



Licensing Sub Committee

Supplemental Agenda

**Tuesday, 24 October 2023 at 6.30 p.m.
Council Chamber - Town Hall, Whitechapel**

Contact for further enquiries:

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<http://www.towerhamlets.gov.uk/committee>



Public Information

Viewing or Participating in Committee Meetings

The meeting will be broadcast live on the Council's website. A link to the website is detailed below. The press and public are encouraged to watch this meeting on line.

Please note: Whilst the meeting is open to the public, the public seating in the meeting room for observers may be limited due to health and safety measures. You are advised to contact the Democratic Services Officer to reserve a place.

Meeting Webcast

The meeting is being webcast for viewing through the Council's webcast system.

<http://towerhamlets.public-i.tv/core/portal/home>

Electronic agendas reports and minutes.

Copies of agendas, reports and minutes for council meetings can also be found on our website from day of publication.

To access this, click www.towerhamlets.gov.uk/committee and search for the relevant committee and meeting date.

Agendas are available on the Modern.Gov, Windows, iPad and Android apps



Scan this QR code to view the electronic agenda



A Guide to Licensing Sub Committee

The Licensing Sub Committee is made up of 3 Members of the Licensing Committee. In summary, the Sub Committee will determine applications to grant, vary or review a license submitted under the Licensing Act 2003 where representations have been made.

Public Engagement

Meetings of the committee are open to the public to attend, and a timetable for meeting dates and deadlines can be found on the council's website.

London Borough of Tower Hamlets

Licensing Sub Committee

Tuesday, 24 October 2023

6.30 p.m.

3 .1 Application for a Premises Licence for (Lock Studios) Oval Studios, 29 - 32 The Oval, London E2 9DT (Pages 5 - 30)

Licensing Objectives:

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

Representations:

- Local Authority
- Environmental Protection (Health and Safety)
- Residents

Ward: Bethnal Green West

Next Meeting of the Licensing Sub Committee

Tuesday, 7 November 2023 at 6.30 p.m. to be held in Council Chamber - Town Hall, Whitechapel



LOCK GROUP

PRODUCTION

STUDIOS

ARTIST REPRESENTATION

POST-PRODUCTION

CASTING

Nice to meet you.
We're *The Lock Group*.

***We are a creative
production hub...***

*with over 50 people in London, Los Angeles,
Barcelona & Amsterdam...*

*delivering the ideas, network and experience that
help brands transform their business through
industry leading content.*

Our group is made up of 4 companies, each one specialising in a key part of the creative production process.



CANVAS

INK

the line

PRODUCTION

STUDIOS

ARTIST REPRESENTATION

POST-PRODUCTION

CASTING

LOCK.

Lock Studios is a creative production hub and 20,000 sq ft photographic studio situated in the heart of Hoxton, providing the services, talent and experiences that give brands the freedom to create.

CANVAS

Canvas Represents is a family of carefully curated and inspirational Photographers, Stylists, Directors, and Set Designers located in London, Paris, New York and LA.

INK

Ink is an award winning post-production house working with a broad roster of photographers and brands - from global advertising campaigns to indie publications.

the line

the line is a global casting collective. Specialising in connecting unique talent with brands and publications in the fashion, beauty and luxury industries.

LA MER®

NET-A-PORTER

LOUIS VUITTON

Dior

LOEWE



GUCCI

ZARA

TOMMY  HILFIGER

VOGUE



STELLA McCARTNEY



VERSACE



We offer a full suite of creative production services that are essential for our clients.

Account management . Art direction . Creative direction . Brand strategy . Campaign strategy . Location scouting . Post production
. Motion retouch . Artist management . Artist management . Editing . Grading . Stills retouch . Budget management . Project
management . Travel booking . Catering . Studio hire . Lighting&Equipment hire . Art buying . Market research . Digital strategy .

And all based out of our 20,000 sq ft production studios in the heart of East London.



