) to manage throughout each of the two evenings.

The music is ancillary to the event itself, which is a product presentation and dinner on each evening. If you have any queries or questions regarding the nature or details of this event, I would be more than happy to go through them with you.

We do not expect any problems with the event, but if you experience any please do not hesitate to email or call me (my mobile number is below).

All the best,

NOT
TRUE -
IT DOES
NOT WORK

Sam Darling
The Old Truman Brewery

91 Brick Lane London E1 6QL

<image001.jpg>

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106 Noise Kate

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:58
To: Jones, Patricia
Subject: Fw: Commercial Street 106 Event

Fahy

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

From: kate fahy [REDACTED]
To: Jason Zeloof [REDACTED]

Sent: Tuesday, 4 October 2016, 21:33
Subject: Re: Commercial Street 106 Event

Hi Jason

I have been in our sitting room this evening.
It is in the synagogue at the back of the house [REDACTED] abutting the back of 106 commercial st.
Sounds as if a hundred people are in there with me. I'm afraid your insulation is definitely not working!

KATE FAHY
[REDACTED]

On 4 Oct 2016, at 15:09, Jason Zeloof [REDACTED] wrote:

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

I appreciate that rather than receiving an apology you would prefer not to be disturbed in the first place, and also that it is wearing to complain.

I am confident that (notwithstanding the event set-up issue on the weekend) the event itself this week will not disturb you. There are physical sound insulation measures being put in place, and also strict control and limits on the level of background music. I confirm also that there will be a member of the Truman Events team on site during the two evening parts of the event (tonight and Thursday) – this will be Sam Darling who emailed you on 30 September and who has full and in depth knowledge of the event. Sam will also be available on the phone during the daytime parts of event. As per his email, if there are any issues with the event you can call him on his mobile [REDACTED].

I think the schedule of timings for this week's event in 106 Commercial Street have been circulated to you via Juliet, but if any of you do not have this please let me know.

The use of the building is currently retail and market. Events are not the normal use, but are very occasional. The current long term plan is to let the 106 Commercial Street building as a whole (some or all of you will know there was a plan that Wieden + Kennedy would take the building, though this ultimately did not happen). We will make sure that

as and when that stage is reached any incoming long term tenant consults and offers to meet with you all to present and discuss their plans.

I hope and expect tonight and Thursday to go smoothly and without any problems caused, but please do of course let us know if there are any issues at all.

Best

Jason

From: Melanie Warwick [redacted]
Sent: 04 October 2016 12:55
To: Jonathan Pryce

[redacted]
[redacted]
[redacted]
Subject: Re: Commercial Street 106 Event

Fully supported by No. [redacted] Many thanks.

Sent from my iPhone

On 2 Oct 2016, at 23:40, Jonathan Pryce [redacted] wrote:

And support from [redacted]

Sent from my iPhone

On 2 Oct 2016, at 23:18, Angela Hartnett [redacted] wrote:

Points from neighbours and friends below fully endorsed by all at Number [redacted].

Regards
Angela Hartnett

From: Juliet Mckoen [redacted]
Sent: 01 October 2016 12:41:26
To: karen.seward

[redacted]
Subject: Re: Commercial Street 106 Event

Hallo Sam,

I'm just alerting you to the fact that it is not solely music that causes noise breakout capable of reaching our living spaces.

Even after Tamara had turned down the music during the daytime event in 106 on 20/9, there was considerable hubbub remaining from people talking to each other, even though it was a relatively small and by no means rowdy event.

Whereas I have never heard conversational noise coming from normal market events (shopping is much more silently browsing activity), there was considerable crowd noise from your event on 20/9.

It seems that the glazed roof over the inner courtyard of 106 provides very little in the way of acoustic insulation.
I did talk through this problem to Jason at an OTB meeting this week and I believe he took the problem on board
all best
Juliet

On Sat, Oct 1, 2016 at 11:56 AM, <[REDACTED]>
wrote:
Stephen Gummer and I live at number 11 Wilkes

We wholly endorse what Pat has said

I would add that as a law firm partner at A & O I can easily arrange very available legal representation should we require it. Trust that won't be necessary

Thanks all
Karen

Sent from my iPhone

On 1 Oct 2016, at 11:29, pat jones <[REDACTED]>
wrote:

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many thanks, pat

From: Sam Darling [REDACTED]

[REDACTED]

Sent: Friday, 30 September 2016, 9:58
Subject: Commercial Street 106 Event

Hi All,

Hope all is well.

For your information, we have a product demonstration taking place in 106 Commercial Street between 4th and 6th October. Two evening events are scheduled on the 4th & 6th October running until latest 23:00. There will be no evening event on 5th October.

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The music is ancillary to the event itself, which is a product presentation and dinner on each evening. If you have any queries or questions regarding the nature or details of this event, I would be more than happy to go through them with you.

We do not expect any problems with the event, but if you experience any please do not hesitate to email or call me (my mobile number is below).

All the best,

Sam Darling
The Old Truman Brewery

91 Brick Lane London E1 6QL

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106 Noise
Julian Mckoen

Jones, Patricia

From: pat jones [redacted]
Sent: 22 December 2016 18:58
To: Jones, Patricia
Subject: Fw: Commercial Street 106 Event

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

From: Juliet Mckoen [redacted]

Sent: Tuesday, 4 October 2016, 21:29
Subject: Re: Commercial Street 106 Event

Jason and Sam,
I can confirm that I too can hear the music even with windows and curtains closed plus a great deal of cheering and shouting from the crowd as well.

On Tue, Oct 4, 2016 at 9:12 PM, Patricia jones <[redacted]> wrote:
Dear jason - the sound insulation is not working - I can hear the music in my kitchen and my daughter has just run down from her bedroom from trying to do her homework in a state of apoplexy

Sent from my BlackBerry 10 smartphone on the O2 network.

From: Jason Zeloof
Sent: Tuesday, 4 October 2016 15:09
To: Melanie Warwick; Jonathan Pryce

Subject: Commercial Street 106 Event

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

I appreciate that rather than receiving an apology you would prefer not to be disturbed in the first place, and also that it is wearing to complain.

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Jason

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Fully supported by [REDACTED] Many thanks.

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Sent: 01 October 2016 12:41:26
To: karen.seward
C [REDACTED]
E [REDACTED]
K [REDACTED]
S [REDACTED]

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many thanks, pat

From: Sam Darling [redacted] >
To: [redacted]
Cc: Jason Zeloof [redacted]; Emma [redacted]
Sent: Friday, 30 September 2016, 9:58
Subject: Commercial Street 106 Event

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All the best,

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The Old Truman Brewery

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106 Noise
Lindy Pyrah

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:56
To: Jones, Patricia
Subject: Fw: 106

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

From: Lindy Pyrah [REDACTED]
To: Juliet Mckoen [REDACTED]
Cc: Patricia jones [REDACTED]; Sam Darling <[REDACTED]> Jason Zeloof [REDACTED]

Sent: Thursday, 6 October 2016, 22:44
Subject: Re: 106

Hi, adding to the complaints regarding being disturbed by the noise tonight from the event being held at 106. Loud whooping, crowd cheering, music and prominent bass which has gone on throughout the evening. Please can I have reassurances that the events which have took place this week are one-offs and will not be repeated as it has a direct and negative impact on my quality of living - the thought of it being a regular occurrence is very stressful. Thank you, Lindy

Sent from my iPhone

On 6 Oct 2016, at 22:15, Juliet Mckoen [REDACTED] wrote:

I have just got back from an evening out - the noise is better than Tuesday but still very audible in my top room and in the yard and poor Lindy who has just returned from a tough couple of days in Manchester and who wanted an early night is having a bad time in the studio

On Thu, Oct 6, 2016 at 10:09 PM, Patricia jones <[REDACTED]> wrote:

And it has just got to crazy levels again , I can even hear it I the front rooms of our house - I and the neighbours will be contacting the council now in relation to every noise and other disturbance from the site

Sent from my BlackBerry 10 smartphone on the O2 network.

From: Patricia jones
Sent: Thursday, 6 October 2016 22:05
To: Sam Darling
Cc: [REDACTED]
Subject: 106

Evening sam - the noise from 106 is not as bad tonight as tuesday but it is still audible in my daughters bedroom, our kitchen and the garden - regards pat

Sent from my BlackBerry 10 smartphone on the O2 network.

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:56
To: Jones, Patricia
Subject: Fw: 106

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

From: Patricia jones <[REDACTED]>
To: Sam Darling <[REDACTED]>
Cc: Jason Zeloof <[REDACTED]>; Juliet Mckoen <[REDACTED]>
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106 Noise

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:58
To: Jones, Patricia
Subject: Fw: Commercial Street 106 Event

Karen Seward

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

From: "Karen Seward" [REDACTED]
To: patwheelerjones [REDACTED]
Cc: [REDACTED]

Sent: Tuesday, 4 October 2016, 21:31
Subject: Re: Commercial Street 106 Event

Us too, it's appalling. I feel that you just aren't being honest with us. Do you really think we will just put up with platitudes?

Sent from my iPhone

On 4 Oct 2016, at 21:12, Patricia Jones <[REDACTED]> wrote:

Dear Jason - the sound insulation is not working - I can hear the music in my kitchen and my daughter has just run down from her bedroom from trying to do her homework in a state of apoplexy

Sent from my BlackBerry 10 smartphone on the O2 network.

From: Jason Zeloof
Sent: Tuesday, 4 October 2016 15:09
To: Melanie Warwick; Jonathan Pryce
Cc: Angela Hartnett; Juliet Mckoen; karen.seward; patwheelerjones; Sam Darling; sue; Rwheeler; Emma; chris low
Subject: Commercial Street 106 Event

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

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Sent: 04 October 2016 12:55
To: Jonathan Pryce
Cc: Angela Hartnett, Juliet Mckoen; karen.seward; patwheelerjones; Sam Darling; sue; Rwheeler; Jason Zeloof; Emma; chris lowe [mailto:chrislowe@106commercialstreet.com]; jwarwick [mailto:jwarwick@106commercialstreet.com]; Anne Hartnett
Subject: Re: Commercial Street 106 Event

Fully supported by [redacted] Many thanks.

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Sent from my iPhone

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Whereas I have never heard conversational noise coming from normal market events (shopping is much more silently browsing activity), there was considerable crowd noise from your event on 20/9.

It seems that the glazed roof over the inner courtyard of 106 provides very little in the way of acoustic insulation.

I did talk through this problem to Jason at an OTB meeting this week and I believe he took the problem on board

all best

Juliet

On Sat, Oct 1, 2016 at 11:56 AM, <[REDACTED]>

wrote:

Stephen Gummer and I live at number 11 Wilkes

We wholly endorse what Pat has said

I would add that as a law firm partner at A & O I can easily arrange very available legal representation should we require it. Trust that won't be necessary

Thanks all

Karen

Sent from my iPhone

On 1 Oct 2016, at 11:29, pat jones <[REDACTED]>

wrote:

morning sam - as you can imagine this is vey unwelcome news to those of us living on this side of wilkes street. 106 commercial street has a retail planning consent i believe and is not event space and any change to such a use would be vigourously objected to. Any noise breakout from this space will be extremely disturbing - a number of people are at home during the day and work from home, a number of our bedrooms and working space are at the rear of the buildings to shield us from the noise from the front that emanates periodically from the bars and events in elys yard. To now potentially assault us from the rear is simply unacceptable. you will be aware that there was dreadful noise a week or so ago that juliet had to ask you to put a stop to and i have also had to go and pull their plugs out on occasions on sundays when the noise has been excessive. whatever the noise insulation is at the moment does not work and i am afraid that after you told us that the last generators in elys yard should not be heard and we lived for a number of days as if we were on the runway at heathrow we are not confident of your assessments you have acres of event space already in the complex and it really does seem unnecessarily confrontational to start them here with the noise that this will generate we are all, i am sure , grateful to jason for his very prompt response to the various problems and for the regular

meetings but it is very wearing and stressful to continually have to complain, ask people to turn the music down, not block the streets, etc etc please confirm that this event is an absolute "one off" and will not be repeated, and can you confirm that you will be on site all the time to deal with any problems immediately. i repeat that any noise breakout will not be tolerated and although we have not yet involved the council we will do so if there are any further problems. i am copying in all those on this side for whom i have email addresses
many thanks, pat

From: Sam Darling

To:

Cc: Jason Zeloof

; Emma

Sent: Friday, 30 September 2016, 9:58

Subject: Commercial Street 106 Event

Hi All,

Hope all is well.

For your information, we have a product demonstration taking place in 106 Commercial Street between 4th and 6th October. Two evening events are scheduled on the 4th & 6th October running until latest 23:00. There will be no evening event on 5th October.

I am writing to you as you live on the west side of Wilkes Street with gardens which as you will know back onto the 106 Commercial Street building. If you think I may have missed anyone relevant from the circulation list please do either let me know or forward this email to the relevant person.

There will be very low level controlled music played on these two evenings between 21:00 and 23:00. We have been working very closely with the client and their sound engineers to ensure that the noise breakout is minimised. There will be sound proofing installed, pre-agreed sound levels, and onsite staff (from Truman Brewery) to manage throughout each of the two evenings.

The music is ancillary to the event itself, which is a product presentation and dinner on each evening. If you have any queries or questions regarding the nature or

details of this event, I would be more than happy to go through them with you.

We do not expect any problems with the event, but if you experience any please do not hesitate to email or call me (my mobile number is below).

All the best,

Sam Darling
The Old Truman Brewery


91 Brick Lane London E1 6QL

<Image001.jpg>

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<image002.jpg> @TheOldTrumanBrewery
<image003.jpg> @TrumanBrewery #TrumanBrewery
<image004.png> @TrumanBrewery #TrumanBrewery
<image005.jpg> youtube.com/OldTrumanBrewery
<image006.png> The Old Truman Brewery

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Noise 106 Commercial Street
Lindy Pyrah

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:55
To: Jones, Patricia
Subject: Fw: Truman Brewery & Residents Meeting noise and obstruction complaints

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

From: Lindy Pyrah [REDACTED]
To: pat jones [REDACTED]
Cc: Jason Zeloof [REDACTED]

[REDACTED]

Sent: Friday, 7 October 2016, 20:56
Subject: Re: Truman Brewery & Residents Meeting noise and obstruction complaints

Hi, I would just like to add that I have also heard sustained noises throughout tonight from 106 - lots of loud and rumbling sounds. Thanks, Lindy

Sent from my iPhone

On 7 Oct 2016, at 20:32, pat jones <[REDACTED]> wrote:

dear all - for your next meeting i am writing to record the following:-

1. for the period from 11th august to 21st august and despite the assurances by brewery management that there would be no noise, the generators in elys yard for an event were of such a continuous high volume in our houses in wilkes and hanbury street that it felt as if we were living on the runway at heathrow - there was no let up for 11 days. we could not work or study or even think over the noise. may we please have confirmation that there will from now on be no generators in elys yard or surrounding areas

2. on 4th october and 6th october there were late night events in 106 commercial street which backs onto the houses on the west side of wilkes street going beyond 11pm with live music of such a volume that it was as if they were playing in our homes, with the attendant and very loud crowd noise - again despite assurances from brewery management that there would be no noise. we were unable to work, study or sleep. The set up over the preceding weekend with all the construction activity from 8am to 8pm was also extremely loud and disturbing. may we please have confirmation that there will be no more events in 106 commercial street

3. on 6th october there was also loud noise from an event in one of the buildings in elys yard which could be heard loudly in the front rooms of the houses in wilkes street. may we please have confirmation that any events in these buildings will be properly policed in the future to ensure no noise breakout

4. in wilkes and hanbury street we are regular faced with obstruction on the streets and parking spaces by traffic queuing up to enter elys yard and traders blocking the streets and parking spaces to load and unload. could we have a dedicated traffic warden from the council on saturdays and sundays to police this

5. traders are regularly using wilkes street to trolley their goods to and from the market causing a dreadful racket which goes on for hours. could brewery management please remind traders they must not do this and please police traders coming and going

regards pat jones

From: Jason Zeloof

To:

Sent: Tuesday, 27 September 2016, 18:08

Subject: Truman Brewery & Residents Meeting - Thursday 30th September at 19:00 - Dray Walk Gallery

Dear all

I hope you are well.

