

Appendix 1

(Studio Spaces Ltd)
110 Pennington Street
London
E1W 2BB

Licensable Activities authorised by the licence

The sale by retail of alcohol
The provision of regulated entertainment
The provision of late night refreshment

See the attached licence for the licence conditions

Signed by

David Tolley
Head of Environmental Health & Trading Standards



Date: 19th December 2011

Variation 01st August 2017
Variation 30th November 2018



Part A - Format of premises licence

Premises licence number

27263

Part 1 - Premises details

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

(Studio Spaces Ltd)
110 Pennington Street

Post town

London

Post code

E1W 2BB

Telephone number

None

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

- The sale by retail of alcohol
- The provision of regulated entertainment
- The provision of late night refreshment

The times the licence authorises the carrying out of licensable activities

Sale of Alcohol

- Sunday to Thursday, from 08.00 hours to 00.00 hours (midnight)
- Friday and Saturday, from 08.00 hours to 07.00 hours the following day

Late night refreshments Indoors

- Sunday to Thursday, from 23.00 hours to 00.00 hours (midnight)
- Friday and Saturday, from 23.00 hours to 07.00 hours the following day

Provision for Regulated Entertainment - Indoors

(Plays, Films, Live Music, Recorded Music, Performance of Dance and Anything of a Similar Description.

- Sunday to Thursday, from 06:00 hours to 00:00 hours (midnight)
- Friday and Saturday, from 06.00 hours to 07.00 hours the following day

Non-standard timings

- Licensable activities, from the beginning of permitted hours on New Year's Eve to the end of permitted hours on New Year's Day and on all days preceding a Bank Holiday until 07:00hrs the next day.

The opening hours of the premises

- Sunday to Thursday, from 06:00hrs to 00:30hrs (the following day)
- Friday and Saturday, from 06.00 hours to 07.00 hours the following day

Non-standard timings

- Licensable activities, from the beginning of permitted hours on New Year's Eve to the end of permitted hours on New Year's Day and on all days preceding a Bank Holiday until 07:30hrs the next day.

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

On sales

Part 2

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

Studio Spaces Limited
19-20 Bourne Court
Southend Road
Woodford Green
Essex
IG8 8HD

Tel: [REDACTED]

Email: [REDACTED]

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

Limited Company: 06742938

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

Yuval Hen

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

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

1.

- (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises
- (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises;
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability)

- 2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

3.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

4. The responsible person must 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;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

5.
 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

 2. For the purposes of the condition set out in paragraph 1—
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —

$$\mathbf{P = D + (D \times V)}$$
 where —
 - (i) **P** is the permitted price
 - (ii) **D** is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

- (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence
 - (i) the holder of the premises licence
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day

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)

Annex 2 - Conditions consistent with the operating Schedule

1. No nudity or semi nudity permitted;
2. During the hours of operation there shall be no noise nuisance audible from the premises within 1 metre from the façade of the nearest noise sensitive residential premises;
3. Signs shall be displayed to inform all customers that the premises operate a zero tolerance drugs policy;
4. The premises shall comply with the dispersal policy;
5. Any outside promoters seeking to use the venue for a mainstream disco/nightclub event shall require prior approval from the Licensing Officer at Tower Hamlets Police Service;
6. The premises shall provide a free phone linked to a licensed taxi firm for use by customers at the premises;
7. A single licensed taxi firm shall be appointed by the premises to provide taxis for the benefit of patrons leaving the premises. The management shall use its best endeavours to ensure that said comply with the following measures when collecting patrons from the premises and delivering patrons to the premises:
 - a. After 23:00hrs, except in an emergency, taxi drives shall be encouraged not to:-
 - i. Sound their horns;
 - ii. Leave their vehicles to collect patrons from the premises;
 - b. Taxi and car drivers shall be encouraged not to double park their vehicles outside the premises;
8. The premises shall use all reasonable endeavours to prevent the use of unlicensed taxis by patrons leaving the premises;
9. The premises shall maintain and provide the details of a contact number for any local residents living within 100metres of the premises;
10. The premises shall discourage any attempt by organisers, artist or users of the premises to advertise by fly posting or using illegal placards;
11. Children aged 14 and under shall be permitted to the premises if accompanied by an adult;

12. Signs shall be displayed stating that any person who appears to be under the age of 21 shall be required to provide appropriate proof of age;
13. The premises shall ensure consideration of given whether there should be an age restriction to music, dance, exhibitions, publication, multimedia, education and research projects being shown at the premises;
14. Signage shall be displayed asking patrons to leave the premises quietly;
15. CCTV. The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity. There must also be someone on the premises, who can download the images and present them immediately on request by a police officer or other responsible authority;
16. Use of incident book / refusal book;
17. Agreed drug seizure police with Tower Hamlets Police Licensing Unit.