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*Here's some of our
recent work.*



Dazed x Tom Johnson



Loewe x Sarah Blais



Pop x Sarah Blais



Paul Smith x Jorge Perez Ortiz





Yvan Fabing x La Mer



Adidas x Moncler

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Calvin Klein



Stella McCartney



Adidas x Gucci



Page 18 **CANVAS**



Issey Miyake AW23/24 x Lola&Pani

Page 19



Proenza Schouler



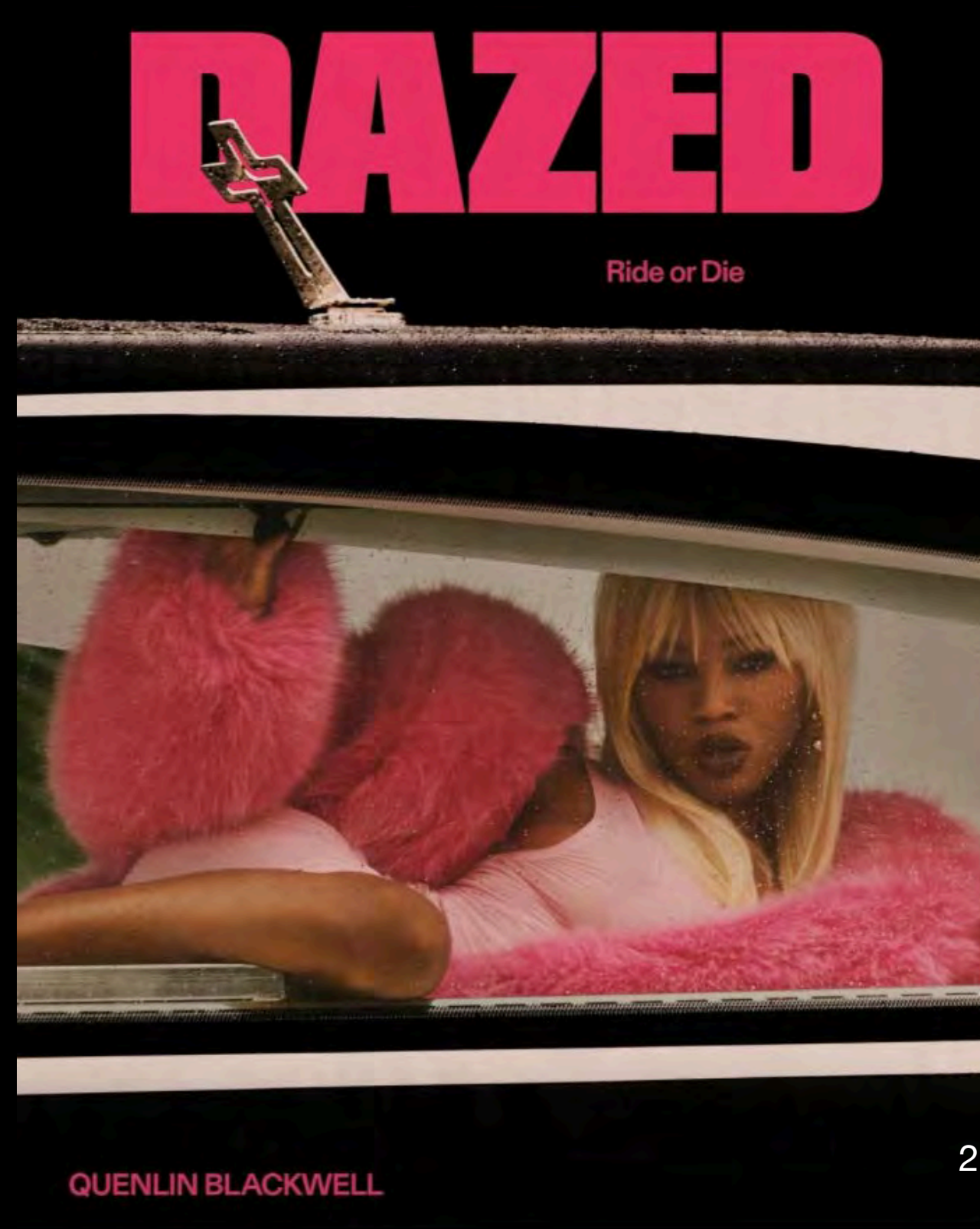
INK



Balmain x Thibaut Grevet



Dazed x Thibaut Grevet



Acne x Carlin Jacobs



Pop x Elizaveta Porodina



the line



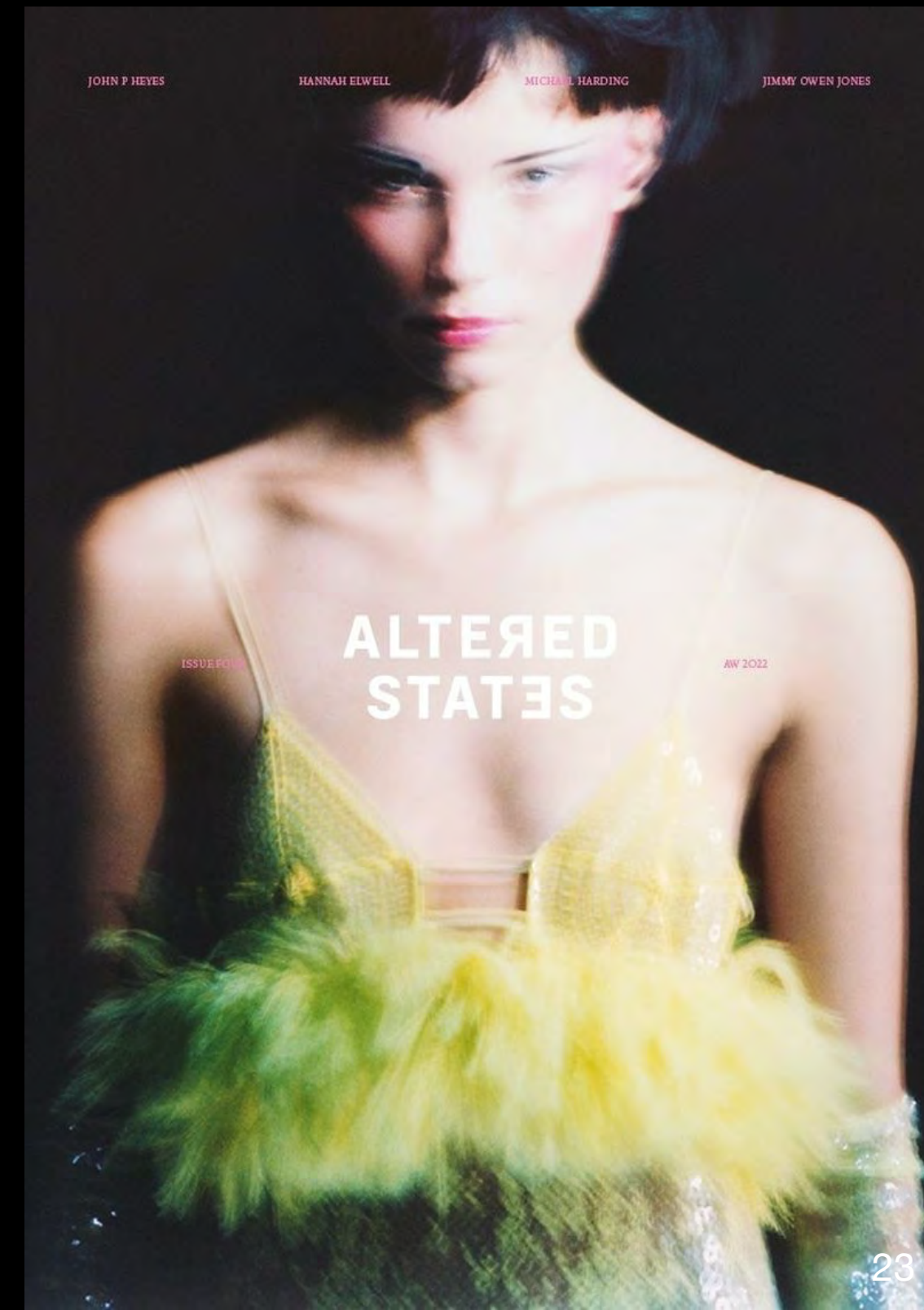
Adidas x Balenciaga



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Altered States x John Hayes



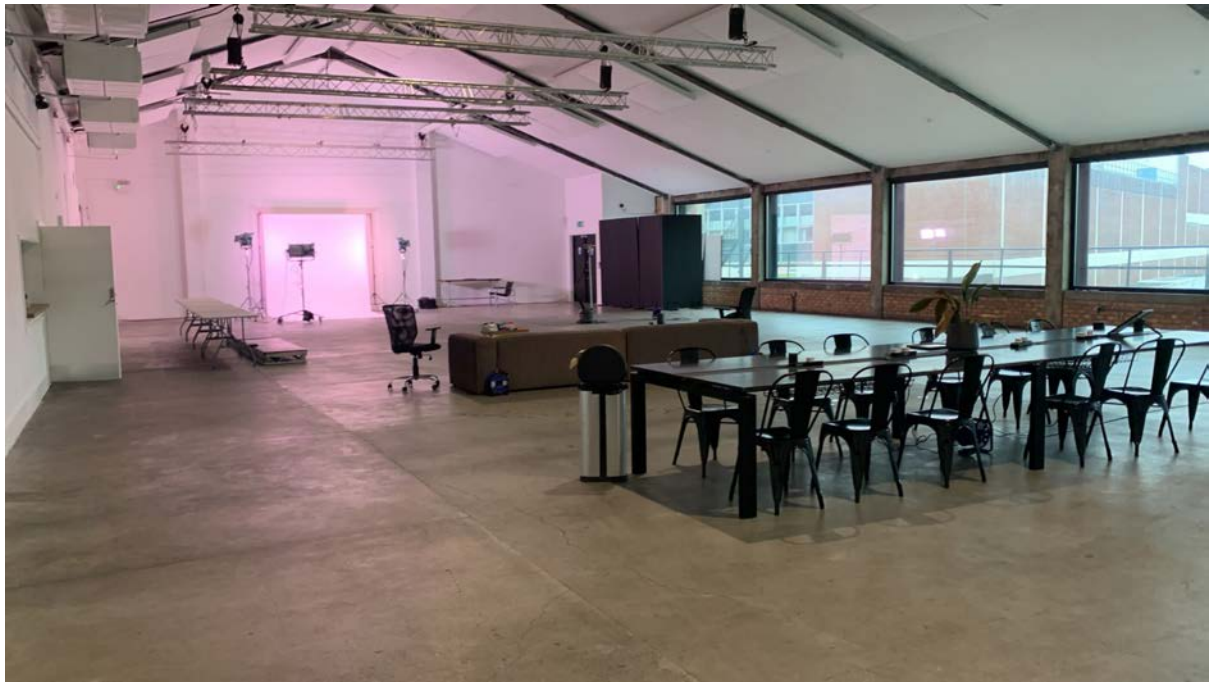
Fiorucci



Twin x Mark Rabadan



Lock Studios







Operational Management Plan LOCK WAREHOUSE