Our next meeting is this Thursday, 29th September at **19:00 hours (evening meeting)**. There is also a change of venue for the meeting, it will in **Dray Walk Gallery** which is on Dray Walk next door to Big Chill Bar.

I will circulate the October 2016 Schedule of Events in advance of the meeting.

Kind regards

Jason

106 assurances from
management. there would
be no noise

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 19:02
To: Jones, Patricia
Subject: Fw: Commercial Street 106 Event

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

From: Jason Zeloof [REDACTED]

[REDACTED]

Sent: Tuesday, 4 October 2016, 15:09
Subject: Commercial Street 106 Event

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

I appreciate that rather than receiving an apology you would prefer not to be disturbed in the first place, and also that it is wearing to complain.

I am confident that (notwithstanding the event set-up issue on the weekend) the event itself this week will not disturb you. There are physical sound insulation measures being put in place, and also strict control and limits on the level of background music. I confirm also that there will be a member of the Truman Events team on site during the two evening parts of the event (tonight and Thursday) – this will be Sam Darling who emailed you on 30 September and who has full and in depth knowledge of the event. Sam will also be available on the phone during the daytime parts of event. As per his email, if there are any issues with the event you can call him on his mobile [REDACTED]

I think the schedule of timings for this week's event in 106 Commercial Street have been circulated to you via Juliet, but if any of you do not have this please let me know.

The use of the building is currently retail and market. Events are not the normal use, but are very occasional. The current long term plan is to let the 106 Commercial Street building as a whole (some or all of you will know there was a plan that Wieden + Kennedy would take the building, though this ultimately did not happen). We will make sure that as and when that stage is reached any incoming long term tenant consults and offers to meet with you all to present and discuss their plans.

I hope and expect tonight and Thursday to go smoothly and without any problems caused, but please do of course let us know if there are any issues at all.

Best

Jason

From: Melanie Warwick [REDACTED]
Sent: 04 October 2016 12:55
To: Jonathan Pryce
Cc: [REDACTED]

[REDACTED]
Subject: Re: Commercial Street 106 Event

Fully supported by [REDACTED] any thanks.

Sent from my iPhone

On 2 Oct 2016, at 23:40, Jonathan Pryce [REDACTED] wrote:

And support from [REDACTED]

Sent from my iPhone

On 2 Oct 2016, at 23:18, Angela Hartnett <[REDACTED]> wrote:

Points from neighbours and friends below fully endorsed by all at
Number [REDACTED].

Regards
Angela Hartnett

From: Juliet Mckoen <[REDACTED]>
Sent: 01 October 2016 12:41:26
To: karen.seward
Cc: patwheelerjones; Sam Darling; sue; Angela Hartnett; Rwheeler; jason;
Emma; chris lowe [REDACTED]; [REDACTED] jwarwick;
[REDACTED] Anne Hartnett
Subject: Re: Commercial Street 106 Event

Hallo Sam,
I'm just alerting you to the fact that it is not solely music that causes
noise breakout capable of reaching our living spaces.
Even after Tamara had turned down the music during the daytime
event in 106 on 20/9, there was considerable hubbub remaining from
people talking to each other, even though it was a relatively small and
by no means rowdy event.
Whereas I have never heard conversational noise coming from normal
market events (shopping is much more silently browsing activity), there
was considerable crowd noise from your event on 20/9.
It seems that the glazed roof over the inner courtyard of 106 provides
very little in the way of acoustic insulation.
I did talk through this problem to Jason at an OTB meeting this week
and I believe he took the problem on board
all best
Juliet

On Sat, Oct 1, 2016 at 11:56 AM, <[REDACTED]>
wrote:
Stephen Gummer and I live at number [REDACTED]

We wholly endorse what Pat has said

I would add that as a law firm partner at A & O I can easily arrange very available legal representation should we require it. Trust that won't be necessary

Thanks all
Karen

Sent from my iPhone

On 1 Oct 2016, at 11:29, pat jones <[REDACTED]> wrote:

morning sam - as you can imagine this is vey unwelcome news to those of us living on this side of wilkes street. 106 commercial street has a retail planning consent i believe and is not event space and any change to such a use would be vigourously objected to. Any noise breakout from this space will be extremely disturbing - a number of people are at home during the day and work from home, a number of our bedrooms and working space are at the rear of the buildings to shield us from the noise from the front that emanates periodically from the bars and events in elys yard. To now potentially assault us from the rear is simply unacceptable. you will be aware that there was dreadful noise a week or so ago that juliet had to ask you to put a stop to and i have also had to go and pull their plugs out on occasions on sundays when the noise has been excessive. whatever the noise insulation is at the moment does not work and i am afraid that after you told us that the last generators in elys yard should not be heard and we lived for a number of days as if we were on the runway at heathrow we are not confident of your assessments
you have acres of event space already in the complex and it really does seem unnecessarily confrontational to start them here with the noise that this will generate we are all, i am sure , grateful to jason for his very prompt response to the various problems and for the regular meetings but it is very wearing and stressful to continually have to complain, ask people to turn the music down, not block the streets, etc etc
please confirm that this event is an absolute "one off" and will not be repeated, and can you confirm that you will be on site all the time to deal with any problems immediately. i repeat that any noise breakout will not be tolerated and although we have not yet involved the council we will do so if there are any further problems. i am copying in all those on this side for whom i have email addresses
many thanks, pat

From: Sam Darling <[REDACTED]>

To: [REDACTED]

<[REDACTED]>

Cc: Jason Zeloof <[REDACTED]>; Emma

Sent: Friday, 30 September 2016, 9:58

Subject: Commercial Street 106 Event

Hi All,

Hope all is well.

For your information, we have a product demonstration taking place in 106 Commercial Street between 4th and 6th October. Two evening events are scheduled on the 4th & 6th October running until latest 23:00. There will be no evening event on 5th October.

I am writing to you as you live on the west side of Wilkes Street with gardens which as you will know back onto the 106 Commercial Street building. If you think I may have missed anyone relevant from the circulation list please do either let me know or forward this email to the relevant person.

There will be very low level controlled music played on these two evenings between 21:00 and 23:00. We have been working very closely with the client and their sound engineers to ensure that the noise breakout is minimised. There will be sound proofing installed, pre-agreed sound levels, and onsite staff (from Truman Brewery) to manage throughout each of the two evenings.

The music is ancillary to the event itself, which is a product presentation and dinner on each evening. If you have any queries or questions regarding the nature or details of this event, I would be more than happy to go through them with you.

We do not expect any problems with the event, but if you experience any please do not hesitate to email or call me (my mobile number is below).

All the best,

Sam Darling
The Old Truman Brewery

[REDACTED]
91 Brick Lane London E1 6QL

<image001.jpg>

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<image004.png> @TrumanBrewery #TrumanBrewery
<image005.jpg> youtube.com/OldTrumanBrewery
<image006.png> The Old Truman Brewery

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Juju's Bar Elys York
Jane Curtis

Jones, Patricia

From: pat jones [patw@ccle.org.uk] (mailto:patw@ccle.org.uk)
Sent: 22 December 2016 18:54
To: Jones, Patricia
Subject: Fw: Noise from elys yard

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

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]

Sent: Sunday, 16 October 2016, 21:52
Subject: Re: Noise from elys yard

Jason / Steve

I am also aware of the loud music from Juju's bar which can be heard along Hanbury St and Wilkes St. tonight. I have noticed this before and have had to go over to speak to the manager. Jane

Sent from my iPhone

On 16 Oct 2016, at 21:16, Patricia jones <[REDACTED]> wrote:

Dear both - a lot of noise into my front room tonight from a combination of the shuffle club and jujus bar - your security guys tonight totally unhelpful although they were also incapacitating some guy at the entrance (which looked to me like assault but your cctv which has just appeared on wilkes street should assist)

Sent from my BlackBerry 10 smartphone on the O2 network.

Juju's Bar Elys Yard
Juliet Mckoen

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:52
To: Jones, Patricia
Subject: Fw: Noise (music) breakout from Elys Yard from several sources

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

From: Juliet Mckoen <[REDACTED]>
To: jason <[REDACTED]>
Cc: [REDACTED]
Sent: Thursday, 20 October 2016, 22:01
Subject: Noise (music) breakout from Elys Yard from several sources

Hi Jason

A low bass thudding coming through my windows, secondary glazing, double lined curtains. I walked over there it was coming from Crepe City in Drays Walk a trainer event.

On the way there - loud music from the shuffle club - far too loud - they are in breach of their licence conditions

Also jujus open bar (if that is what it is) in middle back of Elys Yard also playing open air music far too loud.

It's 21.59 and still people loading out from F block

Absolute mayhem all round

Can you read the riot act all round please

thankyou

Juliet

Juju's now
pat Jones

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 19:01
To: Jones, Patricia
Subject: Fw: Afternoon both

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

From: Jason Zeloof [REDACTED]
To: Patricia jones [REDACTED] <[REDACTED]@uk>
Cc: [REDACTED] <[REDACTED]@[REDACTED]>, [REDACTED] <[REDACTED]@[REDACTED]>

Sent: Sunday, 24 July 2016, 14:14
Subject: Re: Afternoon both

Hi Pat

Very sorry to hear about this. I have just made a call and this is/was to do with the old Corbet Place Bar (now called Juju's). I have told them this must stop straight away, so it should have stopped by now.

Corbet Place has been rebranded as Juju's and is under new management (though still owned by Zeloof LLP so under our control). Since writing the above I have received a very apologetic call from them. It will not happen again. The Juju's management have been meaning to introduce themselves to local neighbours, and I expect the after the issue today they will do this at some point this week along with a formal apology.

Again I'm very sorry that your Sunday was disturbed. Thanks for letting me know.

Kind regards

Jason

On 24 Jul 2016, at 13:42, Patricia jones <[REDACTED]> wrote:

There has been very loud horrible drumming from elys yard reverberating around every room in our house - your events people seem to have sanctioned it, I wonder if you

Could ask them to make sure they do not allow anything in elys yard that is audible in the surrounding houses ?

Sent from my BlackBerry 10 smartphone on the O2 network.

Elys Yard
noise

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 21:01
To: Jones, Patricia
Subject: Fw: noise from elys yard

pat jones

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

From: pat jones <[REDACTED]>
To: Jason Zeloof <[REDACTED]>
Sent: Thursday, 22 December 2016, 20:53
Subject: noise from elys yard

evening jason and steve - noise is pumping through my ground floor - i have just been to see sandy and it seems to be coming from one of the warehouses in elys yard - some "golf" type operation? it is very tedious to have to keep going out to find out where the noise comes from and complain - could you sort please?

to Elys Yard
Abuse
pat Jones

Jones, Patricia

From: pat jones <[REDACTED]>
Sent: 22 December 2016 22:13
To: Jones, Patricia
Subject: Fw: noise from elys yard

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

From: pat jones <[REDACTED]>
To: Jason Zeloof <[REDACTED]>; Steve Paton <[REDACTED]>; Jane Curtis <[REDACTED]>; Juliet Mckoen <[REDACTED]>; Sue Rowlands <[REDACTED]>
Sent: Thursday, 22 December 2016, 22:12
Subject: Re: noise from elys yard

and just to let you know a bunch of guys have just left elys yard and have all urinated in wilkes street against people's doors tonight - sue's and jane's - i remonstrated with one of them but got a load of vicious abuse - may be they are on the cctv trained on the gates?

From: pat jones <[REDACTED]>
To: Jason Zeloof <[REDACTED]>; Steve Paton <[REDACTED]>
Sent: Thursday, 22 December 2016, 20:53
Subject: noise from elys yard

evening jason and steve - noise is pumping through my ground floor - i have just been to see sandy and it seems to be coming from one of the warehouses in elys yard - some "golf" type operation? it is very tedious to have to keep going out to find out where the noise comes from and complain - could you sort please?

14 Hanbury Street
Noise

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 19:03
To: Jones, Patricia
Subject: Fw: as one noise ends another starts!

pat Jones

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

From: pat jones <[REDACTED]>
To: Jason Zeloof <[REDACTED]>
Cc: [REDACTED]
Sent: Sunday, 20 November 2016, 16:09
Subject: as one noise ends another starts!

hi jason - i think 14 hanbury street is part of your estate? today i had to go and ask them again to turn the live music down as it was playing as loud in my kitchen as in the shop! could you remind them that they should not have live music in the shop?

noise general
pat jones

Jones, Patricia

From: pat jones [REDACTED]
Sent: 22 December 2016 18:53
To: Jones, Patricia
Subject: Fw: Truman Brewery & Residents Meeting - Thursday 20th September at midday - G4 events space

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

From: pat jones <[REDACTED]>
To: Jason Zeloof <jason@trumanbrewery.com>; "celine mifeud@btinternet.com" <celine.mifeud@btinternet.com>

[REDACTED]

Sent: Tuesday, 18 October 2016, 20:57

Subject: Re: Truman Brewery & Residents Meeting - Thursday 20th September at midday - G4 events space

thanks jason - could you add as well to your agenda the noise breakout from juju's bar and/or the shuffle club where you have had complaints from a number of the wilkes street residents. i appreciate that their licensing conditions and acoustic treatment should mean that we cannot hear them but unfortunately it clearly does not work in practice - regards, pat

From: Jason Zeloof <[REDACTED]>

[REDACTED]

Cc: [REDACTED]
Dent <[REDACTED]>
Sent: Tuesday, 18 October 2016, 16:13

Subject: Truman Brewery & Residents Meeting - Thursday 20th September at midday - G4 events space

Dear all

I hope you are well.

The next Truman Brewery & Residents meeting is this Thursday, 20th October at 12:00 midday. There is a different venue for this meeting, it will be held in the **G4 events space** on the raised ground floor of F Block. The **entrance is from Ely's Yard** (up the metal stairs) and G4 is shown on the attached map.

I will circulate the November 2016 Schedule of Events and minutes of the September meeting in advance of this Thursday.

Kind regards

Jason

Appendix 42

Kathy Driver

From: Michael Kay <[REDACTED]>
Sent: 03 January 2017 16:54
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application for 106 Commercial Street E1 6LZ - Time Out Management Ltd

Dear Sirs,

Licensing Application for 106 Commercial Street E1 6LZ - Time Out Management Ltd.

My name and address appear at the end of this email as I wish to oppose this Application.

I am aware that you will have received many such opposition emails or letters containing detailed and material objections. Whilst I endorse all of them I want to add my voice to one matter in particular - the existence of the Brick Lane Cumulative Impact Zone. In itself this demonstrates a recognition that this small area is already full - even over-full - with 200 plus licensed premises within it causing no end of the sort of problems anticipated by the Licensing Act 2003: crime and disorder, public safety, public nuisance and protecting children.

It is self-evident that the addition of another 20,000 plus sq ft of drinking space open 12 hours per day except Sundays (when it will be only one hour less) will add substantially to the negative cumulative impact which the Zone is designed to prevent. It would be idle to suppose that it can be controlled with the anticipated users numbering around 1,000,000 per year. Such an influx of people will destroy the area for its residents and, in the circumstances, it would be unlawful for this Application to succeed.

Yours truly,

Michael Kay

[REDACTED]
[REDACTED]
[REDACTED]

Appendix 43

Kathy Driver

From: Susan Kay [REDACTED]
Sent: 03 January 2017 17:41
To: Licensing
Cc: [REDACTED]
Subject: Application for a premises licence for 106 Commercial St E1 6LZ - Time Out Management

Application for a premises licence: 106 Commercial Street E1 6LZ - Time Out Management.