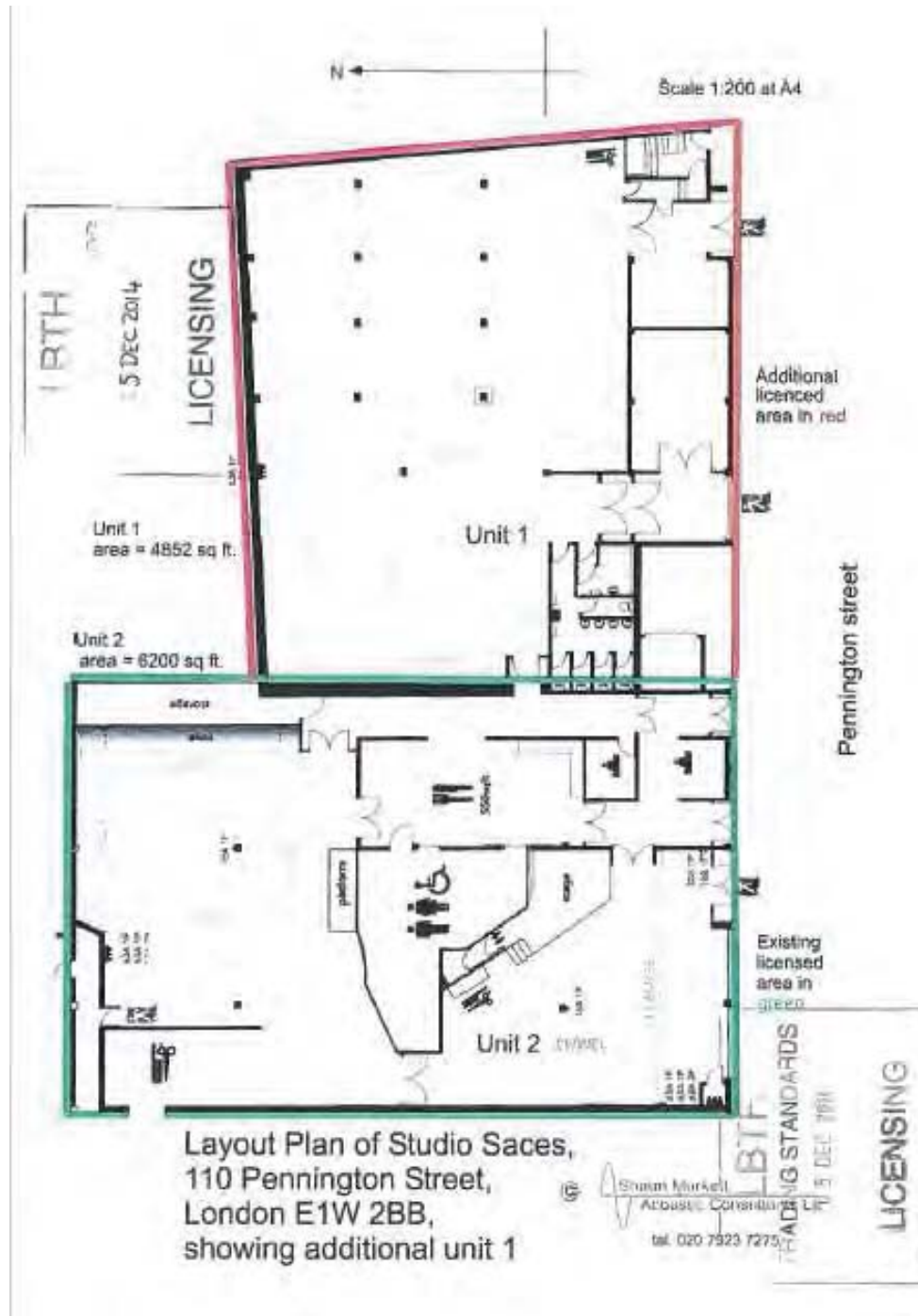
Annex 3 - Conditions attached after a hearing by the licensing authority

Not applicable

Annex 4 - Plans

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

5th December 2014 - Ground Floor (*Units 1 and 2*)





Part B - Premises licence summary

Premises licence number

27263

Premises details

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

(Studio Spaces Ltd)
110 Pennington Street

Post town

London

Post code

E1W 2BB

Telephone number

None

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

The sale by retail of alcohol
The provision of regulated entertainment
The provision of late night refreshment

The times the licence authorises the carrying out of licensable activities

The times the licence authorises the carrying out of licensable activities

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Name, (registered) address of holder of premises licence

Studio Spaces Limited
19-20 Bourne Court
Southend Road
Woodford Green
Essex IG8 8HD

Where the licence authorises supplies of alcohol

On sales

Registered company number

Limited Company: 06742938

Name of designated premises supervisor

Yuval Hen

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

Children aged 14 must be accompanied by an adult.

Appendix 2



new studio spaces
application july 20 .doc

This form should be completed and forwarded to: Licensing Section, John Onslow House, 1 Ewart Place, London E3 5EQ with a cheque for the correct fee, made payable to the London Borough of Tower Hamlets. You can also pay by phoning 020 7364 5008 or on-line: <http://www.towerhamlets.gov.uk/pay>

**Application to vary a premises licence
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I/We **Studio Spaces Ltd** (Insert name(s) of applicant)

Being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence number 27263

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description
110 Pennington street
Wapping

Post town London **Post code** E1W 2BB

Telephone number at premises (if any) [REDACTED]

Non-domestic rateable value of premises

£ 79,000

Part 2 - Applicant details

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address			
Post Town		Postcode	

Part 3 - Variation

Do you want the proposed variation to have effect as soon as possible? Please tick yes
x

If not, when do you want the variation to take effect from?

