

# Appendix 1



\* required information

**Section 1 of 19**

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?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant 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:

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 you are applying so you can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

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

\* 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.

**Registered Address**

Address registered with Companies House.

\* Building number or name

\* Street

District

\* City or town

County or administrative area

\* Postcode

\* Country

**Section 2 of 19**

**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 (£)

**Section 3 of 19**

**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

**Section 4 of 19**

**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...

**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

**Section 5 of 19**

**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.

This commercial property is situated at the very top of Brick Lane, on the corner where the street meets Padbury Court. The ground floor and basement combined is just shy of 1000 sq ft. The counter/till area will be stationed on the ground floor opposite the main entrance to the property, the area will seat approximately 15 covers, we have a customer toilet and a fire exit to the rear of the property. We have two staircases leading down to the basement, one of which will be used as the customer staircase and the other as a staff/fire escape staircase. The basement will seat approximately 20 covers. We will be trading as a specialist tea room serving a wide range of teas, coffees and pastries with the option to serve a small number of alcoholic beverages, have occasional live entertainment in the form of independent film showings and acoustic performances.

The idea of The Hawkhurst Vault is to create, as we call it, a 'Qualm Free Tearoom', whereby the community is the most

Continued from previous page...

important aspect of the experience. Serving 16 specialist teas, plus a range of coffee and pastry from a variety of local suppliers all based as close to the Tower Hamlets and Hackney area as possible. Due to being en route from Brick Lane to Columbia Road the anticipation of the tearoom will be to draw custom at the weekend, serving hot beverages, cold juice and a variety of pastries to the shoppers. During the week during the quieter periods the tearoom is looking to get the local community involved and invite societies and social groups to fill the space. For example we have been communicating with a sewing club and also local film makers who would like the to display films in the basement. As a company we have been communicating with the local businesses from 230 to our premises and spreading the community feel of the tearoom down our part of the street to make sure that we are not going to be a drain upon the area and add to it and getting the local business community all drinking tea in the establishment.

As a specialist tea room the aim will be to offer a small range of tea based alcoholic beverages served in tea-pots so people can enjoy tea in as many ways as possible. We are aiming to run small tea 'workshops' whereby we invite the residents and beyond to enjoy tea in the same way that we at The Hawkhurst Vault do.

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

## Section 6 of 19

### PROVISION OF PLAYS

Will you be providing plays?

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

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of a play 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.

Would like the option for spoken word performances from local residents and poets. No powered amplification is planned for this and would be situated in the basement room.

State any seasonal variations for performing plays

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 performance of a play 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.

Section 7 of 19

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.

Continued from previous page...

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.

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.

Occasional screenings of independent films shot and directed by local film makers, friends and local residents. Also vintage films and silent films as background entertainment.

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



Continued from previous page...

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

**Section 8 of 19**

**PROVISION OF INDOOR SPORTING EVENTS**

Will you be providing indoor sporting events?

Yes  No

**Section 9 of 19**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

Will you be providing boxing or wrestling entertainments?

Yes  No

**Section 10 of 19**

**PROVISION OF LIVE MUSIC**

Will you be providing live music?

Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

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...

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

Will the performance of live 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.

Acoustic music sessions only, always located in the basement room. No powered amplification is planned.

State any seasonal variations for the performance of live music

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 performance of live 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.

Section 11 of 19

PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

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.

Continued from previous page...

TUESDAY

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

WEDNESDAY

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

THURSDAY

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

FRIDAY

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

SATURDAY

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

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="22:00"/>
Start	<input type="text"/>	End	<input type="text"/>

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.

Conversation level music played through four small speakers with two on the ground floor and two in the basement. Music will be played using a combination of computer playlists and a record player as background music.

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.

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

Continued from previous page...

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

Section 12 of 19

PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

Yes  No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

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.

Will the performance of dance 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.

Small group, occasional dancing may be planned for community groups if they request to use the venue.

State any seasonal variations for the performance of dance

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 performance of dance 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.

**Section 13 of 19**

**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

**Section 14 of 19**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Yes  No

**Section 15 of 19**

**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.

Continued from previous page...

TUESDAY

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

WEDNESDAY

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

THURSDAY

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

FRIDAY

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

SATURDAY

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

SUNDAY

Start	<input type="text" value="08:00"/>	End	<input type="text" value="22:00"/>	<input type="text" value=""/>
Start	<input type="text"/>	End	<input type="text"/>	<input type="text" value=""/>

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.