This Operational Management Plan (OMP) has been prepared to detail the strategy for the operational management of the proposed use of Lock Warehouse at 29-32 The Oval, London.

Proposed operation for 29-31 The Oval, E2

The proposed unit will be operated as follows.

The unit will house the following spaces as shown on the attached indicative layout plan;

1. Photographic Studio / Events Space
2. Entrance reception with coffee kiosk
3. Outdoor garden space

1. Photographic Studio / Events Space

The main open space will house a photographic studio with a cyclorama cove, which will serve as a backdrop for photographic shoots. Photographic shoots are Lock's core business, and we anticipate that studio rentals will make up the majority of our client bookings for this space. Our clients will primarily come from the fashion industry, but will also include brands in the beauty, luxury, and advertising sectors.

On occasions when the studio is not being used for shoots, we also anticipate using the main space for events. These events will centre around product launches, corporate gatherings, charity events, fashion shows, and similar occasions. We do not intend to host any public live music events.

The space will only be open when we have clients booked, which we estimate will be about 50% of the time. Typically, photoshoots begin around 9 am, so we expect staff to be on-site approximately an hour before, at 8 am. Occasionally, shoots may need to start earlier, so on rare occasions, we may require staff to be on-site from 6 am. Opening Hours :

- Monday to Wednesday: 7.00am – 00.00am
- Thursday to Saturday: 7.00am – 01.30am
- Sunday: 8.00am – 23.00pm
- Max Occupancy : 500 (except for 5 occasions a year at 700)

2. Entrance Reception with coffee Kiosk

The ground floor will house the main reception for our studio. Additionally, it will serve as a coffee kiosk, offering hot drinks and providing a workspace for our clients.