Day	Month	Year

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (please see guidance note 2)

To add to the premises licence the outside area adjacent to the premises to become an outside garden space, to be open from 08.00 to 21.30 , and to serve alcohol, refreshments, and have regulated entertainment from 08.00 to 21.00 , and particularly for the duration of the coronavirus. To add to the licence a small indoor photographic studio, of area 120m2, and this indoor area not used by the public during the coronavirus regulations.
After the coronavirus regulations have finished, the new small photographic studio to have the same operating schedule as the existing permitted hours on the premises licence; the outside garden area to operate to the same existing operating schedule and permitted hours of the premises licence, however all outdoor regulated entertainment and music and serving of alcohol to finish at 21.00, and the nearest part of the outdoor area to the main building effectively to become simply a designated smoking area after 21.30 till 08.00, and to be safely and strictly supervised by SIA staff.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

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Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both - please tick (please read guidance note 4)	Indoors		
Day	Start	Finish		Outdoors		
				Both		
Mon			Please give further details here (please read guidance note 5)) NO CHANGE TO EXISTING LICENCE			
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 6)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat						
Sun						

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of a film take place indoors or outdoors or both - please tick (please read guidance note 4)	Indoors		
Day	Start	Finish		Outdoors		
				Both		
Mon			Please give further details here (please read guidance note 5) NO CHANGE TO EXISTING LICENCE			
Tue						
Wed				State any seasonal variations for exhibition of films (please read guidance note 6)		
Thur						
Fri				Non standard timings. Where you intend to use the premises for exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat						
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<p><u>Please give further details here</u> (please read guidance note 5)</p> <p>NO CHANGE TO EXISTING LICENCE</p> <p><u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)</p> <p><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)</p>
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			<p><u>Will the Boxing or wrestling entertainment take place indoors or outdoors or both - please tick</u> (please read guidance note 4)</p> <table border="1"> <tr> <td>Indoors</td> <td></td> </tr> <tr> <td>Outdoors</td> <td></td> </tr> <tr> <td>Both</td> <td></td> </tr> </table>	Indoors		Outdoors		Both	
Indoors									
Outdoors									
Both									
Day	Start	Finish							
Mon									
Tue									
Wed									
Thur									
Fri									
Sat									
Sun									

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick [Y] (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5) NO CHANGE TO EXISTING LICENCE	Both	
Tue					
Wed				State any seasonal variations for the performance of live music (please read guidance note 6)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)	
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick [Y] (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon	08.00	21.00	Please give further details here (please read guidance note 5) INDOORS : NO CHANGE TO EXISTING LICENCE Outdoors: hours as listed adjoining in columns.	Both	x
Tue	08.00	21.00			
Wed	08.00	21.00		State any seasonal variations for playing recorded music (please read guidance note 6) The hours listed to left, 08.00 to 21.00 , apply only for outdoor garden use ; the indoor existing permitted hours on the premises licence to remain unchanged. Music and speech may be amplified ; however sound system controlled by a sound limiter and all music noise to be inaudible at the residents.	
Thur	08.00	21.00			
Fri	08.00	21.00		Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 7) Licensable activities from the beginning of permitted hours on New Years Eve to the end of permitted hours on New Years	
Sat	08.00	21.00			

Sun	08.00	21.00	Day and on all days preceding a Bank Holiday until 07.30hrs the next day.

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick [Y]</u> (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon			NO CHANGE TO EXISTING LICENCE	Both	
Tue					
Wed					
Thur			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Fri					
Sat					
Sun			<u>Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)</u>	Indoors	
Mon				NO CHANGE TO EXISTING LICENCE	Outdoors
Tue			Both		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g).</u> (please read guidance note 6)		
Fri					
Sat					
			<u>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		

Sun			

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick [Y] (please read guidance note 4)	Indoors			
Day	Start	Finish		Outdoors			
Mon			Please give further details here (please read guidance note 5) NO CHANGE TO EXISTING LICENCE	Both			
Tue							
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 6)			
Thur							
Fri					Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat							
Sun							

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick [Y] (please read guidance note 9)	On the premises		
Day	Start	Finish		Off the premises		
Mon	08.00	21.00	State any seasonal variations for the supply of alcohol (please read guidance note 6) INDOORS : NO CHANGE TO EXISTING LICENCE Outdoors: hours as listed adjoining in columns. The hours listed to left, 08.00 to 21.00 , apply only for serving of alcohol in outdoor garden; the indoor existing permitted hours on the premises licence to remain unchanged.	Both	X	
Tue	08.00	21.00				
Wed	08.00	21.00		Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur	08.00	21.00				
Fri	08.00	21.00				
Sat	08.00	21.00				
Sun	08.00	21.00				

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10)