Plan to stay open later on bank holidays and public holidays where appropriate.

Continued from previous page...

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

**Name**

First name

Family name

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

**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'.

**Section 16 of 19**

**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.

Continued from previous page...

Section 17 of 19

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.

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

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.



Continued from previous page...

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**Section 18 of 19**

**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)

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

- Risk assessment, health and safety, fire assessment and management strategy will be submitted to the relevant authorities if so requested.
- Staff training to ensure all objectives are met with accompanying training manual explaining how hot beverages and alcoholic beverages should be served and appropriate actions thereafter.
- Company policy written and kept in the office that will set out our objectives and regularly reviewed and updated.
- The DPS has experience running licensed premises and is already familiar with the sales of alcohol, hot drinks and food
- For the purpose of health and safety the experienced DPS will be the first aid and health and safety manager, logging all training undertaken with staff.
- There will be no advertisement of alcohol sale via on street flyering or promotion of anything that creates unsavoury atmosphere in the area.
- The primary use is not music, plays, film or alcohol but hot beverage and pastry sales from early morning until 11pm if so necessary.

b) The prevention of crime and disorder

- Fully lit establishment with signs warning of bag thieves in the area.
- Refusal of service to anyone intoxicated.
- The site will be regularly walked by staff to monitor the goings on both on ground level, basement level and surrounding area eg. table service.
- Zero drugs policy with accompanying signage
- Challenge 25 policy on all alcohol sales.

c) Public safety

- Risk assessments and fire assessments kept on file and regularly reviewed and updated.
- Public liability insurance acquired.
- Accident book log for both customers and staff.
- Company policy on safety for both the staff and public, reviewed regularly.
- 2 Fire escapes, fire prevention measures, 2 fire exit signs, emergency lighting and fire fighting equipment as well as mind your head signs where appropriate.
- The capacity will be monitored and set at 35, 15 on ground level and 20 downstairs.
- The table layout will encourage seated imbibing not standing
- The premises will be seating only with clear and easy access to both sets of stairs and fire exits.
- We will liaise with the fire assessment officer if we require help or are advised to change.

d) The prevention of public nuisance

- 'Please keep quiet' sign near exit for customers upon their exit from the premises.
- Only one door for any sound to leak out and no open windows therefore maintaining sound insulation.
- Music will be kept only at conversation level and controlled behind the counter by the DPS.
- If any live music is performed it will be in the basement and kept at a reasonable volume, where it is still easy to talk normally, acoustic rather than amplified.
- Refusal of service to anyone intoxicated, DPS has experience and will offer training to all staff.

Continued from previous page...

- Zero drug policy with relevant signage placed in the bathroom.
- No drinks outside after 9pm, whether glass or ceramic.

e) The protection of children from harm

- No under 18's after 9pm.
- The establishment will not be primarily for alcohol, we are a tea room selling sandwiches and lite food predominantly.
- We will be regularly monitoring the site and walking the site to check for any untoward behaviour.
- An operate a challenge 25 policy will be instigated to protect any underage customers being served. All staff will be suitably trained by the DPS.

## Section 19 of 19

### 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](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 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 - £87001 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 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 (£)

190.00

### ATTACHMENTS

### AUTHORITY POSTAL ADDRESS

Continued from previous page...

**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"/>

**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.

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	<input type="text"/>
* Capacity	<input type="text"/>
Date (dd/mm/yyyy)	<input type="text"/>