I am writing to oppose to the above application.

I have lived at:

[REDACTED]

Since 1998. Since that time, much has changed in the Spitalfields area. Change can have positive repercussions to local residents and businesses, and this has been the case on many issues. The area is now a very popular tourist area over weekends, as well as a meeting and eating destination for those working in the City.

I have seen a huge increase of bars, restaurants and pubs, in the Spitalfields Market itself, with a Cocktail Festival held this past autumn. Unfortunately, the huge amount of people that this area now attracts in the evenings, especially from Thursday night till Sunday night has had an extremely detrimental effect on those of us who live in the vicinity. The anti social behaviour, noise and litter, people shouting and screaming into the early hours, others urinating into basements and gardens as they make their way to use public transport at Liverpool Street station.

Now, right on my doorstep, I hear that TIME OUT LTD are hoping to open a huge pub complex, planned to contain 3 large serveries or bars on the ground floor, with 17 kitchens on the other two floors. Time Out plan to open for drinking 12 hours a day and 11 hours on Sunday. They hope to attract 2000 visitors a day!!!With 465 seats open 12 hours a day, this could add up to many more than the 2,000 they admit to.

I have been to a meeting that Time Out arranged with local residents to discuss many of the topics that were worrying us, and felt that inadequate provision was being made by the Time Out Management Team to allay the real fear that local residents felt.

I do not agree with them that The Old Stables Building at 106 Commercial St is a viable site for such a huge operation, as this is intended to be, situated as it is in the centre of a residential community. From discussions held at the meeting, it was not made clear how deliveries were going to realistically be dealt with, along Commercial St right next to a major road crossing and where the pavement is particularly narrow. The Time Out team were proposing deliveries every 15 mins from 10am till 4pm. This is nigh on impossible to predict or manage! There is so much more I could write about, but I know others have written in much greater detail.

I vehemently OBJECT to this licensing application. I cannot see anything positive at all coming from allowing this scheme to go ahead.

Kind regards,

Susan Kay

[REDACTED]

Sent from my iPad

Appendix 44

Kathy Driver

From: will keen <[REDACTED]>
Sent: 03 January 2017 16:42
To: Licensing
Cc: [REDACTED]
Subject: 106 Commercial Street ;icence application

Dear Sir,

re Time Out Management's application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

I am writing to object to the granting of the above licence.

As a local resident I already have to deal with the problems arising from local establishments serving alcohol - drunken aggressive behavior, the blocking of pavements by drinkers (Ten Bells and Golden Heart) and the use of residential streets as "public conveniences".

The addition of this licenced establishment in this area can only add to these problems.

Yours faithfully

TWP Keen
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 45

Kathy Driver

From: Glenn Leeder [REDACTED]
Sent: 31 December 2016 06:52
To: Licensing
Subject: 106 Commercial Street licensing objection

I wish to object to the licensing of premises at 106 Commercial Street, to be known as TimeOut market. (TOM)

106 Commercial Street is within the Brick Lane Cumulative Impact Zone (CIZ) adopted by Tower Hamlets Council in 2013. The area was designated a CIZ because it was recognised that there were over 200 licensed premises within this small area and cumulatively they were causing excessive problems of crime, disorder, anti-social behaviour and stress to local residents who were having to deal with these problems. I am one of these local residents.

Because the premises are within a CIZ, LBTH and its councillors are obliged to operate the following policy:

"The effect of a special policy of this kind (CIZ) is to create a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives."

I am concerned that TimeOut Market has not adequately addressed local concerns regarding the impact of this huge space.

I wish to object to this licence on the grounds of - 1. Prevention of crime and disorder, 2. Public Safety, and 3. Prevention of Public Nuisance.

Myself and other residents living close to the Brick Lane CIZ are forced to endure constant disruption to our quality of life due to increasing anti-social behaviour. This ASB comes from drunk people exiting drinking establishments. TOM estimates a minimum of 2000+ people per day visiting these premises. There are 3 planned bars or serveries. People leaving 106 Commercial Street will add to the current problems of - street urinating, street vomiting, littering, loud singing and noise. Nightly, we have to endure this public nuisance, disorder and occasionally criminal acts. Once patrons leave 106 Commercial Street, TimeOut Market has no control over the conduct of the customers, and the result is often detrimental to local residents. The next day there is often mess to be cleaned up. Will the operators of TOM come to my street each day and clean up vomit or wash urine from our doorsteps?

Please reject this licence application and give residents back some of their quality of life.

Glenn Leeder

Appendix 46

Little, Barra (LEGAL)

Licensing Section
Tower Hamlets
John Onslow House
1 Ewart Place
London E3 5EQ

Dear All

I understand that Time Out Market has applied for a license to operate on Commercial Street. I urge you to reject this license on the following grounds:

- This application is in essence for a large bar, in an area which is already saturated with bars and restaurants that serve alcohol. This premises will involve hundreds of covers, and while the materials circulated by Time Out Market do not make this clear, this will inevitably cause significant impact on local residents because of the sheer volume of drinkers. There is no real assurance from Timeout that alcohol will be limited or that the impact on local residents will be minimised.
- As a local resident I see the impact of serving alcohol every day and night. Drinkers from local bars and restaurants regularly wake me up throughout the night, litter on my street, and purchase drugs on my street. We often feel threatened by drunk people on our street.
- This area is overserved by bars and restaurants and there is really no way to mitigate the impact of another large bar.
- The layout of the venue may lead to it being seen as a drinking establishment rather than focusing on food. There appears to be no plan to restrict alcohol sales to those consuming food.

Spitalfields is really overwhelmed by alcohol and there has been no effective attempt to mitigate the impact on residents, so I urge you to reject this application.

Barra Little



Appendix 47

Kathy Driver

From: Chris Lloyd <[REDACTED]>
Sent: 03 January 2017 10:26
To: Licensing
Subject: Licence Application 106 Commercial Street, London E1
Attachments: IMG_20161231_112420.jpg; IMG_20161231_112409.jpg

Dear Sir / Madam

I'd like to register my objection for Time Out Market at 106 Commercial Street, London E1.

As a local resident I have attended the presentation hosted by Time Out at the proposed site (106 Commercial Street). During the presentation a number of points were raised with the developers and from those I would like to strongly object on the following grounds.

Spitalfields is part of the Cumulative Impact Zone designed to limit the amount of alcoholic licences and therefore the disruption on local residents. In my experience over the past 12 months there has been a significant increase in anti social behaviour , drug dealing and noise. Granting such a large venue with multiple bars (or serveries) would obviously only increase the huge number of problems being experienced by local residents. I have attached two pictures taken this weekend which show people have defecated in the doorways of my street. Tower Hamlets council must take some responsibility for allowing this type of behaviour to blight the lives of it's residents.

During the presentation by Time Out it became obvious that patrons of the Time Out Market would not need to purchase food in order to use any one of the four bars (or serveries). This would then obviously lead to huge numbers of people accessing the venue just to drink, therefore increasing the anti social behaviour already being experienced every week by local residents.

At no point during the presentations would Time Out rule out takeaway food and drinks being available from the venue. The local streets , mine included, are currently swamped with food waste and broken bottles most evenings. Residents with pets and young children already have to be on constant guard when walking the streets and having another large venue in Commercial Street will obviously only add to the misery felt by residents when we leave our apartments every morning.

My main objections above obviously relate to the direct impact this venue will have as a local resident. However, I also feel very concerned that a venue that can hold excess of four hundred people , could be permitted with only one entrance and exit. It was my understanding that all deliveries and access would be from the single Commercial Street entrance. Surely that is a recipe for disaster in the event of an emergency from any one of the proposed fourteen kitchens located at the premises.

Finally I urge Tower Hamlets council to put local residents genuine and justified concerns first when considering any future licensing applications. The current level of anti social behaviour , drug dealing and noise is widely recognised and documented.

I would also like to voice my concerns in person at any future planning hearing.

Your faithfully

Christopher Lloyd
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 48

Kathy Driver

From: chris lowe [REDACTED]
Sent: 01 January 2017 15:45
To: Licensing
Subject: 106 Commercial Street licensing objection

Time Out Management Limited - 106 Commercial Street, London, E1 6EL

Objection to the grant of a new licence from Christopher Lowe, 19 Wilkes Street, London, E1 6QF

The street in which I live is already blighted by anti-social behaviour, including drunkenness, people urinating and vomiting in the street, shouting and drug dealing.
This will increase if this licence is granted.

A development of this scale will also impact on congestion in the area particularly regarding deliveries, waste removal and sheer numbers of people visiting the complex, as will smokers congregating on the pavement outside on Commercial Street and in the surrounding area.

The amount of air-conditioning plant on the roof will be a constant noise pollutant as will the noise emanating from within the building during opening hours.

This site is in a Cumulative Impact Zone and as such this licence should not be granted, specifically regarding its negative impact on crime and disorder, public safety and public nuisance.

Christopher Lowe

Appendix 49

Kathy Driver

From: Jeannie <[REDACTED]>
Sent: 03 January 2017 16:20
To: Licensing
Subject: Objection - Time Out Managements licence for 106 Commercial Street, London E1 6LZ

Objection - Time Out Managements licence for 106 Commercial Street, London E1 6LZ

As a resident of the area I would like to strongly object to the licence to serve alcohol at 106 Commercial Street, E1 6LZ. 106 Commercial Street is within the CIZ and the area is already extremely well provided for in terms of food and drinking establishments. We as local residents are continually plagued by drunken rowdy behaviour. Then there are the associated problems of urinating, vomiting and even defecating on our doorsteps. There has also been a marked increase in drug dealing in the surrounding streets as this area becomes more of a 'party' destination.

This proposal is for a huge venue at 20,000 sq ft - I can see issues with smokers blocking up the pavements causing added noise and disturbance. Waste disposal is also unsatisfactory give such a large venue with only a small yard to deal with waste and the noise this will entail. There are potential problems regarding fire exits in the event of an emergency. The "servery", is actually a bar which is where Time Out Management will seek to make their profit. I attended the presentation by TOM and although TOM used Lisbon as an example for their vision, the nightlife culture here is VERY different.

The licence application is for on and off sales of alcohol ...where will all those drinkers head, with their take away drinks on a hot summers days/nights? Open long hours seven days a week, providing no respite for residents.

This scheme will only further encourage the area to become even more of a nightlife destination to the detriment of local residents - Spitalfields is not Shoreditch or Lisbon. Please do not grant a licence

Jeannie Lowen
[REDACTED]

Appendix 50

Kathy Driver

From: Tim Lowe [REDACTED]
Sent: 31 December 2016 11:25
To: Licensing
Subject: Licensing application Timeout Management Limited - 106 Commercial Street, London E16EL

Dear Sirs,

I am writing as a resident of Princelet Street to express my alarm at this application.

Having attended a meeting with the applicant and it's architects I am extremely concerned that it intends to shoehorn 17 food outlets and 4 bars accommodating 400 covers at any one time and attracting several thousand people per day at peak times into a relatively modest premises on Commercial Street.

I am also not encouraged by the fact that the freeholder is the owner and operator of Truman Brewery which is currently engaged in a landgrab in this area and consistently flouts highways and other regulations by allowing it's service vehicles to park all over the neighbourhood and failing to ensure responsible foot passage by the hordes of revellers that use it's facilities in the Brewery, many of whom visit their antisocial behaviour on the residents of our streets.

The Truman Brewery has demonstrated over and over that it's attitude to commerce is to find ways of attracting large numbers of people to it's locations and availing them of cheap alcohol. Whilst Timeout market in it's current form reflects a direct threat to our residential community, the possibility of what might happen if Timeout either fails or moves on is even more alarming as the Truman Brewery will then have the ability to use the license to the turn the premises into a massive drinking establishment akin to their operations in the Brewery.

Effectively, if granted, this license enables Truman Brewery to expand into Commercial Street which will have a dramatic and negative impact on the quality of the commercial environment there.

I urge the council to reject this application as the scale of what is proposed is disproportionate to what the premises can realistically accommodate and will cause real detriment to our area immediately with even worse to come when the applicant moves on leaving the area to the tender mercies of the Truman Brewery's long-term plan, whatever that may be.

The Truman Brewery has plenty of space within it's existing footprint to accommodate such a use if it really believes in Timeout's concept as many of it's Brewery buildings are derelict and unused.

The fact that the community was only informed of these plans at such a late stage and in the run-up to christmas is a cheap trick and testimony to the cynicism of this freeholder and his applicant. It is also typical that this historic building languished derelict for many years before the freeholder undertook basic works ostensibly to set up an indoor vintage clothing market there. We now know that their intention was entirely different !

Yours sincerely,

Tim Lowe & Suzi Godson
[REDACTED]

Appendix 51

Application for a premises licence

106 Commercial Street, E1 6LZ - Time Out Management Ltd (TOM)

Representation from: [REDACTED]

I write to strongly oppose the above application.

I have been a resident of [REDACTED] since 1981 and have seen how the over-intensification of pubs, restaurants, clubs and licensed premises in the area has led to great increases in public nuisance, crime and disorder. Whilst the night-time economy thrives and attracts vast numbers of visitors and tourists to the area in search of food, drink and entertainment, local residents suffer.

In November 2013, after extensive public consultation, LBTH designated the Brick Lane area a Cumulative Impact Zone. This was in recognition that the cumulative effect of 207 licensed premises in one small area were causing high levels of alcohol related violence, the highest rates of anti-social behaviour in Tower Hamlets, a steady increase in ambulance call outs, very high demands on Police time (22% of all police calls in TH were to Licensed premises are in the Brick Lane area) and extreme stress to local residents who were having to cope with nightly anti-social behaviour on their doorsteps.

Since the adoption of the CIZ there has been a lessening in the disorder on our streets. However, this progress is now threatened by this application from TOM.

Time Out Ltd are seeking to create a huge licensed premise at the heart of the Brick Lane CIZ. They are proposing to convert a building, formerly used a stables to house dray horses for the Truman brewery, into one of the largest drinking spaces in East London. This building (20,500 square feet) is landlocked on **all** four sides by residential properties streets many of whose living and sleeping spaces directly abut the former stable walls.

This vast pub complex, planned to contain 3 "serveries" or bars, a private dining area (where alcohol will be available), 13 "kitchens" serving "signature dishes" (upmarket bar snacks) and 4 larger kitchens. The main bar (named a servery) is on the ground floor and has direct access from and to the street.

TOM say this building will become "London's favourite destination". They clearly plan to market it as a major tourist attraction. It will be open, for drinking, 12 hours a day for six days a week, and eleven hours on Sunday, the seventh day. TOM say they expect 2000 visitors a day. However, given that they are planning to create 465 seats over four floors, this looks to be an underestimate. In practice, 465 seats open for 12 hours a day are likely to attract a minimum of 3000 visitors a day. Possibly rising to 4-5000 a day at weekends and during the high season for tourists.

However you do the maths, the figures are frightening! This one small building, situated in the heart of a residential area, completely surrounded by residential units, in narrow, densely trafficked streets, with well-documented and pre-existing problems of excessive anti-social behaviour problems will attract somewhere between 730,000 (TOM's projections) and 1.5 million (resident's projections) visitors a year.

That's a game-changer that will blight the lives of residents. If the application is approved, even with conditions, even with the proviso that alcohol can only be served with food, it will put paid to all the good intentions behind the adoption of the Cumulative Impact Zone. It will ensure that the CIZ exists only as a policy on paper and not on the

streets as a measure to protect residents and public from the negative effects of alcohol fuelled crime and anti social behaviour.

PUBLIC NUISANCE

As residents within the CIZ, we experience one or more of the following outside our houses nightly: urination, defaecation, vomit, broken glass, litter, loud rows, singing, sometimes even public sex in the streets. Most of this is caused by people leaving nearby licensed premises, drunkenly and late at night. In addition, the area is a magnet for beggars who find tanked-up revellers an easy touch for donations.