NONE

L

Hours premises are open to the public Standard timings (please read guidance note 8)			<u>State any seasonal variation</u> (please read guidance note 6)
Day	Start	Finish	
Mon	06.00	00.30	<p>NO CHANGE TO EXISTING LICENCE</p> <p>Initially during the coronavirus regulations the outdoor garden area only open from 08.00 to 21.30 with strict SIA registered supervision. No regulated entertainment or music or alcohol after 21.00</p> <p>The hours listed above in the boxes refer to start 06.00 and to finish at 007.30 the following day for Friday and Saturday, and are listed as per the existing permitted hours on the premises licence, and these are not to change.</p> <p>After the coronavirus regulations are lifted in the future the outside area open with operating times in line with existing operating schedule on the premises licence; however there will still be no music or regulated entertainment or alcohol served after 21.00 in the outside area.</p> <p><u>Non standard timings. Where you intend to the premises to be open at different times to those listed in the column on the left, please list</u> (please read guidance note 7)</p> <p>NO CHANGE TO EXISTING LICENCE</p> <p>Licensable activities from the beginning of permitted hours on New Years Eve to the end of permitted hours on New Years Day and on all days preceding a Bank Holiday until 07.30hrs the next day.</p>
Tue	06.00	00.30	
Wed	06.00	00.30	
Thur	06.00	00.30	
Fri	06.00	07.30	
Sat	06.00	07.30	
Sun	06.00	00.30	

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Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Please tick yes

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked on of those boxes please fill in reasons for not including the licence, or part it below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation.

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 11)

- Well designed and approved, safe premises with good ventilation and safe access.
- Well trained staff and positive attitude to promoting the safe use of premises to the public, for sale of alcohol and food.
- Management policy to ensure staff are well supervised and working to achieve licensing objectives: eg no underage drinking, no use of drugs, no violent behaviour tolerated.
- Use of proof of age ID., challenge 25 in place, staff to protect children from harm, at all times.

b) The prevention of crime and disorder

- Staff trained and aware of issues; effectively observing customers throughout hours of operation; participation in Challenge 25.
- CCTV installed in liaison with local police guidance.
- Sufficient registered SIA door supervisors as necessary.
- No happy hours or special drink prices.
- Management policy of on-going training in effectively dealing with customers and preventing crime, senior management are to be members of the 'Pub Watch' or similar local schemes.

c) Public safety

- Well signed entrances and fire exits.; well lit rooms and exits and entrances.
- Building and services complies to all building regulations and fire safety.
- Staff well trained and aware of public safety, many SIA trained staff to supervise customers
- No overcrowding.
- Drinking water available.
- Good public transport route.
- Adoption of best practice
- Risk assessments undertaken and followed

d) The prevention of public nuisance

- Well trained and aware staff to prevent noise and disturbance to any resident.
- Regular visits by management to all parts of premises; Responsible management.
- Notices asking customers to leave quietly.
- Lobby doors used; Dispersal and exit policy in place and well supervised.
- Good licenced taxi firm in use.
- Obviously inebriated people not served, nor allowed into the premises.
- Sound system for outside use to be controlled by sound limiter and all music noise to be inaudible at residents.

e) The protection of children from harm

- Children admitted only when accompanied by an adult, and to outdoor area only to 21.30 only.
- Staff trained and aware of specific needs of children, and child protection requirements.
- Staff trained and aware of how to report concerns about the welfare of a child.
- Children must be accompanied by an adult at all times.
- Children under 18 not served alcohol.
- Well ventilated premises.
- No gambling or drugs on premises. Proof of age ID required, Challenge 25 in operation.

CHECKLIST:

- | | |
|--|---|
| | Please tick <input type="checkbox"/> yes |
| ▪ I have made or enclosed payment of the fee | x <input type="checkbox"/> |
| ▪ I have sent copies of this application and the plan (showing the area to be licensed) to responsible authorities and others where applicable | x |
| ▪ I understand that I must now advertise my application | x |
| ▪ I have enclosed the premises licence or relevant part of it or explanation | x |
| ▪ I understand that if I do not comply with the above requirements my application will be rejected | x |

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

Part 5 – Signatures (please read guidance note 10)

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

Signature Shaun Murkett	
Date 9th July 2020	
Capacity Licensing Agent	

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Shaun Murkett

Shaun Murkett Acoustic Consultants Ltd
1 Clissold Road
Stoke Newington

Post town London

Post code

N16 9EX

Telephone number (if any)

[REDACTED]

If you would prefer us to correspond with you by e-mail your e-mail address (optional)

[REDACTED]

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.

- any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example 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.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