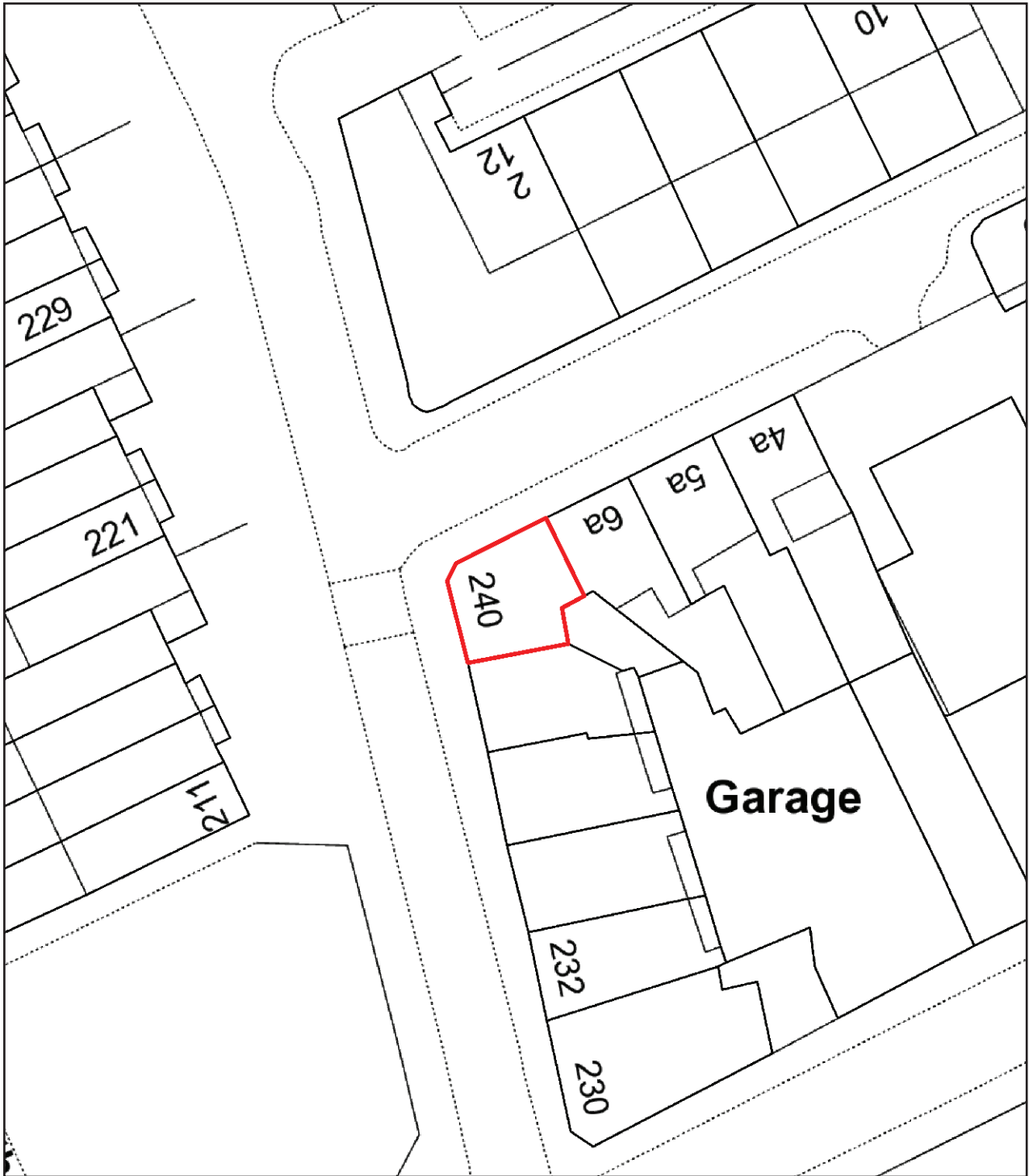
Once you're finished you need to do the following:

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**

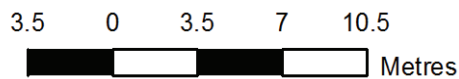
# Appendix 2



## 240 Brick Lane



Scale 1:383

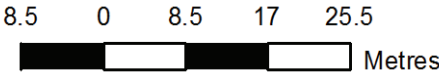




# 240 Brick Lane



Scale 1:957



# Appendix 3

## Section 182 Advice by the Home Office

Updated October 2010

### Relevant, vexatious and frivolous representations

- 9.8 A representation would only be “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 businessman which argued that his business would be commercially damaged by a new licensed premises would not be relevant. On the other hand, a representation that nuisance caused by the new premises would deter customers from entering the local area and the steps proposed by the applicant to control that nuisance were inadequate would be relevant. There is no requirement for an interested party or responsible authority to produce a recorded history of problems at a premises to support their representations, and in fact this would not be possible for new premises. Further information for interested parties about the process for making representations is available in “Guidance for interested parties: Making representations” which can be found on the Home Office website.
- 9.9 The “cumulative impact” on the licensing objectives of a concentration of multiple licensed premises may also give rise to a relevant representation when an application for the grant or variation of a premises licence is being considered, but not in relation to an application for review which must relate to an individual premises.
- 9.10 It is for the licensing authority to determine whether any representation by an interested party is frivolous or vexatious on the basis of what might ordinarily be considered to be vexatious or frivolous. Vexation may arise because of disputes between rival businesses and local knowledge will therefore be invaluable in considering such matters. Frivolous representations would be essentially categorised by a lack of seriousness. An interested party who is aggrieved by a rejection of their representations on these grounds may challenge the authority’s decision by way of judicial review.
- 9.11 Licensing authorities should not take decisions on whether representations are relevant on the basis of any political judgement. This may be difficult for ward councillors receiving 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 subcommittee before any decision is taken that necessitates a hearing. Any ward councillor who considers that their own interests are such that they are unable to consider the matter independently should disqualify themselves.