TOM's proposal to put notices at exits asking patrons to leave quietly (2), a patron dispersal policy, and serving food and water (5) to counter the effects of alcohol will not be sufficient to mitigate the effects of extreme anti-social behaviour caused by a proportion of their 2000 plus drinkers a day who will leave their building unsupervised once they are out of the immediate environs of 106.

With the best will in the world, TOM's staff cannot control how their customers behave once they leave 106 Commercial Street and turn the corner into the residential streets where we live. The problems we already experience nightly can only exacerbate

Litter

The applicant says that the area outside their premises will be washed and swept by their staff. That's great. But only for the area immediately outside their premises.

This measure can have no effect on the litter problem that will be caused by their customers once they leave 106 and move into surrounding residential streets.

Deliveries

The applicant is proposing that all deliveries to service their 17 restaurants, 3 bars and 2000 plus customers a day will come into 106 via the 3 loading bays outside their main entrance in Commercial Street, in timed 15 minute slots between 10am-4pm

This is completely unrealistic. These three bays are already used by the numerous shops, restaurants and pubs who currently trade in that short stretch of Commercial Street. In addition, it is impossible to schedule 15 minutes slots in London where traffic flow is so unpredictable.

Allowing another (huge) business to unload in these three already well used bays will only increase the public nuisance, traffic jams, and emissions that current deliveries to existing businesses cause.

In fact, what I suspect will happen is that other businesses, finding the bays fully used during the day, will start to take deliveries at night. Thus further disrupting resident's lives.

Waste

The applicant proposes that all waste from their bars and restaurants will come out through Peck's Yard.

This is a very narrow yard space, surrounded by 3 food outlets (Poppies, Rosa's and a Japanese) who use it for waste management. It opens onto Hanbury Street which suffers from regular and prolonged traffic jams caused by deliveries to and pickups from businesses in the streets.

Even though TOM propose to pre-process some of their waste, their operation will hugely increase the problem of traffic congestion along the very narrow, very crowded Hanbury Street.

Smoking

The applicants say in clause 9 that their customers (and staff I assume) will smoke outside 106. TOM propose to "ensure they do so in an orderly manner". Have you ever walked down that stretch of Commercial Street on a fine night? The pavement is jam-packed with people & smokers from nearby pubs and restaurants. It is often so crowded that it is impossible for residents and passers-by get through. Walkers have to swerve onto the road to get by.

Adding smokers from a pub seating 465 and serving 2000 customers a day will make the stretch of pavement between Hanbury and Fournier Street completely impassable for large amounts of time. It will become a safety risk as well as a public nuisance.

Noise

The noise generated by 106 from over 2000 customers a day, the recorded music, the staff, the waste processing, waste collections and deliveries will be immense.

106 is a building which leaks sound. It is impossible to effectively seal it acoustically. Residential properties in Wilkes St, Puma Court, and Hanbury Street abut directly onto 106. Many of the houses in Wilkes Street have living/working/sleeping areas which join directly onto the back wall of no 106, my own included.

The problems of noise breakout for residents will be immense.

Recently, the owner of 106 (Jason Zeloof) held a couple of relatively small scale events in 106 which involved recorded music and between 100-300 attendees.

Even though Mr Zeloof installed acoustic insulation to prevent noise breakout the problem was severe for nearby residents (I attach emails). Residents could hear the hubbub of conversation from this relatively small crowd even with windows closed. We could hear the presentation given by the marketing manager to promote their new mobile phone. And we could hear the music from their after-party. Craig David amongst other delights.

TOM's proposed condition no 3 plus their music management policy will not prevent noise breakout from their operation reaching nearby residents and disrupting our lives.

CRIME AND DISORDER

The streets around Brick Lane already suffer high levels of crime.

Despite the CIZ, violent alcohol fuelled crime still persists. On 16/6/16 there was a nasty incident when a group of students attacked a security guard at Elys Yard gate with a bicycle lock when he asked them to dismount from their bikes.

Drug dealers use Wilkes Street, where I live, to openly supply drugs to users every day. Around, Shoreditch High Street Station, the nearest public transport to 106, crack addicts regularly smoke crack in public.

TOM is proposing to install CCTV within 106 (6,7), keep an incident log (8), make the telephone number of a manager available to neighbours (10), and eject patrons causing crime or disorder.

Whilst these measures may reduce criminal incidents on the premises at no 106, they do nothing to prevent criminal activity in nearby streets caused by drunken patrons who have left their premises.

TOM's policies, whilst reducing crime on their premises, will add to the crime rates in nearby streets.

PUBLIC SAFETY

TOM's proposed conditions 12-18 do not provide sufficient reassurance concerning public safety, particularly with regard to the following:

Fire/major incidents. I have been in a hotel fire which started in their kitchen and know how quickly fire can spread. As an immediate neighbour, I know the layout inside 106.

TOM's proposed drinking space on four floors, with 17 kitchens, serving over 2000 customers a day is landlocked on all four sides by houses. The only possible fire exits are through the narrow entrance on Commercial Street, an even narrower potential fire exit through the Puma Court almshouses and possibly into Pecks Yard (all on the ground floor). These are insufficient to quickly evacuate the building.

If there was a fire, or a terrorist incident, there would be a stampede for these inadequate exits. It would be a catastrophe waiting to happen.

Crowded Pavements. I have explained on Page 3, under the paragraph called smoking, how TOM's smoking policy will contribute to dangerously over crowded pavements.

Road Crossings. Commercial Street is one of London's main arterial roads. Cars and lorries travel along it at speed, particularly in the evening.

There are only two pedestrian crossings over the part of Commercial Street leading to 106. A pelican crossing with a very short timing for walkers to cross. And traffic lights with no green man for pedestrians. As a resident, I know how difficult it is to cross the road safely.

Another 2000 plus people crossing every day, many of them at night, many having had several drinks, creates a safety issue. There are not enough crossings in this part of Commercial Street for so many extra people to safely cross the road.

Wear and tear on pavements. Over the last few years, the condition of the paving stones along Commercial Street and up Hanbury Street has deteriorated due to the hugely increased footfall in the area.

In October 2015, I saw a 60 year old woman who had tripped on an unstable paving stone on the corner of Commercial Street and Hanbury Street. She fell heavily.

The woman lay on the pavement, in the cold, for nearly an hour waiting for an ambulance. Once at hospital, she was found to have fractured her wrist and shoulder.

Another 2000 plus people along Commercial Street every day will further degrade the pavement surface. More accidents like this will happen.

THE PROTECTION OF CHILDREN FROM HARM

I have seen, over the 36 years I have lived in Wilkes Street, how the freedoms of families with children have become circumscribed by the growth of the night-time economy.

Young children no longer play in the street as they once did. Parents are not comfortable letting their children play amongst the broken glass, human faeces and pools of urine that litter our streets. Similarly, parents are much more reluctant than they used to be to let

their teenage children, particularly daughters, out alone. They worry that they may be preyed upon or physically endangered by people who come out of the nearby pubs, restaurants and clubs having had too much too drink.

TOM say they will operate a Challenge 21 proof of age scheme and ensure there is no striptease or nudity in their premises. This will help prevent young people and children from coming to harm whilst inside no 106.

However, there is no doubt that TOM's business activities, which will bring another 2000 plus people a day into the area, will contribute to the growing sense local parents have that their children are not safe in the streets where they live.

Neighbourhood Consultation

TOM say they have "carefully considered issues raised by local stakeholders and consultees and addressed their concerns" in their application.

I attended all the three local consultations with neighbours. We were presented with a marketing powerpoint which showed pictures of carefully laid tables, sparkling crockery and described "fine dining". But neighbours felt frustrated when they asked questions about the practical details of TOM's potential operation. More often than not, the answer was "this is confidential" you must wait until we have submitted our application and read details there.

In fact, the one promise that TOM publically made was that they would not apply for a licence to provide alcohol for off sales. This has proved to be untrue.

TOM's Lisbon operation

I have visited the Time Out market in Portugal. It is successful, thriving, expensive, very crowded, very noisy. The long queues and huge crowds (over 2 million visitors a year) show how successfully Time Out have marketed it as a tourist destination.

But crucially, the Lisbon operation is situated in a former industrial area near the Tagus River. It is not situated in the heart of a residential community and it is not landlocked on all four sides by houses and flats where families live. As such, the Lisbon operation does not infringe upon individual's and ordinary families' *right to enjoy their property peacefully* (Protocol One, Article One – Human Rights Act) whereas the proposed Spitalfields market would do so – bigtime.

The Old Stables Building at 106, is situated in the heart of a residential community in an already crowded and over-exploited inner city area. It is not an appropriate place to start a massive venture of this sort.

Nature of the Clientele

TOM describe the "family friendly" customers they hope to attract with their "fine dining experience". During consultations they have implied that these people will be a better class than current visitors to Spitalfields.

However, judging from TOM's Lisbon clientele, a large proportion of their customers will be tourists and young people attracted by the buzz created by Time Out marketing. They will have time and money on their hands and will drink whilst consuming the upmarket bar snacks created by the 13 kitchens offering "signature dishes".

Additionally, as a long term resident, I know that the sort of people that come to eat in the Brick Lane/Spitalfields area prefer competitively priced street food, Indian meals and Bring Your Own venues. TOM will discover this if allowed to proceed. Their “fine dining” goals will not be profitable and their operation will morph into a vast drinking establishment serving ancillary bar snacks.

Regardless of age, class, income or nationality, alcohol loosens inhibitions and allows people to behave in ways they would not normally. As residents within the Brick Lane CIZ, we see this proved every night on the streets where we live.

There is no doubt that, amongst 2000 plus customers a day, a significant minority will be drunk enough to contribute hugely to the anti-social behaviour already existing in the Brick lane area. And TOM staff will be powerless to control their behaviour once they have left their building.

Special Cumulative Impact Policy for the Brick Lane Area

I quote below from the Tower Hamlets Licensing Policy under the Licensing Act 2003.

8.1. Following guidance issued under the Licensing Act 2003 a cumulative impact policy was adopted on 18th September 2013 by the Council.

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, and applications for variations of existing Premises Licences. 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 Special Cumulative Impact Policy recognises that the Brick Lane area is already saturated with licensed premises.

Time Out Marketing (TOM) have not demonstrated in their conditions or operating schedule that their proposed venture *will not add to the Cumulative impact already being experienced*. Indeed, the sheer size and scale of the enormous venture being proposed within a residential area and a CIZ precludes them being able to operate without undermining both the licensing objectives and the strictures of the CIZ. Nor have Time Out Marketing provided reasons to justify why their application should be treated as an exceptional case.

This letter describes, in detail, exactly how TOM's proposed venture would add, exponentially, to the alcohol-related crime, disorder, anti-social behavioural, public nuisance and public safety issues already experienced locally.

If any part of this application, for a vast licensed premises situated within the CIZ, is approved it will undermine the licensing objectives, add to the existing cumulative impact and render the intentions behind the Brick Lane CIZ worthless.

LBTH is under a legal obligation to refuse this application absolutely.

No conditions can prevent an operation of this size and nature from adding to the cumulative impact within the CIZ.

Please refuse the application outright.

Juliet McKoen

[REDACTED]

[REDACTED]

Please ensure that pages 8-20 below are also available for the committee & publicly as these contain important evidence concerning issues of: public health, nuisance & public safety.

VOMIT IN WILKES ST

**Drunks come into Wilkes St to throw up.
Below is an email to Wieden and Kennedy, with a photo,
asking them to clear a pile of sick outside their building.
Sometimes people vomit on our doorsteps and into our
lightwells.**

From: **Juliet Mckoen** (email address redacted)
Date: Sat, Nov 19, 2016 at 3:40 PM
Subject: shutter use at W&K
To: "neil.christie" <n****@wk.com>, jason <jason*****@trumanbrewery.com>
Cc: "ronny.harmes" <ronny*****@wk.com>

Dear Neil,

The recessed shutter on Wilkes Street which has served as a urinal and occasionally defaecation spot for many years has started, in the last couple of weeks, to be also used as place to vomit. As the latest pile is within your building boundary I cant ask LBTH to clear it up as I did with the last pile of chunder

I would be really very grateful if you could instruct your cleaners to clean it as a priority.

And I am also wondering, please, both Neil and Jason, whether you can make some more permanent changes to the building (either bring the shutter out to street level or the window) to avoid this continuous misuse of the building?) It cant be pleasant for W&K staff to have to smoke surrounded by traces of bodily fluids and it's definitely unpleasant for us as residents to have to skirt round the nightly offering of pee, poo and sick on the way to Tescos or work.

Please let me know Neil when your cleaners will be able to clean and I look forward to hearing from you both vis a vis a more permanent solution

photo enclosed

all the best and with thanks

Juliet



HUMAN FAECES

We often go out in the morning and find people have defaecated between parked cars or on the pavement in Wilkes Street overnight.

Here is a pile of human poo left in the road outside 8 Wilkes Street on 28/12/16.

Drunks like to poo between cars because it gives them a bit of cover.

Sometimes, if people are very drunk, they use our doorsteps and our lightwells instead.

It is one of the reasons children no longer play in the street.



BROKEN GLASS

People drink on our streets and then leave the cans and bottles on the pavement.

This broken bottle was left in Wilkes Street on 30/12/16

It happens a lot.

It's another reason children no longer play in the street.



URINE

The recessed shutters outside Wieden and Kennedy in Wilkes Street are used as a urinal several times every night by people leaving licensed premises locally.

You can see how corroded the shutters have become from constant wee.

If the shutters are too sticky and smelly, people walk down the street and urinate on the fronts of our houses and doors instead.



Vomit, faeces, broken glass & urine are frequent in the streets where we live.

This will get far worse if Time Out Management are allowed a license to attract over 2000 extra drinkers a day to the area.

UNSAFE PAVEMENTS

The paving stones locally get into a terrible state because of the massively increased footfall from the night time economy.

Below are emails describing how a woman was very badly injured on a rocky paving stone last year. The pavements will become even more unsafe if another 2000 plus people a day use them.

On Wed, Oct 28, 2015 at 8:53 PM, sandra schn*****r (email address redacted) wrote:

hi

i hope you do not mind if i email you

this is sandra sch*****r. last thursday afternoon, i tripped and fell over an uneven paving stone outside all saints shop

i was taken to hospital. i have fractured my wrist and upper arm/shoulder. my friend susan, gave me your details, because i think, you tripped over the same paving stone. have you reported this to the council

sorry about the lack of commas etc. i am left handed; now i am having to use my right hand,so its not very good

i have left a voice message on your mobile this evening

hope to speak soon

regards

sandra s*****

from: **Juliet Mckoen** (email address redacted)

to: sandra schn*****er (email address redacted)

date: Wed, Oct 28, 2015 at 10:34 PM

subject: Re: uneven paving stone

hallo Sandra

I am so sorry you were so badly hurt on that paving stone.

I passed you lying on the pavement but did not know what had happened. On the way back I tripped on the same paving stone but tho shocked managed to keep my balance and so was not hurt.

I went back to my house & got my phone. It has an app on it called Fifili (find it fix it love it). It connects direct to Tower Hamlets Council. I took several pictures (a) of you & policemen b) of the paving stone CU and c) of the paving stone wider shot. I sent these immediately with a GPS marker to LBTH with a note saying something like *loose paving stone very dangerous woman very badly hurt.*

Within 10 minutes someone from the council had called me wanting to know a more about where exactly the paving stone was. I told them it was an emergency and when I went out an hour later the paving stone had been relaid and was no longer a hazard.

So the good thing is that no-one else was hurt. But you have suffered very badly from it. How awful for you.