15. This is the address which we shall use to correspond with you about this application.

Additional licensed area shown in Red

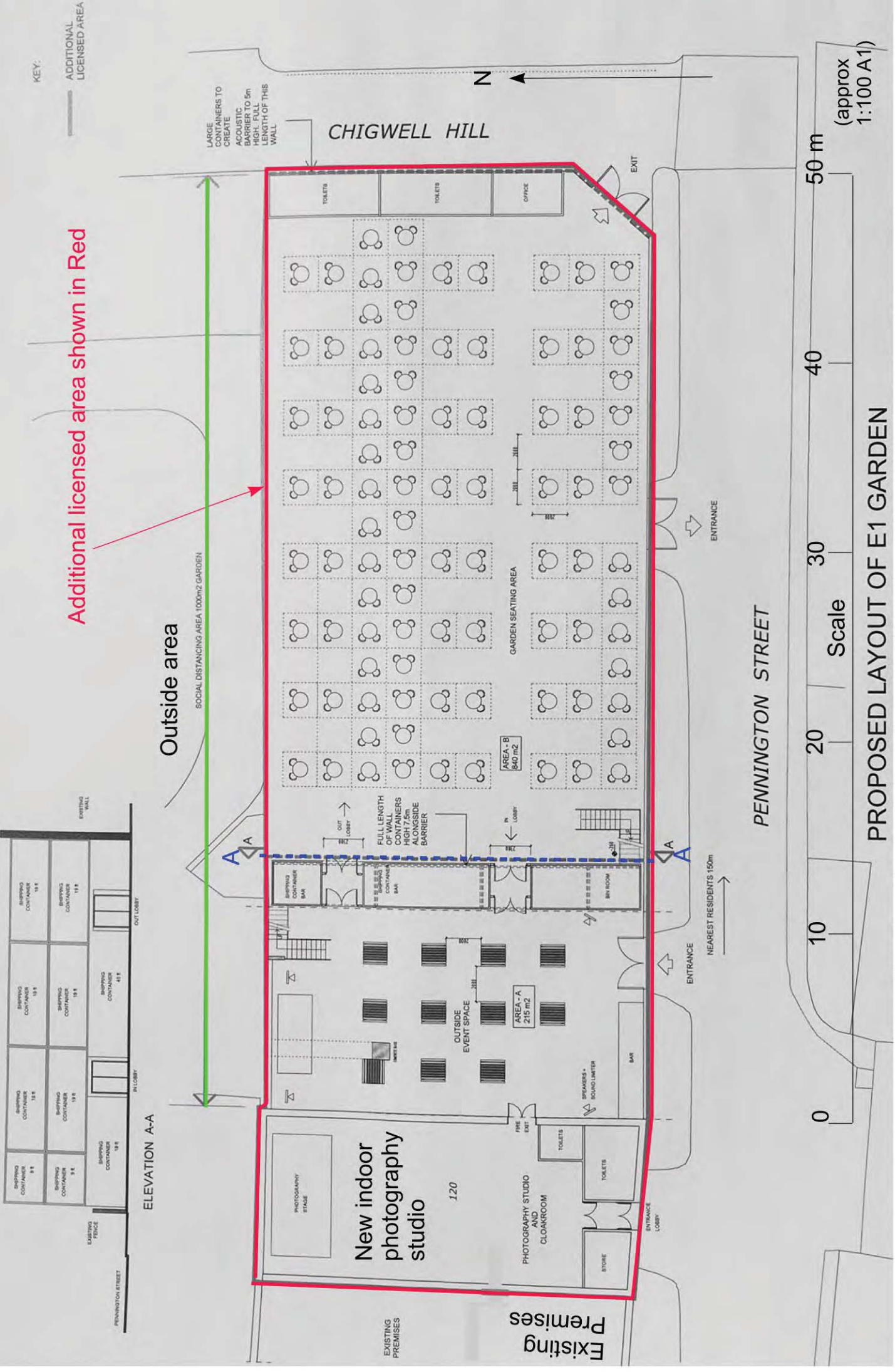


Scale 1:500 at A4

Proposed Layout plan of total premises area, with new additional area to licence, including indoor photography studio and outside space "E1 Garden", at 110 Pennington Street E1W 2BB.

KEY:
ADDITIONAL LICENSED AREA

Additional licensed area shown in Red



Outside area

SOCIAL DISTANCING AREA 1000m² GARDEN

CHIGWELL HILL

LARGE CONTAINERS TO CREATE ACOUSTIC BARRIER TO 5m HIGH, FULL LENGTH OF THIS WALL

New indoor photography studio 120

Existing Premises

PHOTOGRAPHY STUDIO AND CLOAKROOM

OUTSIDE EVENT SPACE 215 m²

AREA - A 215 m²

AREA - B 840 m²

GARDEN SEATING AREA

PHOTOGRAPHY STAGE

PHOTOGRAPHY STUDIO

PHOTOGRAPHY CLOAKROOM

PHOTOGRAPHY STORE

PHOTOGRAPHY BAR

PHOTOGRAPHY TOILETS

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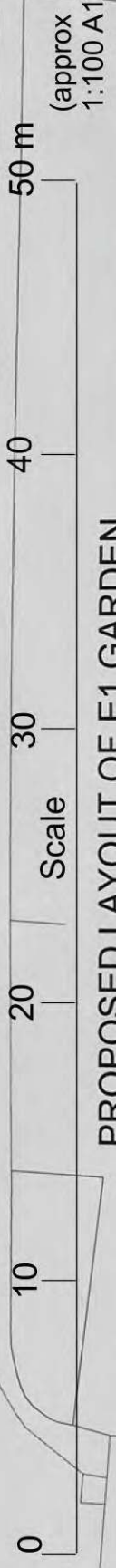
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PENNINGTON STREET



PROPOSED LAYOUT OF E1 GARDEN

Proposed Layout plan of new additional area to licence, including indoor photography studio and outside space "E1 Garden", at 110 Pennington Street E1W 6BB.

©

Shaun Murkett
Acoustic Consultants Ltd.
www.shaumurkett-acoustics.co.uk

June 2020

Background Information, to accompany premises licence variation for use of outside space,

“E1 Garden”, at Studio Spaces, 110 Pennington street, Wapping, Tower Hamlets. 15th June 2020

1. This document is background information and an outline of the proposal for the variation to the licensed premises at Studio Spaces, 110 Pennington Street, Wapping, with additional information to support the application. The premises at present is operating as a photography studio, and also has events and product launches and private functions, for which it has a premises licence for regulated entertainment and to serve alcohol and late night refreshments.