- 9.12 The Home Secretary recommends that in borderline cases, the benefit of the doubt should be given to the interested party making the representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it. If it then emerged, for example, that the representation should not be supported, the licensing authority could decide not to take any action in respect of the application.
- 9.13 Licensing authorities should consider providing advice on their websites about how any interested party can make representations to them.

# Appendix 4

## Alex Lisowski

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**From:** Theodore Holder [REDACTED]  
**Sent:** 27 March 2014 17:44  
**To:** Alex Lisowski  
**Subject:** Re: Premises licence application for 240 Brick Lane

Dear Mr Lisowski,

I do indeed confirm these conditions are acceptable to me. We have decided to not go with CCTV for now.

I will let you know how well/badly the meeting with the residents goes and let you know if there are any conditions to be changed afterwards.

Regards  
Theo Holder

On Thu, Mar 27, 2014 at 4:50 PM, Alex Lisowski <[Alex.Lisowski@towerhamlets.gov.uk](mailto:Alex.Lisowski@towerhamlets.gov.uk)> wrote:

Dear Mr Holder,

Re our meeting this morning, below are the amended conditions which we discussed:

Application for provision of plays withdrawn as under The Live Music Act, 2012, a licence is no longer required for plays shown

anytime between 8am and 11pm provided the audience does not exceed 500.

Films to be shown in basement area only, 11am to 9pm.

Application for recorded music withdrawn as only background music will be played.

Alcohol sold Sunday to Thursday, 11am to 8pm. Friday and Saturday, 11am to 9pm.

Outside areas will only be used between 8am and 9pm.

There will be no advertisement of alcohol sale via on street flyers.

Signs displayed at venue warning of bag thieves in the area.

The site will be regularly walked by staff to monitor the goings on both on ground level, basement level and surrounding area.

Zero drugs policy, with accompanying signage in toilets.

The capacity will be monitored and set at 35 inside the venue, 15 on the ground floor and 20 in the basement.

No alcohol to be drunk standing up. The premises will be seating only.

“Please leave quietly” notice displayed near exit.

Only one door for any sound to leak out and no open windows therefore maintaining sound insulation.

No alcoholic or non- alcoholic drinks to be consumed outside after 9pm.

No under 18s on premises after 9pm.

A “Challenge 25” policy will be operated at the venue.

A sign stating that “Challenge 25” is in operation will be displayed at the premises.

A refusals register will be kept at the venue. Any refusals to sell alcohol because someone is drunk or under 18 will be recorded in the register as soon after the refusal as is practicable. Details to be recorded are the time and date of the refusal, the reason for the refusal, and a brief description of the person who has been refused service.

When someone attempting to buy alcohol is challenged as to their age, the only acceptable proof of age will be a photographic driving licence, a passport, or a military identity card.

Please confirm that these conditions are acceptable to you. If, as a result of your meeting with the residents on Saturday, you further alter your conditions, please let me know.

If you are going to have CCTV, please let me know as there is a condition that needs to go with the CCTV.

Yours sincerely,

Mr A. Lisowski,

Licensing Officer,

The London Borough of tower Hamlets.

# Appendix 5

## **LIST OF OBJECTORS WHO HAVE MADE PERSONAL REPRESENTATIONS.**

Ben Adler

Tatyana Alexandra, Katy and Ben

Anna Barham and Christian Mooney

Yvonne Cameron

Frances Carroll

Scott Channon

John Cruse

James Collins

James Fletcher

Lawrie and Helen Frere

Julia Gelpke

Michael Holden

James Howgego

Bridget Irving

David Massingham

Prof. Antonio Liotta and Dr Maria Bellatone

Laura McMenemy

Jane Miller

Tom Miller

Tim Rich and Lesley Katon

Nelum and Christopher Ross

Gabrielle Shiner-Hill

Farika Skilton

Nikki and Kelvin Wing

## Alex Lisowski

---

**From:** Ben Adler [REDACTED]  
**Sent:** 24 March 2014 13:06  
**To:** Licensing  
**Subject:** 240 Brick Lane: New Premises Licence Application

Dear Sir/Madam

I'm currently in the process of purchasing [REDACTED] [REDACTED] (completion is due on 17th April), and as part of the process the vendor has told me about the submission of a new premises licence application at 240 Brick Lane, which has previously been a hairdressers and beauty salon.