I still have the photos (3) on my phone & will give you a call tomorrow afternoon

all the best
Juliet

from: **Juliet Mckoen** (email address redacted)
to: Streetline
<streetline@towerhamlets.gov.uk>
date: Fri, Sep 23, 2016 at 3:22 PM
subject: dangerous paving slabs

Dear Streetline

I have been a resident of Wilkes since 1981

Since the new Shoreditch High Street Station, the ever increasing night time economy around Brick Lane, events at the Truman Brewery, the hugely increased number of restaurants in Hanbury Street, & the hugely increased number of offices in the area the footfall between the site of Shoreditch High St station, along Commercial Street E1 and turning left into Hanbury st leading to Brick lane has increased immeasurably.

This has led to a huge huge increase in the number of uneven, rocky, unsteady and broken paving slabs.

Unfortunately the maintenance schedule for pavement surfaces in the area does not seem to have been increased sufficiently to take account of this extra wear and tear.

I myself witnessed a serious accident due to a faulty paving stone on Hanbury street a few months ago. A lady was thrown over by a rocky slab and broke her shoulder and wrist. She was lying on the ground in the cold waiting for an ambulance for nearly an hour

Recently it seems that the maintenance team have possibly been down Hanbury Street and marked paving slabs that need work with yellow paint.

However, if these yellow marks are indeed paving slab maintenance marks they have done their job inadequately because only about 60/70% of the slabs that need attention have been marked.

I would be most grateful if you could reply to me

- explaining the maintenance schedule for paving slabs in these streets & agreeing to increase frequency of inspections
- agreeing to send a survey team, as a matter of urgency, down to inspect the east side of Commercial street from the turning out of Wheler Street, along the east side of Commercial st, turning left into Hanbury Street and surveying both sides of Hanbury Street street up until the junction with Brick Lane

This really is a priority. The accident that took place a few months was really very serious, the lady was badly hurt and these pavements are very very unsafe

I look forward to hearing from you

Noise breakout from 106 is a problem for residents on all sides of 106 Commercial St.

106 Commercial Street is surrounded on all four sides by houses and flats where people live and is in very close proximity to them – between 4-12 metres.

In some houses, my own included, the back wall of 106 joins directly onto the living, working and sleeping spaces of residential houses.

Even with acoustic insulation, it will be impossible for Time Out management to shield residents completely from the noise nuisance caused by 2000 plus customers a day, recorded music, waste disposal and deliveries.

This is a chain of emails between residents and Truman Brewery management about a very small scale, temporary event organised by Truman's Brewery at 106. The Brewery installed sound insulation for this event but this did not stop event noise reaching our living spaces.

From: Sam Darling <sam.**@trumanbrewery.com>
To: (14 email addresses redacted)
Cc: Jason Zeloof <jason*****@trumanbrewery.com>; Emma <emma*****@trumanbrewery.com>
Sent: Friday, 30 September 2016, 9:58
Subject: Commercial Street 106 Event

Hi All,

Hope all is well.

For your information, we have a product demonstration taking place in 106 Commercial Street between 4th and 6th October. Two evening events are scheduled on the 4th & 6th October running until latest 23:00. There will be no evening event on 5th October.

I am writing to you as you live on the west side of Wilkes Street with gardens which as you will know back onto the 106 Commercial Street building. If you think I may have missed anyone relevant from the circulation list please do either let me know or forward this email to the relevant person.

There will be very low level controlled music played on these two evenings between 21:00 and 23:00. We have been working very closely with the client and their sound engineers to ensure that the noise breakout is minimised. There will be

sound proofing installed, pre-agreed sound levels, and onsite staff (from Truman Brewery) to manage throughout each of the two evenings.

The music is ancillary to the event itself, which is a product presentation and dinner on each evening. If you have any queries or questions regarding the nature or details of this event, I would be more than happy to go through them with you.

We do not expect any problems with the event, but if you experience any please do not hesitate to email or call me (my mobile number is below).

All the best,

Sam Darling
The Old Truman Brewery
91 Brick Lane London E1 6QL

On 1 Oct 2016, at 11:29, pat j***** wrote (email address redacted):
morning sam - as you can imagine this is vey unwelcome news to those of us living on this side of wilkes street. 106 commercial street has a retail planning consent i believe and is not event space and any change to such a use would be vigourously objected to. Any noise breakout from this space will be extremely disturbing - a number of people are at home during the day and work from home, a number of our bedrooms and working space are at the rear of the buildings to shield us from the noise from the front that emanates periodically from the bars and events in elys yard. To now potentially assault us from the rear is simply unacceptable. you will be aware that there was dreadful noise a week or so ago that juliet had to ask you to put a stop to and i have also had to go and pull their plugs out on occasions on sundays when the noise has been excessive. whatever the noise insulation is at the moment does not work and i am afraid that after you told us that the last generators in elys yard should not be heard and we lived for a number of days as if we were on the runway at heathrow we are not confident of your assessments
you have acres of event space already in the complex and it really does seem unnecessarily confrontational to start them here with the noise that this will generate we are all, i am sure , grateful to jason for his very prompt response to the various problems and for the regular meetings but it is very wearing and stressful to continually have to complain, ask people to turn the music down, not block the streets, etc etc
please confirm that this event is an absolute "one off" and will not be repeated, and can you confirm that you will be on site all the time to deal with any problems immediately. i repeat that any noise breakout will not be tolerated and although we have not yet involved the council we will do so if there are any further problems. i am copying in all those on this side for whom i have email addresses
many thanks, pat

On Sat, Oct 1, 2016 at 11:56 AM, Karen.S***** wrote (email address redacted)

:
Stephen G***** and I live at number 1* Wilkes

We wholly endorse what Pat has said

I would add that as a law firm partner at A & O I can easily arrange very available legal representation should we require it. Trust that won't be necessary

Thanks all

Karen

From: Juliet M**** (email address redacted)
01 October 2016 12:41:26
To: Sam Darling
Cc: (residents email addresses redacted)
Subject: Re: Commercial Street 106 Event

Hallo Sam,

I'm just alerting you to the fact that it is not solely music that causes noise breakout capable of reaching our living spaces.

Even after Tamara had turned down the music during the daytime event in 106 on 20/9, there was considerable hubbub remaining from people talking to each other, even though it was a relatively small and by no means rowdy event.

Whereas I have never heard conversational noise coming from normal market events (shopping is much more silently browsing activity), there was considerable crowd noise from your event on 20/9/16.

It seems that the glazed roof over the inner courtyard of 106 provides very little in the way of acoustic insulation.

I did talk through this problem to Jason at an OTB meeting this week and I believe he took the problem on board

all best

Juliet

From: Melanie W (email address redacted):
04 October 2016 12:55
To: Redacted
Cc: (14 email addresses redacted)
Subject: Re: Commercial Street 106 Event

Fully supported by No [REDACTED] Many thanks.

On 2 Oct 2016, at 23:40, Jonathan P (email address redacted) wrote:

And support from [REDACTED]

On 2 Oct 2016, at 23:18, Angela H (email address redacted) wrote:

Points from neighbours and friends below fully endorsed by all at Number [REDACTED] Wilkes Street .

Regards

Angela H

On 4 Oct 2016, at 15:09, Jason Zeloof <jason*****@trumanbrewery.com> wrote:

Dear all

Thank you very much for your emails which are taken on board.

Firstly, apologies to any of you who were disturbed by the noise of works in 106 Commercial Street on the weekend.

I appreciate that rather than receiving an apology you would prefer not to be disturbed in the first place, and also that it is wearing to complain.

I am confident that (notwithstanding the event set-up issue on the weekend) the event itself this week will not disturb you. There are physical sound insulation measures being put in place, and also strict control and limits on the level of background music. I confirm also that there will be a member of the Truman Events team on site during the two evening parts of the event (tonight and Thursday) – this will be Sam Darling who emailed you on 30 September and who has full and in depth knowledge of the event. Sam will also be available on the phone during the daytime parts of event. As per his email, if there are any issues with the event you can call him on his mobile (+44 (0)*****).

I think the schedule of timings for this week's event in 106 Commercial Street have been circulated to you via Juliet, but if any of you do not have this please let me know.

The use of the building is currently retail and market. Events are not the normal use, but are very occasional. The current long term plan is to let the 106 Commercial Street building as a whole (some or all of you will know there was a plan that Wieden + Kennedy would take the building, though this ultimately did not happen). We will make sure that as and when that stage is reached any incoming long term tenant consults and offers to meet with you all to present and discuss their plans.

I hope and expect tonight and Thursday to go smoothly and without any problems caused, but please do of course let us know if there are any issues at all.

Best

Jason

To: Jason Zeloof
From: Kate F*****
Sent: 04 October 2016 21:34
Cc: (14 email addresses redacted)
Subject: Re: Commercial Street 106 Event

Hi Jason

I have been in our sitting room this evening.
It is in the synagogue at the back of the house (■ Wilkes) abutting the back of 106 commercial st. Sounds as if a hundred people are in there with me. I'm afraid your insulation is definitely not working!

KATE F****

From: Sam Darling <sam*****@trumanbrewery.com>
To: (15 email addresses redacted)
Sent: Tuesday, 4 October 2016, 22:04
Subject: RE: Commercial Street 106 Event

Evening all,

The concerns raised in the below emails from you have all been duly noted and understood.

Having taken on board immediately what has been outlined, we have since dropped the sound of the music by several levels however I expect the noise that may still be present is that of the people themselves inside the venue. For reference, there are

approximately 70 people left inside the venue and as this number is constantly dropping, we hope that the general crowd ambient levels will drop with it.

Moving forward, Jason and I both wholly understand the issue of noise that has been highlighted tonight and will endeavour to ensure this is not the case again. Furthermore, I apologise that the level of sound proofing has proved inadequate and appreciate that the usage of the building needs to be very carefully considered in the future.

All the best,

Sam Darling
The Old Truman Brewery

From: Patricia J****
Sent: Thursday, 6 October 2016 22:05
To: Sam Darling
Cc: (redacted)
Subject: 106

Evening sam - the noise from 106 is not as bad tonight as tuesday but it is still audible in my daughters bedroom, our kitchen and the garden - regards pat

On Thu, Oct 6, 2016 at 10:09 PM, Patricia j**** wrote:
And it has just got to crazy levels again , I can even hear it I the front rooms of our house - I and the neighbours will be contacting the council now in relation to every noise and other disturbance from the site

Sent from my BlackBerry 10 smartphone on the O2 network.

From: Juliet M****
Date: Thu, Oct 6, 2016 at 10:15 PM
Subject: Re: 106
To: Patricia j (and 15 email addresses redacted)

Cc: Sam Darling <sam*****@trumanbrewery.com>, Jason Zeloof <jason*****@trumanbrewery.com>, Lindy P****

I have just got back from an evening out - the noise is better than Tuesday but still very audible in my top room and in the yard and poor Lindy who has just returned from a tough couple of days in Manchester and who wanted an early night is having a bad time in the studio

On 6 Oct 2016, at 22:18, Juliet M**** (email address redacted) wrote:

can you please turn the music levels down now - it's bedtime!

On Thu, Oct 6, 2016 at 10:39 PM, Emma <emma****@trumanbrewery.com> wrote:
Hi Juliet

We have dropped the bass and the volume hopefully this should help.

Do let me know if there are any more issues

Thanks

Emma

On 6 Oct 2016, at 22:50, Juliet Mckoen (email address redacted) wrote:

Emma thanks for that but I can still hear a regular bass line throbbing even through closed windows and curtains on my top floor
Sound carries in strange ways - when Sam turned the levels down on the man giving a speech on tuesday the reduction in levels didnt make much difference
fortunately only another 12 minutes to go!

Appendix 52

Kathy Driver

From: Selina Mifsud [REDACTED]
Sent: 30 December 2016 14:56
To: Licensing
Cc: Alan Cruickshank
Subject: Licensing application 106 Commercial Street. PLS DISREGARD PREVIOUS EMAIL SENT PREMATURELY BY MISTAKE ON THIS SUBJECT - apologies!

Dear Sir/Madam,

We wish to object to the above application by Time Out for a premises licence for the sale of alcohol Mon - Sat 1100-2300 and Sun [1100-2200](#).

The premises is a short walk around the corner from our family home. The provision of alcohol throughout the day, seven days a week, can only add to the ongoing misery inflicted on our neighbourhood by an excessive number of licensed premises. The Cumulative Impact Zone, in which the premises at [106 Commercial Street](#) is situated, was set up in recognition of this problem. Its adoption was supported by police and local amenity groups, in the hope that alcohol related crime, antisocial behaviour and general nuisance would stop increasing. Unfortunately this has not happened, due to the licensing committee's woeful and irresponsible failure to actively implement the saturation policy. We feel strongly that this application should be addressed and refused on the grounds of cumulative impact.

It is clear that the success of the proposed operation by Time Out, despite its food offering, is predicated on the number of drinking patrons the establishment would attract. This could clearly reach the hundreds, posing a threat to order and creating noise and nuisance in the surrounding residential streets as patrons leave. We are already disturbed by screaming and shouting, especially at night, which will be exacerbated by such a large scale business.

Street urination and vomiting are also a disgusting feature of life in Spitalfields. Recently within the space of a week, I had to clear vomit from the lightwell to our basement kitchen, vomit from the bonnet of our car, stop another person from vomiting into our lightwell, and witnessed several people urinating against the wall of Christ Church opposite our home. These incidents are all clearly a result of alcohol consumption in the area.

Also of concern in this application is the element of off sales, which was not made clear in the pre application consultation. This is always a major concern for residents due to the rising incidence of visitors to the area loitering outside homes and on pavements, continuing to drink and causing a public nuisance. Again, recently I have had to go outside several times in the small hours to ask people sitting on the pavement drinking off sales alcohol to go home and stop making a noise. Off sales inevitably leads to broken glass and litter which residents have to routinely clear up. I do this on a near daily basis from our doorstep and pavement outside our home.

In summary, we object to this application on the grounds of saturation, public nuisance and disturbance, and the prevention of crime and antisocial behaviour.

Selina and Glen Mifsud
[REDACTED]

Appendix 53

Kathy Driver

From: HAZEL MULLIGAN <[REDACTED]>
Sent: 03 January 2017 16:55
To: Licensing
Cc: [REDACTED]
Subject: 106 Commercial Street E1 6LZ/ Time Out Management

Time Out Management's application for a licence to serve alcohol at 106 Commercial Street E1 6LZ

Dear Sir, Madam,

I am writing to you to state my objection in the strongest possible terms to the above licencing application.

I know that there have already been many lengthy and detailed letters of opposition to this application so I am choosing to keep my letter short, given that I am making the same points as many others.

I object strongly for the following reasons:

1) This application for the above site are grossly out of proportion and inappropriate to the location. The site is surrounded by narrow residential streets, the residents of which are already suffering chronic problems caused by the night time economy. It is at saturation point with the number of existing licensed premises.

The points made by TOM mitigating the effects of these 17 restaurants and 3 bars come across to me as disingenuous. TOM management would have no control whatsoever over the behaviour these people once they left the premises and no amount of signs placed at the exit requesting consideration have any effect on the drunk rowdy clientele, as I know very well from living next to a student bar with a late night licence. The dishonesty of the application has been shown up by stating that they would not be applying for off sales of alcohol, when in fact they will.

2) The delivery proposals are completely unrealistic in such a compact area.

The health and safety proposals regarding fire, fire exits, etc are unrealistic and totally inadequate.

3) The public nuisance, antisocial behaviour, noise, crime, would put a huge extra strain on the ambulance and police service and yet more filth and litter would put a huge

strain on the resources of the council, which is already under huge strain and having to make drastic difficult decisions. I object vehemently to our council tax being

made to pay for yet more unnecessary antisocial behaviour, which is benefitting no-one except the wealthy landlords. The filth and litter in this area is already chronic.

4) This would feed even more into the hideous prevalent drug culture which is so utterly toxic, contributing to local crime and antisocial behaviour. This would add even more to the enormous pressures and burden for the police, which I already know about because I attend meetings with our local police to discuss local issues of drug crime and antisocial behaviour. We do not need any more strain on the local services.