2 The premises has been run successfully and safely for at least ten years, and the owner is very experienced, and has other similar venues in London. There have been no issues with the Police, the Licensing Department, or the Noise team for many years since our Noise Reports were issued and our many recommendations were implemented, including a revised Drug Policy and a revised Exit and Dispersal Management Policy. These well thought out Management Policies have all worked very successfully, which is recognised by the Relevant Authorities, and Local Residents.

3 The current challenges which are being faced by owners of licensed premises during this situation with coronavirus are significant and exceptional, and are of such magnitude as to almost jeopardize some less efficient businesses. Studio Spaces at Pennington street have the benefit of having access to a large outdoor space, which is attached to the main building, which has been used recently as a car park, and occasional use of temporary event notices. This is an outdoor space which left unused represents urban decay, as it has sat empty and derelict for many years, and is considered rather an eyesore in the local area, with a large expanse of irregular concrete slabs.

4 The proposal is to turn this empty derelict space into a community garden outdoor space, “E1 Garden”, with trees and plants in planters, and flower beds, lots of new seating, also with toilets, offices, and a small bar and refreshment facilities. It would be rather like a large beer garden, with wooden decking floor to improve the uneven concrete surface, more safety infrastructure, a small sound system and a small area for music, lots of seats, and a designated outside smoking area.

5 There would be encouragement for links with the local community groups to be involved with selecting trees and plants and flower beds and “living walls” where plants and shrubs are installed against existing walls where feasible, and to be involved with various free community day events.

6 The bar and storage rooms would be made from steel shipping containers which would also form a large acoustic barrier, (7.5m high) to prevent music sound leakage, and prevent light pollution to the nearby residents. The containers would be covered with sound absorbing plastic grass and other weatherproof fabric where practicable. The nearest residents with line of sight to the space are located at 150m distance, to the east, and initial considerations indicate that the sound of people talking would be inaudible at that distance, and the sound system would be controlled and calibrated with a sound limiter to ensure that all music noise is inaudible to the residents.

7 The outdoor space is around 50m long and 20m wide, as shown on the proposal layout plan and indicates the garden outside space as around 1000m², and this would all be used initially at 2m social distancing in line with the current coronavirus health regulations. There would be three large separate entrances and fire exits to facilitate single direction flow in and out to reach the various areas, and large lobbies to allow one direction in to the outside music area and one other large lobby to allow people out to the beer garden seating area. The seating would be arranged to suit the prevailing current regulations and some of the seating be of a temporary nature to allow different community events to take place.

8 The total area of this variation proposal, which is shown in red on the plan, also includes a small indoor area, the new photography studio, which is between the existing premises and the outdoor area. To give a continuous licenced area this small additional studio has been included in this variation. This small indoor studio, of some 120m² to be licenced to include a photography stage, store rooms and toilets and cloakroom and offices. When the current coronavirus regulations are finished, this new additional photo studio to have the same operating schedule and hours as the permitted hours on the existing operating schedule of the premises licence.

9 The initial use of the outdoor area, under the present coronavirus regulations, in terms of timing and hours of operation, are for this outside area to be open from 8 am to 9.30 pm, with all regulated entertainment and music and serving of alcohol to stop at 9pm, and with strict supervision of social distancing of customers by registered SIA staff.

11. Long term, after the coronavirus regulations are finished, it is envisaged that the outdoor area between the containers labelled as "outside event space" also becomes a smoking area for the normal music and corporate events held in the other rooms in Studio Spaces E1, and particularly after 9.30 pm, through to the end of existing permitted licensing hours. This would have the benefit of keeping the pavement and street outside the venue clear of smokers and allow a more safe, and organised, and effective security operation, to supervise smokers.

12 After serious consideration the management have decided to continue with the steady improvement and measured approach to the business. The new strategy is to provide a more flexible use of the outside space attached to the premises to create a daytime community outside space, E1 Garden, and to improve the appearance of this outside area to the benefit of the local community. This proposal will also allow the usual conferences and events, photography and media launches etc, and occasional club nights, to have a much better, safer, and well supervised outside smoking area.

13 The management team will also review the security arrangements, the exit and dispersal policy, and noise management, and make any required improvements that may further reduce any possible disturbance to the minimum. The management will continue to liaise closely with the Tobacco Dock management to avoid major events on the same day, to reduce any disturbance to residents.

14 Discussions have been held with Local Residents, the Licencing officers, Police and Noise team officers to discuss these proposals, and have received a favourable initial response, as the premises has been successfully and safely run over the years without any issues. It is considered that this proposed outside space, E1 Garden, will generally be of overall benefit to the community; however any comments on the proposals will be gratefully considered, and discussion welcomed.