I would like to register a strong objection to the new licence on the grounds that the area is a very quiet residential area, and does not have the noise associated with bars, cafes and entertainment premises that are usual on Brick Lane on the other side of Bethnal Green Road.

There are lots of places for people to go and drink and be entertained in the area, so granting a new licence and bringing late night noise to a quiet residential area feels like it would be a dreadful shame.

I would ask that you reject the application.

Yours sincerely

Ben Adler

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## Alex Lisowski

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**From:** Tatyana Alexandra [REDACTED]  
**Sent:** 04 April 2014 22:41  
**To:** Alex Lisowski  
**Subject:** 240 Brick Lane - Objection to alcohol licence

From:

30 Padbury Court  
London  
E2 7EH

We object to the application for an alcohol licence at 240 Brick Lane.

Being a very quiet street in a residential area within minutes of multitudes of bars we already suffer from drunkenness and antisocial behaviour.

The area surrounding the bar is entirely residential including many family homes and homes for the elderly. I also believe the quota has been met for bars in this area.

Yours Sincerely,  
Tatyana, Katy & Ben

[REDACTED]



Anna Barham & Christian Mooney

London Borough of Tower Hamlets  
Licensing Section  
Mulberry Place  
5 Clove Crescent  
London E14 1BY

01.04.14

**RE: Licensing Application by Qualm Free Tearoom, 240 Brick Lane, E2 7EB  
(aka The Hawkhurst Vault)**

Dear Sirs,

We are writing to register our objection to the premises at 240 Brick Lane being granted a license to sell alcohol.

We live just a few doors away from the property which was formerly a hairdresser (with A1 planning permission). Under the recent permitted development rights this premises has been able to change to A3 for up to 2 years – allowing the premises to be used as a tearoom without local residents having the chance to object; and now for them to apply for an alcohol license, effectively giving the premises A4 status without having to apply for planning consent. In 2007 a similar application for change of use (from A1 to A4) was refused by the planning department after a many objections from local residents including ours. Please see PA/07/00948

Our objection to the business at 240 Brick Lane being granted a license to sell alcohol at any time of day is on the following grounds:

*Increase in public nuisance*

The noise created by customers entering and leaving the premises will be very disruptive; customers standing on a narrow pavement to smoke will create extra noise and force residents and other passers-by into the road to walk around them. These are problems brought about by a license to serve alcohol at any time of day, not only by late licenses.

*Increase in crime and disorder*

Allowing the sale of alcohol in this stretch of Brick Lane will increase crime and disorder which already spreads up from the main part of Brick Lane (south of Bethnal Green Road).

*Overprovision of alcohol in the Brick Lane area in general*

We have lived in Padbury Court for 14 years, during which time we have witnessed more and more bars, clubs and late night food outlets open in Brick Lane, Redchurch

[REDACTED]  
[REDACTED]  
[REDACTED]

To Whom It May Concern

I am writing regarding the premises at 240 Brick Lane, London E2 called The Hawkhurst Vaults we have been informed that they are applying for an Alcohol Licence.

This is a residential area and the people of Brick Lane do not need the problem of the rubbish in the street, the noise, and people urinating in our gardens and doorways, we do not want to open our doors in the morning to the smell.

I understand that people need to earn living but another bar in Brick Lane is not really needed. The houses have a bedroom in the front and we will not be able to sleep due to the noise of people coming and going.

Personally, I am under a lot of stress at the moment as my son is having chemotherapy and this will be the last thing that I need at this moment.

Please think of the residents before granting Licence as there are enough bars at the other end of Brick Lane and I do not need one outside my house. I am strongly opposed.

Yours sincerely

Yvonne Cameron



Street etc. The cumulative effect of this has been an increase in on-street drug use and dealing, prostitution, vagrancy, noise and anti-social behaviour (vomiting in the street, urination in the street and on houses, broken glass and other litter) in Padbury Court and the other residential streets that border the area outlined by the council as the Brick Lane Cumulative Impact Zone. To give a license to 240 Brick Lane which is situated right on the edge of the Cumulative Impact Zone would enlarge this already over-alcoholised area. The north part of Brick Lane (north of Bethnal Green Road) is currently **residential** with four small shop units. Granting a license to Qualm Free Tearoom at 240 Brick Lane would be detrimental to the quality of life of all the people who have decided to live and build a community here.