In short, this application will do nothing for the local people except to exacerbate the already chronic problems of antisocial behaviour, nuisance, filth in the streets, litter, increased use of drugs, crime, and add to the rising costs of policing, ambulance service and council cleaning.

I strongly urge refusal.

With thanks,

Hazel Mulligan
[REDACTED]

Appendix 54

Mohshin Ali

From: Michael Myers [REDACTED]
Sent: 22 December 2016 21:04
To: Licensing
Subject: Time Out License application at 106 Commercial St E1 6LZ

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam

I wish to register my objection to the Time Out application, for a premises license 106 Commercial St.

It would, if granted, make nonsense of the way licenses allowing the sale of alcohol within the Cumulative Impact Zone are given out. We are not dealing with a small corner shop selling a few cans of lager, on a daily basis, but a large Organisation capable of satisfying the thirst of many hundreds of alcohol drinkers every day of the week, till late evening.

Their blurb for restructuring the building, states....'It will complement the existing landscape'....obviously thought up by the PR man, just back from Vegas. Despite the highlighting of many restaurants on site, local residents see this application for what it really is.....A Glorified Pub.

Importantly, there are residential flats, the other side of Commercial St, facing the entrance to 106. Any anti-social behaviour outside 106, late in the evening, the banging of car doors, would be very prominent to those living there.

Please reject this application.

Yours faithfully,

Michael Myers
[REDACTED]

Appendix 55

Application for a premises licence

106 Commercial Street, E1 6LZ - Time Out Management Ltd
(TOM)

4th January, 2017

From: Tim and Wendy Parkes

[REDACTED]
[REDACTED]
[REDACTED]

(Family of four)

also regarding :

[REDACTED]

– we are owners of this tenanted flat home to a family with small baby)

Dear Sir or Madam,

We would like to express a strong objection to the proposed development of the above premises into a very large bar and restaurant venue unless more help is provided in the area for policing noisy drinkers and clearing up rubbish.

Over the last six years, my family have been disturbed constantly by noisy drinkers leaving Brick Lane and the surrounding area and running down Folgate Street, shouting loudly in a drunken state, often late for the last train from Liverpool Street. The area has deteriorated significantly, with the open use of drugs in the street, increased violence, urination in public (and in the small gardens next to our residences), the presence of drug sellers and undesirables seeking to take money.

We are worried that there is not enough room in that particular part of Commercial Street to accommodate people waiting to get inside or those smoking outside the premises and there will be a considerable increase in noise late at night as a result of the huge number of proposed visitors to this new venue.

I understand that the intention of Time Out Management is to create a food and cooking venue. There will be a take away option as well.

I would really like to insist that Time Out Management should be made responsible for discouraging excessive noise and congregation of their clients on Commercial Street, while smoking or queuing for places. They should also be responsible for policing drug use and the presence of dealers.

Time Out Management should especially be responsible for discouraging eating and drinking on the open pavement of Lamb Street which is a constant source of irritation to our residents and our busy Concierge office. (This area is adjacent to the front of our Flat: [REDACTED]).

Our staff/concierge office are constantly cleaning up rubbish in front of our Lamb Street flats every day and they also clear up Elder Gardens every morning. It is unfair that our residents and the law offices, opposite, should bear the cost of this rubbish collection.

Yours faithfully,

Wendy Parkes

Appendix 56

Kathy Driver

From: Sian Phillips [REDACTED]
Sent: 02 January 2017 06:49
To: Licensing
Subject: 106 Commercial Street license Application

Follow Up Flag: Follow up
Flag Status: Completed

This to add my objection to the above application.

Residents in this neighbourhood are already struggling with a huge concentration of existing bars and licensed restaurants and clubs. This application- complicated and innovative- seems to be made by people with little experience of such undertakings. Inevitably it would have a serious impact on the neighbouring residents.

Your truly,
Dame Sian Phillips

Appendix 57

Kathy Driver

From: Jonathan Pryce [REDACTED]
Sent: 03 January 2017 22:00
To: Licensing
Subject: LICENCE APPLICATION AT 106 COMMERCIAL STREET E1 6EL

106 COMMERCIAL STREET E1 6EL OBJECTION TO THE GRANT
OF A NEW LICENCE

From Jonathan Pryce CBE & Kate Pryce [REDACTED]
[REDACTED]

Dear Sir/Madam

We wish to strongly object to the new licence application from Time Out Market at 106 Commercial Street. Four years ago we moved here from the relative gentility of Primrose Hill, attracted by the architecture, the vibrancy, the history and the strong sense of community that is rare in so many other parts of London. At the time people said we were mad to come here and in recent months looking at the streets despoiled by vomit, urine, faeces, drunkenness and the threat of violence, I am beginning to think that perhaps they were right !

We love living here but we don't need yet another outlet for alcohol to be served to thousands of visitors under the guise of it being a food venue.

The major thrust of this highly commercial operation is to sell booze. And to sell it in large numbers. Money is not made by selling food. When we first moved here there was an excellent and busy restaurant upstairs at The Ten Bells. Despite promises to the contrary their new landlords moved them out to free up the room for a bar. Even with this extra space huge numbers of their patrons flood the pavements outside causing a nuisance to residents and visitors alike.

Can you imagine the impact of hundreds of smoking, drinking patrons occupying the street outside 106 ? And joining up with the crowds outside The Golden Heart ?

Our listed house at [REDACTED] directly abuts the rear wall of 106. Already there is noise ingress from the market that operates there. The disturbance from 2000 people (Time Out's figure) drinking from 11am to 11pm will be intolerable. From past personal experience noise insulation is only ever partially successful. You don't need me to tell you that in terms of waste disposal, deliveries and public safety the building itself is entirely unsuitable.

In terms of the negative impact on the neighbourhood it is a disaster.

We beg you to please reject this application that can only make an already difficult environment even worse.

Yours faithfully.

Kate Pryce &
Jonathan Pryce CBE

Appendix 58

Kathy Driver

From: Lindy Pyrah [REDACTED]
Sent: 01 January 2017 13:29
To: Licensing
Subject: Re: Time Out Management Ltd – 106 Commercial Street, E1 6LZ - Application for a Premises Licence

Dear Licensing Department,

I have been a resident at [REDACTED] for over 7 years and am very concerned about the application for licensing submitted by Time Out Management for a very large scale drinking/food establishment to be opened at 106 Commercial Street, please note that I live in a free standing small studio which backs directly onto 106 Commercial Street including my bedroom.

The current area of Spitalfields is already spoiled for choice with an all encompassing range of food and drinking establishments and the residents have to deal with the consequences of this, I have witnessed first-hand: urinating, faeces, piles of sick, broken bottles, blatant drug taking (Wilkes Street is dimly lit so makes it ideal for people to sit on the pavement and 'top up'), drunk people bothering you; as a single woman it can be very frightening, especially as the police presence can be lacking so I have long since stopped asking people to curb their anti-social behaviour in a real and genuine fear of my own safety as they can get very aggressive.

I believe that the application of licensing to Time Out should be refused due to an already over-saturation of alcohol establishments in the area resulting in well documented anti-social behaviour, and the scheme does not bring anything new or fresh to Spitalfields, it merely replicates what is done across the road at the market, albeit on a larger scale and with alcohol.

Please can you refuse the application.

If you require any further details then please do not hesitate to contact me on [REDACTED]

Kind regards,
Lindy

Lindy Pyrah
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 59

Kathy Driver

From: Susan Rowlands [REDACTED]
Sent: 03 January 2017 12:02
To: Licensing
Cc: a [REDACTED]
Subject: Licence application

LICENSING APPLICATION FOR 106 COMMERCIAL STREET LONDON E1

I am writing to oppose the application for a license at the above address. A venture of this size promising restaurants and bars with lengthy opening hours will only exacerbate the existing problem we already have of noise, drunken, abusive and bad behaviour.

I have lived in this area for over thirty years and in many ways welcome and enjoy many of the changes however with the amount of licensed premises and outlets the behaviour of some of the visitors -openly drinking on the streets - is irresponsible with no respect for people who live here.

I therefore ask that this application is denied.

Yours

Sue Rowlands
[REDACTED]

Appendix 60

Kathy Driver

From: jan savage [REDACTED]
Sent: 01 January 2017 20:01
To: Licensing
Subject: 106 Commercial Street E1 6LZ

Dear Sir or Madam

Re: 106 Commercial Street, E1 6LZ; Time Out Markets Ltd. Premises License application

I would like to object to the above application.

The scheme is far too big. It is located in a mixed residential and commercial area already over-supplied with pubs and restaurants. The practicalities raised by significantly increased deliveries, rubbish, and visitors (a minimum of 2000 per day but according to some calculations more likely to be twice this) would substantially increase pressure on this area, already blighted by late night noise and anti-social behavior. The numbers of patrons anticipated also raises safety concerns.

The proposals are for premises in a Cumulative Impact Zone where licenses should be refused except in exceptional circumstances. Time Out Markets are not proposing anything exceptional, only a venue that is at heart about drinking - the four bars managed by Time Out Markets appear to be the core element of the proposals, with the restaurants more marginal, taking on more of the risk, and more likely to be transient.

I would be grateful if you would take my comments into consideration

Yours faithfully

Jan Savage
[REDACTED]

Appendix 61

Mohshin Ali

From: Jon Shapiro [REDACTED]
Sent: 23 December 2016 13:47
To: Licensing
Cc: [REDACTED]
Subject: Licensing Application by Time Out Market, 106 Commercial Street, E1
Importance: High

Objection by SPIRE, and by the Spitalfields & Banglatown (Police) Ward Panel

Dear Sir or Madam,

I am being represented on my personal objection to this Licensing Application by Mr Anthony Edwards, but both SPIRE and the local Ward Panel have asked me to object on their behalf. By way of background I should explain that:

SPIRE is an “umbrella” organisation established in 2012 by the major local resident “stakeholders” within Spitalfields to provide a common approach to Anti-Social Behaviour (ASB). Currently SPIRE represents over 700 local residents including:

- Spitalfields Community Group (SCG) with a membership of over 200 local residents
- Spitalfields Society (Spit Soc) with a membership of over 140 local residents
- St George Residents' Association (SGRA) which represents the owners and residents of the 193 flats just to the North of Spitalfields Market
- The Exchange Building in Commercial Street (to the East of the SGRA flats) – which represents the owners and residents of 100 flats
- The Cloisters in Commercial Street (opposite the Exchange Building) – which represents the owners and residents of 68 flats
- The Market Residents which represents the 35 flats in Old Spitalfields Market
- Woodseer Street whose residents live with continual night-time ASB.

The Ward Panel is a group of representative residents and service partners (eg: Thames Outreach, RSLs, local Hostels for the Homeless) who meet regularly with our local police, the Spitalfields & Banglatown Ward Safer Neighbourhood Team (SNT), to discuss local policing issues and to agree Policing Priorities for the Ward.

On behalf of SPIRE and the Ward Panel I request that this Licence Application should be wholly refused on the grounds of:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance

as the premises is within the Brick Lane “Cumulative Impact Zone” (CIZ) and this Licensing Application is in effect for a huge Pub – equivalent in size to 5 to 10 normal pubs! To grant this Licensing Application would be to totally ignore the CIZ. I respectfully refer to the CIZ policy itself and stress particularly the words underlined as no condition can be added to a licence that will adequately deal with the extraordinary impact on the overall area which is outside the control of the applicants:

- ‘Where the premises are situated in the cumulative impact zone and a representation is received, the license *will* [emphasis added] be refused’ (Appendix 8.4)
- ‘Presumptive rebuttal’ (App. 3.3) is justified among other reasons by the fact that ‘m) Considerable tensions have been built up because of the conflicting demands of the night time economy and the local residents.’ (App 3.4).
- [When] ‘an area has become saturated with premises, which has made it a focal point for large groups of people to gather and circulate, [this can create] exceptional problems of disorder and nuisance over and above the impact from the individual premises.’ (App. 7.2, 7.3)

- ‘the imposition of [licensing] conditions is unlikely to address these problems [of saturation, and]... the Licensing Authority... ‘has therefore declared a cumulative impact zone’.

Both SPIRE and the Ward Panel are concerned that this Licensing Application would have an **immense** impact on the CIZ and the local community and would potentially aggravate policing issues in the area.

At meetings with local residents Time Out Market (TOM) management have claimed that the plans for 106 Commercial Street are primarily a restaurant operation and that no alcohol would be allowed to be served to anyone other than diners. Sadly this licensing application proves exactly the opposite:

- o TOM have applied for “Off-Sales”
- o The plans fail to identify any system for regulating alcohol sales to bona-fide diners
- o The plans include four serveries for selling alcohol
- o Whilst the seating areas are spread roughly evenly across three floors, the servery on the ground floor is twice the size of any other servery – obviously in order to be able to supply alcohol to casual passers-by.

The last thing needed in the Brick Lane area CIZ is a vast increase in the volume of alcohol served and consumed within the CIZ, and SPIRE and the Ward Panel believe that to grant this licencing application would greatly exacerbate late night ASB in opposition to the Saturation Policy in the CIZ area which attempts to assist the control such ASB.

For many years this area has been stated by our Borough Police Commanders to be the “number one policing problem in Tower Hamlets”. Until and unless this area ceases to be such a policing problem SPIRE and the Ward Panel believe that no such massive increase in alcohol licensing should be granted to Time Out Market Ltd.

The Brick Lane area is plagued by ASB and hospital admissions to A&E, and SPIRE and the Ward Panel believe that the Licensing Committee should be assisting the Police and other authorities in reducing any and all encouragement to provide yet more alcohol to drinkers in this area.

As explained above, this licensing application would be the equivalent of adding a large number of new pubs into the CIZ, and SPIRE and the Ward Panel request strongly that the Application should be **wholly rejected**.

Written on behalf of SPIRE and the Ward Panel,
Yours faithfully,
Jon Shapiro.
(Chair of SPIRE, and Chair of the Spitalfields & Banglatown Ward Panel)

Home address:

[REDACTED]

Appendix 62

Kathy Driver

From: [REDACTED]
Sent: 02 January 2017 12:27
To: Licensing
Subject: Time Out Markets application for alcohol licence at 106 Commercial Street E1 6LZ

Dear Sir or Madam.

I am writing to object to the licence application for the above premises.

This is a large building and the applicants have submitted proposals for the commercial exploitation of the space which are likely to be detrimental to the neighbourhood in a number of ways.

1. There is a heavy emphasis on alcohol consumption which would seem to flout the principle of the Cumulative Impact Zone in which the bar will be located. There are enough licenced establishments already – this one is unnecessarily large.
2. The service access arrangements for the premises are ill thought out.
3. The egress arrangements in the event of fire are inadequate.
4. The toilet facilities are insufficient.
5. Commercial Street is a red route. The entrance to the building is likely to be blocked at peak times causing risk to other pedestrians.
6. Residential property at the back of the building will be detrimentally impacted by exhaust ducts.
7. Residents in the area will be negatively impacted by public urination, and other antisocial behaviours which are already too frequent in the surrounding streets
8. The scale of the operation will introduce too many food outlets in an area which has an increasingly homogenous retail offering. (Food, drink, clothes, more food, more drink, more clothes.) This is a retail mix serving visitors to the area not the existing population.

Please refuse this application

Yours sincerely

Paul Shearer
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 63

To:
The Licensing Committee
Tower Hamlets Council
Mulberry Place
5 Clove Crescent E14 2BG

3rd January 2017

Licensed Premises application: 106 Commercial St, Spitalfields, E1 6LZ

I would like to register my concerns about the application by Time Out Markets for a license on the above property.

Having attended a consultation meeting and being familiar with the space, I feel that the nuisance and disruption that a drinking and dining venue on this scale (17 dining/kitchen outlets and 3+ serveries/bars) would cause have not been fully appreciated by the developers.