Shaun Murkett

1 Clissold Road, Stoke Newington, London N16 9EX

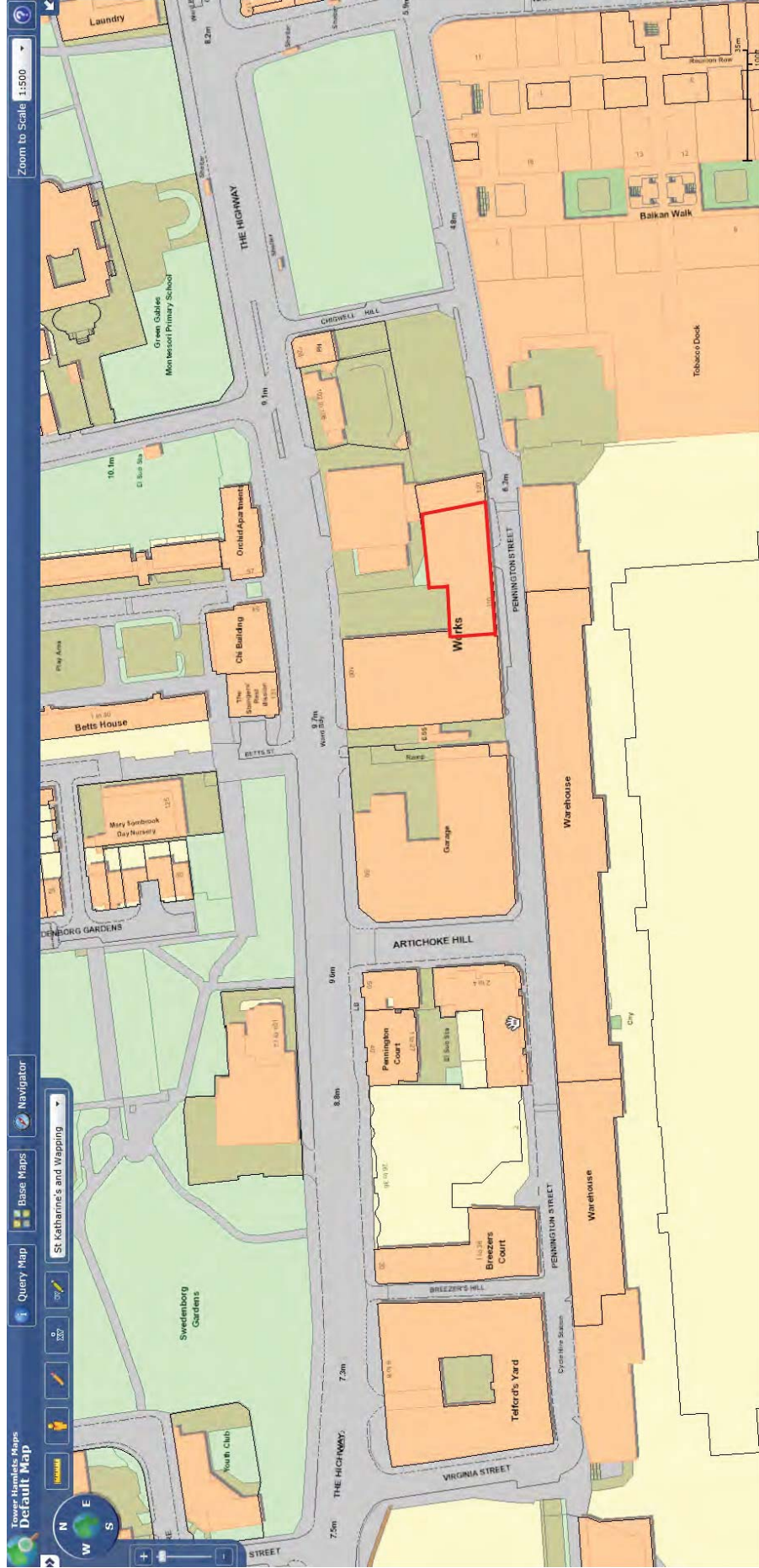

www.shawnmurkett-acoustics.co.uk

Managing Director and Principal Consultant: Shaun Murkett BSc. C.Eng. MIEE. MIOA

Registered company no.3708245 VAT. reg. no. 778-2825-80

Appendix 3

Map of local area



Appendix 4

Other licensed premises within the vicinity.

Premises Name	Licensable Activities & Hours	Hour Open to the Public
<p>(Gingerline Ltd) London Dock Basement Warehouse (4-5) 9 Pennington Street London EW1 2AD</p>	<p>Sale by retail of alcohol Monday to Sunday, from 18:00 hours to 23:30 hours</p> <p>The provision of regulated entertainment – Indoors <u>Plays, Films. Recorded Music and anything of a similar description</u> Monday to Sunday, from 18:00 hours to 23:30 hours</p> <p>On sales only</p>	<p>Monday to Sunday, from 18:00 hours to 23:30 hours</p>
<p>(Great Chef London Limited) Unit 301 110 Pennington Street London E1W 2BB</p>	<p><u>The Supply of Alcohol (off sales only)</u> Monday to Sunday from 11:30hrs to 23:30hrs</p> <p><u>The provision of Late-Night Refreshment</u> Monday to Sunday from 23:00hrs to 23:30hrs</p> <p>Off sales only</p>	<p>Monday to Sunday from 11:30hrs to 23:30hrs</p> <p>Premises not open to public, online deliveries only</p>
<p>(Laksha Bay) 83 Wapping Lane Wapping London E1W 2RW</p>	<p>The times the licence authorises the carrying out of licensable activities Alcohol may be sold or supplied:</p> <p>(1) On weekdays, other than Christmas Day, Good Friday or New Year's Eve from 10am to 12pm.</p> <p>(2) On Sundays, other than Christmas Day or New Year's Eve, and on Good Friday: 12 noon to 11:30pm</p> <p>(3) On Christmas Day: 12</p>	<p>There are no restrictions on the hours during which this premises is open to the public</p>