This space will serve as the primary entrance for our clients, featuring a glass entrance facade with a shutter to secure the space at night

3. Outdoor Garden Space

Lock will be redeveloping an outdoor terrace to create an urban oasis. This space will serve multiple purposes, including photographic shoots, hosting client lunches, acting as a breakout space during photoshoots, and occasionally serving as a smoking area during events and functions

- Monday to Friday: 9am — 10.30pm
- Saturday: 8am — 11.30pm
- Sunday: 9am — 10.30pm
- Occupancy 150

No alcoholic drinks can be taken into the garden space after 22:30 hours and the garden space shall not be used by patrons after 21:30 except for patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, which shall be limited to 40 persons at any one time).



Management & Staffing

Lock Studios is an established local employer, providing jobs for over 55 locally based employees. We envisage the site having a core team of 5 staff members who will be in the venue most days. Outside of this we will work with up to 30 freelancers per day when we have large photoshoots or events in the space.

SECURITY

All events at which alcohol is served will have security staff on-site. The number of security personnel present will be adjusted according to the event's size.

The level of security will be adapted to the specific circumstances and may increase as the evening progresses, especially during night-time events.

Additional security measures will be implemented for certain temporary events and activities on-site.

CCTV cameras have been strategically placed externally on buildings, along access routes, and in the courtyard. They will be monitored from the central management hub

Entrances & Evening exit strategy

The main entrance to the space will be through the glazed entrance on the ground floor. Additionally, the space has two other exits. One is located to the south of the site and will primarily be used by staff members. The second exit is an external walkway, which will rarely be used, except in emergencies or if a client requests to use this entrance for a shoot.

Within our application, our maximum capacity is 500 (excluding staff), except for 5 occasions a year where the capacity can be extended to 700 (excluding staff) providing the Tower Hamlets Licensing Authority are notified in advance. Using governmental occupancy guidelines, we have determined the actual maximum occupancy could be 1000+. We believe the reduced occupancy will assist in exit strategy as well as appease neighbours and avoid nuisances that occurred in previous use of the site.

Neighbour relations

Lock Studios are aware that historically this site has caused nuisance to local residents and are therefore mindful that good neighbourhood relations are of paramount importance. In order to ensure this is addressed Lock have :

- Outlined a comprehensive management regime as outlined in this document;
- Are proposing to install significant planting in the external areas of the scheme which will improve the visual impact of the site from the road.
- The use of the outdoor area has been limited in order to minimise nuisance to locals
- The main space has acoustic soundproofing, so the escape of noise will be kept to a minimum.
- Changed the use of the space from a predominately loud venue accessed by the general public to a Shoot / Event space which would be limited to invited / known guests

It is not in Lock Studio's interest to create a site that produces noise and disturbance for its neighbours.

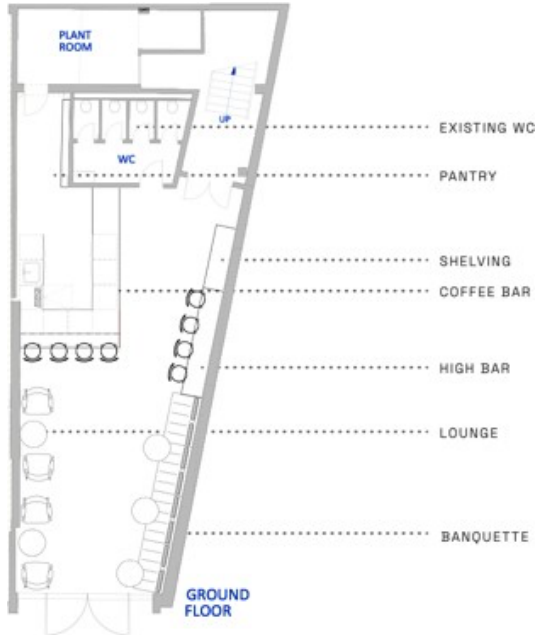
Opportunities for local residents & businesses

Lock's vision is that the development of the wider site will bring benefits to the existing local area. Where possible we will champion local events and ensure that residents can use the space for community initiatives.

Lock will encourage working with local businesses whenever possible and aim to recruit employees from the local area. Lock is a B Corp company that strongly values purpose over profit. We place an important emphasis on having a positive impact on our local community.

Emergencies

Lock will take action to minimise the disturbance to neighbouring properties and residents when emergency arrangements are in place. The management team would liaise with the local authority, Metropolitan Police, Amenity Groups as well as the residents' forum as appropriate.



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