Despite some post-consultation concessions that Time Out Markets have suggested it will be impossible to minimise the impact of an estimated extra 2000 visitors per day to an already congested area.

My specific worries are that:

- the additional foot traffic on our already overcrowded pavements will constitute a safety hazard
- there will be more examples of anti social behaviour associated with inebriated customers leaving the venue and so contributing to a rise in crime levels
- the delivery lorries will inevitably park not only on Commercial Street but wherever they can find a space and will cause noise & pollution around the whole area. The nuisance that this will cause, bearing in mind the number of deliveries necessary to support such a high density dining concept, will be extreme

Please turn down this application from Time Out Markets as the issues relating to public safety, crime & disorderly behaviour and public nuisance are too serious for it be granted.

Yours Sincerely,
Rose Sheldon

██████████
██████████

Appendix 64

Kathy Driver

From: Alex Gordon Shute [REDACTED]
Sent: 19 December 2016 15:52
To: Licensing
Cc: [REDACTED]
Subject: PA/16/03535 - 106 Commercial Street

Dear Sir/Madam

I am writing to object to the proposed plans for the development of 106 Commercial Street (ref above). My primary objections are as follows:

1. The development falls within the Cumulative Impact Zone for the town centre area of Brick Lane. There is already too much anti social behaviour (for the likes of residents and many of the local businesses) in this area. The application for development includes licences for 4 bars and in fact it becomes clear the business model of the lessee (Time Out) is that they will be making most of their money from the bars, not the restaurants. There will be every incentive for them to sell as much alcohol as they can, regardless of food consumption. This could make an already bad problem for the area, a lot worse.
2. The access to the building is too small to support the number of diners and drinkers which the application implies will be needed to make the development commercially viable. There is no space for queuing on the street beside the entrance (which will almost certainly be required when the venue gets full), and the fire exits are inadequate for that many people to escape in case of emergency.
3. The access for vehicles delivering and collecting rubbish is inadequate and too noisy. It would disturb a great number of residents and there isn't enough space at the front of the building to have lorries delivering regularly. The pollution levels on Commercial Street are already too high and putting delivery lorries there will gum up the traffic further, creating even worse pollution.

The best use of this site is as an office, not a restaurant venue.

Best wishes

Alex Gordon Shute
[REDACTED]

[REDACTED]

[REDACTED]

Kathy Driver

From: Alex Gordon Shute [REDACTED]
Sent: 04 January 2017 22:13
To: Licensing
Subject: PA/16/03535 - 106 Commercial Street

Dear Sir/Madam

I am writing to object to the proposed plans for the development of 106 Commercial Street (ref above). My primary objections are as follows:

1. The development falls within the Cumulative Impact Zone for the town centre area of Brick Lane. There is already too much anti social behaviour (for the likes of residents and many of the local businesses) in this area. The application for development includes licences for 4 bars and in fact it becomes clear the business model of the lessee (Time Out) is that they will be making most of their money from the bars, not the restaurants. There will be every incentive for them to sell as much alcohol as they can, regardless of food consumption. This could make an already bad problem for the area, a lot worse.
2. The access to the building is too small to support the number of diners and drinkers which the application implies will be needed to make the development commercially viable. There is no space for queuing on the street beside the entrance (which will almost certainly be required when the venue gets full), and the fire exits are inadequate for that many people to escape in case of emergency.
3. The access for vehicles delivering and collecting rubbish is inadequate and too noisy. It would disturb a great number of residents and there isn't enough space at the front of the building to have lorries delivering regularly. The pollution levels on Commercial Street are already too high and putting delivery lorries there will gum up the traffic further, creating even worse pollution.

The best use of this site is as an office, not a restaurant venue.

Best wishes

Alex Gordon Shute (Ms)

[REDACTED]
[REDACTED]

Appendix 65

Kathy Driver

From: Ian Soanes [REDACTED]
Sent: 02 January 2017 20:09
To: Licensing
Cc: [REDACTED]
Subject: Time Out Management's application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

Dear Sirs

I am writing, as a local resident, to express my serious concern about the proposed development at 106 Commercial Street (106CS) and to register my strong objection to the granting of a licence to serve alcohol.

The area around 106CS is and has always been a residential area. The mix of residential and commercial premises gives the area its character and the mixed use concept, which seems to have been adopted in new developments in the area, can create a vibrant, successful residential community. However a significant change to the delicate balance between the interests of residents and business, such as the one proposed by Time Out London, could have a disastrous impact on the community. Such a proposal could not be allowed to proceed without a compelling case and evidence that there was no risk to the community, and in this case there is neither.

The area already has numerous eating and drinking establishments with every possible taste already catered for. There is no need whatever for the proposed development and no benefit to the community to offset the clear and very significant detriment.

Regardless of the merits of an eating establishment, the creation of a venue serving alcohol on the scale proposed is extremely worrying for the local community as a whole and all residents in particular. Local residents already endure significant noise nuisance and antisocial behaviour from patrons of the numerous existing drinking establishments, fuelled by alcohol. On Thursday, Friday and Saturday evenings in particular it is becoming normal to be disturbed by drunken, noisy behaviour. It is for this reason that the Cumulative Impact Zone was created, introducing the presumption that no new alcohol licences should be granted. Such noise and bad behaviour cannot be managed by the operators of a licensed premises once patrons leave their building so any increase in the consumption of alcohol in the area, and certainly one on the scale of the 106CS proposal, would significantly adversely impact the lives of residents and other members of the community as alcohol-driven noise and antisocial behaviour inevitably spilled out onto surrounding residential streets.

The misery for members of this community resulting from the public nuisance created by visitors would be compounded by the practical impact of such a large development in a small, already busy area. Delivery vehicles would add to congestion and would doubtless either deliver in the early morning or late at night (or force providers to existing businesses to do so), as those delivering to existing local commercial premises already do, despite agreements and undertakings not to do so (just one tail lift crashing onto a pavement or one rattling delivery trolley will cause a broken night's sleep). In a confined area, the increased level of

activity proposed is certain to cause practical problems whether of congestion, noise or danger to other road users. There is a level of commercial activity beyond which a thriving residential community becomes untenable and the introduction of alcohol to the mix exacerbates the problem significantly. The area around 106CS is already at the tipping point.

Yours faithfully

Ian Soanes

A solid black rectangular redaction box covering the signature area.

Appendix 66

Kathy Driver

From: Adam Stanhope [REDACTED]
Sent: 03 January 2017 16:29
To: Development Control; Licensing
Cc: [REDACTED]
Subject: Licensing Application for 106 Commercial Street, London E1

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3/1/2017

Licensing Application for 106 Commercial Street, London E1

To whom it may concern,

Preamble

This is an truly massive proposal to bring a vaste increase in restaurant and more importantly drinking capacity to our area. Time Out estimate some two thousand visitors per day so this is probably 2 to 3 times greater than the capacity of the Golden Heart and The Ten Bells (the two pubs that will share the pavement with this place) combined.

Time Out makes sets great store by it's Lisbon experience but there is no comparsion that can be drawn. Lisbon Time Out is a standalone building, Spitalfields is adjacent and opposite Residential properties. Lisbon has a different cliamte and culture to drinking than London. Lisbon Time Out has a very large outside space around the building this has none.

Time Out has already reduced restaunt capacity and increased servery (read bar) capacity during the consultation process and we are fearful that over time, and driven by the greater profitability of drinking, this will just become a giant bar.

Please note Time Out has NO experience operating this type of operation in a densely urban area as it's Lisbon operation is on the outskirts of central Lisbon, think New Spitalfields Market not Old Spitalfields Market.

I object on the following grounds:

1. The prevention of crime and disorder. Such a large establishment serving alcohol will cause untold problems. The sanitary provisions in the plans are insufficient to deals with the proposed customers so we will see street urination and vomiting which is a problem already endemic in this area. Such a large establishment will also be a mecca for street drug dealers. What is particulalarly concerning about the current plan is how far the street is from the staff working in the building. Both The Golden Heart and The Ten Bells have staff close to the pavement who are vastly experienced in preventing problems. Time Out think that the pavement is so far away they really don't need to worry.
2. Public safety. The Pavement is too narrow and the road crossing is abysmal. The crossing between Hanbury Street/Lamb Street and Commercial Street has no provision for pedestrians. Commercial STreet is a Red Route so the traffic is quite fast. There is very limited space for Taxi's to put down all adding to what is already a very dangerous road junction. Furthermore given how enclosed the proposed space is exit in the case of Fire or emergency will be extremely difficult. The additional exits Time Out suggest are either very congested/thin (on to Hanbury) or private property/thin in the case of Puma Court. This really will be a giant accident waiting to happen
3. The prevention of public nuisance. Clearly the noise of two thousand visitors a day leaving after alcohol will be a major problem for all the residents around the building. We know from bitter experience the noise drunk people make. Time Out talks about creating an 'Acoustic Envelope' around the building, a laughable indea in itself, but nowhere do they talk about the noise people make when they leave, which is often much worse. This really shows their profound lack of understanding about the area and the impact this will have on the local enviroment. Finally is the complete lack of planning for smokers and the debris

and inconvenience they cause - Does Time Out expect them to smoke outside the premises on Commercial Street. Who will manage this and do we have to walk past this chaos with our children, really?

Finally this falls inside the CIZ. This was established to deal with an unusually high rate of alcohol related crime in the Brick Lane area. This proposal will fuel this by massively increasing drinking in the area. It is completely ludicrous given the council's own implementation of this policy.

I urge you to reject this application for all the reasons stated above.

Kind regards

Adam Stanhope

Appendix 67

Kathy Driver

From: [REDACTED]
Sent: 02 January 2017 17:30
To: Licensing
Subject: Application for a licence to serve alcohol at 106 Commercial Street E1 6LZ
Attachments: 106 Commercial Street, E1 6LZ.docx

Jonathan & Sophie Stebbins
[REDACTED]
[REDACTED]

To the licensing committee
licensing@towerhamlets.gov.uk

January 2nd 2017

Re: application for a licence to serve alcohol at 106 Commercial Street, E1 6L

To Whom It May Concern,

We wish to register our opposition to the proposal by the applicant allowing for a licence to serve alcohol in the proposed development site.

With the increase of residents in our near vicinity, what locals need are developments offering the services and facilities necessary for it to function. There is a connection between the quality of social infrastructures in communities and the wellbeing of its residents. Does Spitalfields need another drinking hole?

The proposed development would increase by over 600 the number persons drinking on an average night. Considering that the Tens Bells Pub and the Golden Heart pub already attract hundreds of people, there is clearly overall harm to the public good having such large gathering of drinkers on such a small stretch of pavement.

Please consider how directly affected the local residents will be by allowing such a scheme to happen. The consumption of alcohol in our neighbour has reached a point where it impact on our daily lives. The residents suffer noise nuisance and antisocial behaviour. The ranting, shouting at night and smell of urine in the morning walking our son to school is a direct result to excessive drinking by people who do not live in our community but are lured to it. These people have a total disregard for the locals. Most are surprised to hear people actually live in The Old spitalfields Market.

Our family home is located in the Horner Building on Commercial Street. For the last 17 year we have lived through a major transformation of our streets, buildings and atmosphere overall. The feeling of community so vital in any borough is being threaten by developers wanted to turn Spitalfields into a tourist and drinking destination.

The proposed development with its frighteningly large number of restaurants, café and bars is inappropriate in such a small place. It resembles more a factory of some sort than the example of fine dining the developers' claims it will be.

In the view of the above, we would urge the Licensing Authority to refuse the application.

Yours faithfully.

Mr J Stebbins and Mrs. S Stebbins

Sent from [Mail](#) for Windows 10

Appendix 68

Kathy Driver

From: Julia Stegemann [REDACTED]
Sent: 02 January 2017 14:04
To: Licensing
Subject: Licensing application by new premises at 106 Commercial Street, E1 6LZ

Dear Sir or Madam:

I wish to object most strongly to the licensing application for sale of alcohol at 106 Commercial Street (TimeOut). As you are aware from the many letters of concern sent by local residents over the years, there has been a significant problem with anti-social behaviour by drinkers in the Spitalfields area, including shouting and fighting in residential streets at all hours, urination and vomiting in our doorways, and accumulation of volumes of rubbish that the street cleaning system cannot keep up with (especially with recent budget cuts), including accumulations of cigarette butts on our threshold that blow in the door whenever I open it. There has been some recent support through the Cumulative Impact (Saturation) Zone and the closure of Public Life has helped, but the success of this very impactful application by TimeOut would undoubtedly return us to a nightmare scenario. While I appreciate that successful businesses are necessary to the prosperity of an area, our area is already very successful commercially, and the deluge of drinkers caused by this new initiative will cause a degradation of the neighbourhood that will be to the detriment of other businesses as well as residents.

Thank you, in the hope that you will take our concerns into consideration and help to preserve a vibrant and healthy neighbourhood character.

Best regards and wishes for a happy and peaceful New Year for all of us,

Julia Stegemann
[REDACTED]
[REDACTED]

Appendix 69

Kathy Driver

From: AMT - Gmail <[REDACTED]>
Sent: 02 January 2017 17:55
To: Licensing
Cc: [REDACTED]
Subject: 106 Commercial Street, E1

Dear Sir/Madam,

I am writing to object to the licensing application for the 20k sf restaurant & bar at this premise as resident of [REDACTED] which is located extremely close by.

As a result of the increase in drinking establishments and restaurant outlets in the vicinity including Spitalfields and Brick Lane, we are frequently experiencing anti-social behaviour on weekends as well as weekdays. Examples of this behaviour include: congregations of late night revellers on the street or sitting on the steps of the street door with nitrous oxide canisters, vomiting, peeing, litter of left overs and hot food packaging, as well as various noise disturbance.

For these reasons above, the license application should be rejected.

Regards

Anne-Marie Tong | [REDACTED]

Appendix 70

Kathy Driver

From: John Twomey [REDACTED]
Sent: 04 January 2017 21:25
To: Licensing
Subject: Objection to time out market commercial street

I object to changing a stables in to a 450 cover restaurant and four bars with off sales. It is profoundly the most inappropriate application I have seen in twelve years on the committee of the spitalfields society. This license should not be granted in any way to allow a standalone bar or any form of off sales John Twomey
[REDACTED]

Sent from my iPhone

Appendix 71

Kathy Driver

From: Claire [REDACTED]
Sent: 02 January 2017 17:04
To: Licensing
Subject: 106 Commercial Street, London, E1 (the "Premises")

We refer to the licence application for the Premises. A number of detailed objections will have been received and we will keep this short.

The relationship between commercial, residential and leisure uses in the Spitalfields area is complex and the interests of all stakeholders need to be carefully balanced. This is recognised by the fact that the Premises is situated in a cumulative impact zone.

In summary:-

1. 440 covers and an estimated 2000 visitors a day is simply too great for the area.
2. The Premises is situated on a busy road close to a number of well used licenced Premises. At busy times queuing may occur outside the Premises;
3. Visitors to the area tend to be younger and lively. Anti social behaviour including shouting, singing, hanging around on the street, urinating, smoking, drug taking and purchasing are part of every day life in Spitalfields .A grant of this licence would only add to this. Our particular concern would be the number of people smoking outside the Premises;
4. Visitors to the Premises are likely to arrive/leave in taxis and uber style vehicles again adding to what is already a traffic congested area;
5. Due to the demands put upon our local police there is rarely sufficient police presence to prevent or limit anti social behaviour.
6. We do not believe that the applicant's proposals for mitigation will have any material impact on these issues;
7. In conclusion, a grant of this licence would simply be fundamentally wrong.