	<p>noon to 11:30pm; (4) On New Year's Eve, except on a Sunday, 11 a.m. to midnight; (5) On New Year's Eve on a Sunday, 12 noon to 11.30 p.m. (6) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).</p> <p>The above restrictions do not prohibit:</p> <p>(a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;</p> <p>(b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;</p> <p>(c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;</p> <p>(d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the premises;</p> <p>Suitable non-alcoholic beverages, including drinking water, shall be equally available for</p>	
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	<p>consumption with or otherwise as an ancillary to meals served in the licensed premises.</p> <p>See Mandatory Conditions for details of restrictions.</p> <p><i>Note: However, New Year's Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Year's Eve and 11am on New Year's Day.</i></p> <p>On sales only</p>	
<p>(Wapping Wines) 101 Wapping Lane London E1 2RW</p>	<p>Alcohol shall not be sold or supplied except during permitted hours. In this condition, permitted hours means:</p> <ul style="list-style-type: none"> a. On weekdays, other than Christmas Day, 8 a.m. to 11 p.m. b. On Sundays, other than Christmas Day, 10 a.m. to 10.30 p.m. c. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m. d. On Good Friday, 8 a.m. to 10.30 p.m. <p>See Mandatory conditions for drinking up time</p> <p>Off sales only</p>	<p>There are no restrictions on the hours during which this premises is open to the public</p>
<p>(Domino's Pizza) 50 The Highway London E1W 2BG</p>	<p>The provision of late-night refreshment</p> <p>Monday to Sunday 23:00 hours – 05:00 hours the</p>	<p>Monday to Sunday 24 hours a day.</p>

	following day. (Allows trading Monday to Sunday 24 hours a day).	
(McDonald's Restaurant) 102/106 The Highway Westbound London E1 9BU	The provision of Late-night refreshment Monday to Sunday 23:00 hours to 05:00 hours	There are no restrictions on the hours during which this premises is open to the public
(Tower Connect) 102 - 106 The Highway Stepney London E1W 2BU	<u>Sale of alcohol</u> Monday to Sunday 08:00 hours – 23:00 hours <u>Late night refreshment</u> Monday to Sunday 23:00 hours – 05:00 hours the following day	There are no restrictions on the hours during which this premises is open to the public
(Wapping Supermarket) 172-176 The Highway London E1W 3DD	The sale by retail of alcohol Sunday to Thursday 08.00 until 23.00 hours; and Friday to Saturday 08.00 until 00.00 hours Off sales only	Monday to Sunday 07.00 until 06.59 hours
(Big Yellow Storage) Room B04 Unit 9 100 The Highway London E1W 2BX	<u>Sale by retail of alcohol (off sales)</u> Monday to Sunday from 22:00 hours to 07:00 hours the following day Off sales only	Monday to Sunday from 22:00 hours to 07:00 hours the following day

Appendix 5

Section 182 Advice by the Home Office Updated on April 2018

Relevant, vexatious and frivolous representations

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

Guidance, an assessment should be prepared by officials for consideration by the sub-committee before any decision is taken that necessitates a hearing. Any councillor who considers that their own interests are such that they are unable to consider the matter independently should disqualify themselves.

9.9 It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.

9.10 Licensing authorities should consider providing advice on their websites about how any person can make representations to them.

Appendix 6

Corinne Holland

From: Alessandra Monti [REDACTED]
Sent: 05 August 2020 10:48
To: Licensing
Subject: Objection to licence for Studio Spaces deadline 6.08.2020

Dear Sir/Madam,

I am writing you to object the license to Studio Spaces to occupy permanently the adjacent space Site 5.

I am a resident of Telfords Yard, at the end of Pennington Street and since the opening of the outdoor premises Pennington Street and Wapping Lane have been inundated with people who are extremely disrespectful of public spaces. They leave rubbish everywhere and many urinate against other buildings' walls, including ours. Last weekend I was waking with the children and 3 guys were urinating against our house wall, laughing and exposing themselves to the children.

Studio spaces is not putting in place any measure to contain anti social behaviour and also they have no measure to ensure social distancing is happening. There are always long queues of people, all cramped up awaiting to access the venues.

I strongly object to the extension of their licence and if the license gets granted I will seek all means to involve the authorities to stop it.

Pennington street is already in a dire state and this situation is just making it an unliveable area.

I look forward to hearing from you soon

Alessandra Monti
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Appendix 7

Corinne Holland

From: BERNADETTE GILBERT [REDACTED]
Sent: 05 August 2020 12:21
To: Licensing
Subject: Objection for licence at Studio Space Pennington Street

Dear Sirs,

Can I lodge a formal objection to the proposal to allow Studio 1 to create an outside pub at this time. I live in Telfords Yard and there are plenty of places close by where we can drink/eat. The clientele that Studio Space attract are not local as can be seen from the huge traffic issues when they host events pre/post covid. The clientele are very disrespectful to the local community urinating/being sick/taking drugs in door ways and leaving a huge amount of rubbish in and around Pennington Street.

I appreciate that they are struggling as a business but feel that setting up such an establishment in a residential community is not appropriate, and suggest they source a location that is not surrounded by a residential community.

I am also concerned that the owners have sent an email to their mailing list asking people to support this application and as I mentioned before their clientele is not local.

Regards

Berndaette Gilbert

[REDACTED]
[REDACTED]
[REDACTED]