Yours

Ben and Claire Ward

[REDACTED]
[REDACTED] my iPad

Appendix 72

Kathy Driver

From: Sian Warden [REDACTED]
Sent: 02 January 2017 15:57
To: Licensing
Subject: Planning application 106 Commercial Street

Time Out Management's application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

My name: Sian Warden

My postal address: [REDACTED]

To whom it may concern,

I am writing to object to the following planning proposal, on the grounds of public nuisance. I live close to the proposed site, and already suffer from disturbed sleep and noise disruption due to the many licensed premises that are already in this area, which is a Cumulative Impact Zone. A licensed premises on this scale would mean that many more people, having drunk too much, will be going past my flat making a significant amount of noise, particularly on their way to Liverpool Street Station, late at night. Time Out asking drunk people to leave quietly will not make any difference! If this is approved, it makes a mockery of the area being a CIZ. I would like to object to this development in the strongest terms.

Kind regards,

Sian Warden

Appendix 73

Time Out Management Ltd – 106 Commercial Street, London E1 6EL

Letter of objection to the granting of a new licence from James Warwick and Melanie Warwick of [REDACTED]

I am writing to object to the current application by Time Out Management Ltd for the development and use of 106 Commercial St as above.

Spitalfields and the surrounding areas are and have become of historic and progressive areas of interest in London. The area is pretty much unique and to be celebrated and preserved.

Over the years, and I have lived in the area since the mid 1990's, the area has changed dramatically as I am sure you are aware with a plethora of shops, bars and restaurants that have come to take advantage and cash in on the areas success. There is nothing wrong with this and I welcome it, however we feel for a number of reasons that the development of 106 Commercial Street is a step too far. The existing businesses will struggle with yet more competition in an already very crowded market.

The rents in the area are extremely high, and we have seen many artisan premises forced out by the highstreet chains who are able to afford the combination of rates and rents that are currently demanded. The proposal to increase business rates from next year will push the remaining businesses over the edge. Rents will only reduce over time as a result of supply and demand, and it is highly likely that all that will remain are indeed the rather formulaic chain restaurants and shops.

This is not what Spitalfields has become known for and ultimately the area will decline and the innovation that has been so worthwhile in the area will move on.

I understand that Time Out's premises in Lisbon is a vast complex, but set out of town, thus having limited impact on residents. Spitalfields has and always has had a high density of residents and we believe it is not in the Councils interest long term to see this change.

The residents have long had a history of major disturbance from some of the less responsible commercial premises in the area, and there has been a continued battle to control excessive drinking, anti social behaviour and drug use as the Police are fully aware. In fact I understand that the Police struggle despite much effort to control the area satisfactorily. The residents live in the area as they love it's diversity and of course the architecture despite the constant difficulties faced with drunk and unruly individuals urinating, defecating and being sick on their doorsteps. No words of comfort from the powers that be will change this situation. All they are asking is for it not to be added to by yet more outlets that pay lip service to making life bearable for those residents.

Whilst I understand that Time Out see a financial opportunity in developing a unique building of which this is, they are interested only in their bottom line and despite overtures to the contrary this will not change. They simply will do as little as they can to comfort the immediate residents. This will include sound insulation. Many of the residents have the bedrooms at the back of the buildings on Wilkes St. this is due to the noise at the front of the buildings. Double glazing is not an option to reduce noise as the houses are listed. Time Out simply will not be able to insulate the building sufficiently, and I have personal experience of sound specialists claiming they can when they cannot. It is a nightmare as there is nothing you can do as the injured party.

I urge you therefore to reject this proposal as the increase in footfall brought on by this development will be so extreme as to completely change the area. Spitalfields has never before seen this level of change/increase in people numbers as to make the area potentially unsafe and unrecognisable. I therefore feel for many reasons that not only the residents will rue a positive decision, but also so will the existing businesses who are struggling as it is and in the end the Council.

Please therefore reject the proposal on sound grounds as detailed above

James and Melane Warwick

Appendix 74

Kathy Driver

From: Christine Whaite <[REDACTED]>
Sent: 29 December 2016 12:47
To: Licensing
Subject: Licence Application at 106 Commercial St, E1 6LZ

Dear Sirs

I am writing to object to the licence application for Time Out Markets at 106 Commercial St, E1.

This area is already designated as a Cumulative Impact Zone. Please respect its status and not grant a licence for off-sales of alcohol, and for what could well be 300-400 drinkers on a busy night, spilling out into the streets around causing noise, anti-social nuisance and litter.

TOM is the sole vendor of drinks at this site, where the servery - really a bar - is located on the ground floor, as is most of the space for drinking. This is a huge drinking establishment, not really a restaurant since it is the alcohol, not the food, that would make the money for TOM: the restaurants are relegated away from the ground floor to maximise the main drinking area.

Please reject this application.
Thank you.

Christine Whaite
[REDACTED]

Appendix 75

Kathy Driver

From: Mr Alan Williams [REDACTED]
Sent: 31 December 2016 09:43
To: Licensing
Cc: [REDACTED]
Subject: Application for a licence to serve alcohol at 106 Commercial Street, E1 6LZ

Dear Sir

I understand that an application has been made for a licence to serve alcohol at 106 Commercial Street. No 106 is in the middle of four residential streets, in the heart of a residential community. It is sited within the Brick Lane Cumulative Impact Zone adopted by LBTH in late 2013.

I wish to object.

My grounds upon which my objection is founded are under the Licensing Act 2003. Time Out have, openly, admitted that they expect around 2000 visitors a day. Others think that this is an underestimate and numbers could be double that. Whatever, that's a huge number to add to the problems the area already faces.

a) the prevention of crime and disorder: The streets around Brick Lane already suffer from high levels of crime, violent alcohol-fuelled and drug-related. Drug dealers use Wilkes Street and openly supply drugs to users every day. Around, Shoreditch High Street Station, the nearest public transport to 106, crack addicts regularly smoke crack in public.

b) public safety: fire - the applicant's proposed drinking space on four floors, with 17 kitchens, serving over 2000 customers a day, is landlocked on all four sides by houses. It would be difficult to get people out if fire erupted.

c) the prevention of public nuisance: misbehaviour inevitably follows in the wake of operations like this proposed one. The usual urinating in the street, sex activities, drug dealing, crime. None of these should have their place in the midst of a residential community.

d) the protection of children from harm: the 'night-time economy' locally has already caused immense problems to families with young children. This would only exacerbate the problem

The Brick Lane area was designated a CIZ because there are over 200 licensed premises within this small area and cumulatively they were causing excessive problems of crime, disorder, anti-social behaviour and nuisance to local residents and businesses. This Special Cumulative Impact Policy recognises that the area is already saturated with licensed premises – restaurants, pubs and clubs.

As no 106 is within a CIZ, Tower Hamlets, I believe that it is obliged to operate the following policy:

applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

On all these grounds, I object and urge you to reject the application.

Alan Williams
[REDACTED]
[REDACTED]

Appendix 76

Kathy Driver

From: Lyn Williams [REDACTED]
Sent: 02 January 2017 17:18
To: Licensing
Cc: [REDACTED]
Subject: Time Out 106 Commercial Street objection

Dear Sir or Madam

I am extremely uneasy about the application by Time Out to develop the premises at 106 Commercial Street as an enormous eating venue. Unfortunately, those of us who live in Spitalfields are well aware of the downside to such a vibrant area and I fear that the current plans will make our lives very disagreeable.

Time Out proposes various actions to prevent public nuisance and crime by its customers, but they cannot possibly control actions outside their own premises and previous experience shows how ill-behaved people can be. The numbers which Time Out are hoping to attract gives me no confidence at all that public nuisance and incidence of crime will not increase.

The litter issue is another worrying aspect. The proprietors can keep their own premises clean and the pavement outside but are not promising to follow their customers into the surrounding streets and squares to clean up behind them.

It also seems to me that there would be quite a security risk if there were to be a fire (or terrorist outrage). With 2000 people a day being planned for, heaven knows what carnage might ensue in case of such horrors. If Commercial Street is to be the main entrance/exit, I think that there could also be danger of traffic accidents. The pavement is not particularly wide and the street is a main thoroughfare.

I understood that our area was now protected (September 2013 - Licensing Act 2003) from unsuitable applications such as these and trust that the Licensing Authority of LBTH will see fit to protect its citizens in this case.

Yours faithfully

Lyn Williams
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Lyn Williams
lynwill2@icloud.com

Appendix 77

Application for a premises licence

106 Commercial Street, E1 6LZ - Time Out Management Ltd (TOM)

I write to oppose the above application in the strongest possible way.

I have been a resident of [REDACTED] since February 2011. I have both witnessed and been the victim of the extreme public nuisance, crime and nightly disorder caused by the number of pubs, restaurants, clubs and licensed premises in the area. Whilst the night-time economy thrives and attracts vast numbers of visitors and tourists to the area in search of food, drink and entertainment, local residents suffer from anti-social behaviours, crime and disorder.

I am not normally a person easily frightened. However, the noisy crowds that walk the area on the weekend, the drunken behaviour and not to mention the numbers of men who urinate in the local street against residential buildings have all contributed to a negative effect on my quality of life and that of my neighbours.

Time Out Ltd are seeking to create a huge licensed premise at the heart of the Brick lane CIZ. They are proposing to convert a building, formerly used a stables to house dray horses for the Truman brewery, into one of the largest drinking spaces in East London. This building (20,500 square feet) is landlocked on **all** four sides by residential properties streets many of whose living and sleeping spaces directly abut the former stable walls.

This vast pub complex, planned to contain 3 “serveries” or bars, a private dining area (where alcohol will be available), 13 “kitchens” serving “signature dishes” (upmarket bar snacks) and 4 larger kitchens. The main bar (named a servery) is on the ground floor and has direct access from and to the street.

TOM (Time Out Management) say this building will become “London’s favourite destination”. They clearly plan to market it as a major tourist attraction. It will be open, for drinking, 12 hours a day for six days a week, and eleven hours on Sunday, the seventh day. TOM say they expect 2000 visitors a day. However, given that they are planning to create 465 seats over four floors, this looks to be an underestimate. In practice, 465 seats open for 12 hours a day are likely to attract a minimum of 3000 visitors a day. Possibly rising to 4-5000 a day at weekends and during the high season for tourists.

If the application is approved for TOM is approved, it will blight the already compromised quality of life of those who live in the Spitalfields area.

TOM’s proposal to put notices at exits asking patrons to leave quietly (2), a patron dispersal policy, and serving food and water (5) to counter the effects of alcohol will not be sufficient to mitigate the effects of extreme anti-social behaviour caused by a proportion of their 2000 plus drinkers a day who will leave their building unsupervised once they are out of the immediate environs of 106.

It is doubtful that TOM’s staff will be able to control how their customers behave once they leave 106 Commercial Street and turn the corner into the residential streets where we live. The problems we already experience nightly can only exacerbate

Litter

The applicant says that the area outside their premises will be washed and swept by their staff. However, this measure will have no effect on the litter problem that will be caused by their customers once they leave 106 and move into surrounding residential streets.

The level of litter in the area is disgraceful and particularly on a weekend. Residents in my building have had a recent problems with rats getting into our building and I regularly see these horrible creatures feasting on the discarded food left by weekend revellers to Shoreditch.

Deliveries

The applicant is proposing that all deliveries to service their 17 restaurants, 3 bars and 2000 plus customers a day will come into 106 via the 3 loading bays outside their main entrance in Commercial Street, in timed 15 minute slots between 10am-4pm

This is completely unrealistic. These three bays are already fully used by the numerous shops, restaurants and pubs who already trade in that short stretch of Commercial Street. In addition, it is impossible to schedule 15 minutes slots in London where traffic flow is so unpredictable.

Allowing another (huge) business to unload in these three already over-used bays will only increase the public nuisance, traffic jams, and emissions that current deliveries to already existing businesses cause.

In fact, what I suspect will happen is that other businesses, finding the bays fully used during the day, will start to take deliveries at night. Thus further disrupting resident's lives.

Waste

The applicant proposes that all waste from their bars and restaurants will come out through Peck's Yard.

This is a very narrow yard space, surrounded by 3 food outlets (Poppies, Rosa's and a Japanese) who use it for waste management. It opens onto Hanbury Street which suffers from regular and prolonged traffic jams caused by deliveries to and pickups from business in the streets.

Even though TOM propose to pre-process some of their waste, their operation will hugely increase the problem of traffic congestion along the very narrow, very crowded Hanbury Street.

Noise

The noise generated by 106 from over 2000 customers a day, the recorded music, the staff, the waste processing, waste collections and deliveries will be immense.

106 is a building which leaks sound. It is impossible to effectively seal it acoustically. Residential properties in Wilkes St, Puma Court, and Hanbury Street abut directly onto 106. Many of the houses in Wilkes Street have living/working/sleeping areas which join directly onto the back wall of no 106, my own included.

The problems of noise breakout for residents will be immense.

I am often affected by music emanating from Shoreditch House, the din from the huge crowds who congregate outside of Commercial Tavern. It will be untenable with added noise coming from the huge TOM establishment.

TOM's condition number 3 proposed plus their music management policy will not prevent the noise breakout from their operation reaching us as nearby residents and disrupting our lives.

CRIME AND DISORDER

The streets around Brick Lane, Commercial St and Wheeler St already suffer from high levels of crime.

Drug dealers use Wheeler Street, near where I live, to openly supply drugs to users every day. Around, Shoreditch High Street Station, the nearest public transport to 106, crack addicts regularly smoke crack in public.

TOM is proposing to install CCTV within 106 (6,7), keep an incident log (8), make the telephone number of a manager available to neighbours (10), and eject patrons causing crime or disorder.

Whilst these measures may reduce criminal incidents on the premises at no 106, they do nothing to prevent criminal activity in nearby streets caused by drunken patrons who have left their premises.

TOM will be powerless to control their customers once outside 106. who wishing to pop round the corner into the streets where we live to score drugs or have a drunken fight. OM's policies, whilst reducing crime on their premises, will add to the crime rates in nearby streets.

PUBLIC SAFETY

TOM's proposed conditions 12-18 do not provide sufficient reassurance concerning public safety, particularly with regard to the following:

Fire/major incidents. I have been in a hotel fire which started in their kitchen and know how quickly fire can spread. As an immediate neighbour, I know the layout inside 106.

TOM's proposed drinking space on four floors, with 17 kitchens, serving over 2000 customers a day is landlocked on all four sides by houses. The only possible fire exits from 106 are through the narrow entrance on Commercial Street, an even narrower potential fire exit through the Puma Court almshouses and possibly into Pecks Yard (all on the ground floor). These are insufficient to quickly evacuate a building, crowded with drinkers over four floors.

If there was a fire, or a terrorist incident, there would be a stampede for these inadequate exits. It would be a catastrophe waiting to happen.

Crowded Pavements. I have explained on Page 3, under the paragraph called smoking, how TOM's policy in smoking will contribute to dangerously over crowded pavements.

Road Crossings. Commercial Street is one of the main highways arterial roads in London. Cars and lorries travel along it at speed, particularly in the evening.

There are only two pedestrian crossings over the part of Commercial Street leading to 106. A pelican crossing with a very short timing for walkers to cross. And traffic lights with no green man for pedestrians. As a resident, I know how difficult it is to cross the road safely.

Another 2000 plus people crossing every day, many of them at night, many having had several drinks, creates a safety issue. There are just not enough crossings at that part of Commercial Street for this many people to safely cross the road.

Time Out marketing (TOM) have not demonstrated in their conditions or operating schedule that their proposed venture *will not add to the Cumulative impact already being experienced.* Indeed, the sheer size and scale of the enormous venture being proposed

within a residential area and a CIZ precludes them being able to operate without undermining both the licensing objectives and the strictures of the CIZ.

I am asking LBTH to refuse this application absolutely. No conditions can prevent an operation of this size and nature from adding to the cumulative impact within the CIZ.

Susan Young [REDACTED]

Appendix 78

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 79

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 80

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 81

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 82

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 83

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 84

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.