If the council is to honour the commitments made in the Community Plan – namely to make Tower Hamlets:

A Great Place to Live

A Prosperous Community

A Safe and Cohesive Community

A Healthy and Supportive Community

then this license application must be refused.

Yours faithfully,

A large black rectangular redaction box covers the signature area. To the left of the main redaction, there is a smaller, separate black redaction box.

Anna Barham & Christian Mooney

# Frances Carroll



April 6, 2014

Mr A Lisowski  
London Borough of Tower Hamlets  
Licensing Section  
Mulberry Place  
5 Clove Crescent  
London E14 2BG

Dear Mr Lisowski,

## **Licensing Application: 240 Brick Lane**

I am writing to register, in the strongest possible terms, my objection to the granting of a license for the above premises for the following reasons:

**Public Safety:** The application requests the placing of tables outside the bar, on the pavement. The pavement there is not that wide and tables will prevent easy passage for prams, wheelchairs, and walkers, disabled or otherwise. Pedestrians coming from the Columbia Road Flower Market on a Sunday are frequently carrying armfuls of flowers and even small trees or shrubs. All these people will possibly have to step off the pavement into the road to pass the bar. Also, the bar is not that big, and in fine weather, many patrons will choose to drink outside. Smokers will always have to smoke outdoors.

**Public Nuisance** The small length of Brick Lane to the North of Bethnal Green Road is wholly residential and therefore has a completely different feel to the rest of the Lane. The few small businesses operate on a 9-5 basis and cause no problem.

A licensed premises will totally change the atmosphere.

\*There will inevitably be noise from patrons coming and going,, and drinking and smoking outdoors

\*There will inevitably be an increase in the amount of litter, cigarette butts etc around the bar.

\*to date this residential part of Brick Lane does not suffer unduly from vomit, urine and worse. This will change if a licensed bar is permitted to open.

\*There will be an increase of noise. One of the occupants of my house works shifts and therefore sleeps at odd times of the day. I have a small child who visits often and he sleeps in the front bedroom. We will have to keep the windows shut to keep out the worst of the noise from a bar directly across the street.

\*Once the bar closes, it is probable that patrons will drift across to Rhoda Street gardens and continue to party. There is already drug dealing there and we don't want that to escalate.

**Children:** Children play in the Rhoda Street Gardens and use the basketball/football pitch on the corner of Brick Lane and Shacklewell Street. Drinking, smoking and drug use may make use of the Gardens, particularly, a much less appealing place to take children. This would be unfortunate as there is no other green space nearby.

When I moved to this area, I specifically chose to live on the North side of Bethnal Green Road because it was quiet and away from the nearly 24 hour culture of the rest of the Lane. The opening of a licensed premises, directly across the street from my house, will significantly impact on the quality of my life I understood that the Council had decided against licensing any more bars as saturation point had been reached and I am very disappointed that this decision has been rescinded. This Northern end of Brick Lane is wholly residential and is quiet and peaceful. I think it is fair to say that we would all like to keep it that way.

I would urge that the licensing application for 240 Brick Lane is rejected.

Yours sincerely,

FRANCES CARROLL

## Alex Lisowski

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**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:33  
**To:** Alex Lisowski  
**Subject:** FW: Proposed Venue Objection - The Hawkshurst Vaults

-----Original Message-----

From: scott channon [REDACTED]  
Sent: 21 March 2014 09:15  
To: Licensing  
Subject: Proposed Venue Objection - The Hawkshurst Vaults

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkshurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,

Scott Channon



## Alex Lisowski

---

**From:** James Collins [REDACTED]  
**Sent:** 08 April 2014 23:46  
**To:** Alex Lisowski  
**Subject:** 240 Brick Lane E2 7EB

240 Brick Lane licensing application

Dear Mr Lisowski

In regards to the application to sell alcohol from the above location I would like to state my objections.

The first part of my objection concerns on street smoking. Any patrons wishing to smoke would be doing so outside the premises which would be uncontrolled. As the premises wish to be open until 11pm this will not only cause late noise which will be a disturbance to the residents of the area but could also cause an obstruction to any pedestrians causing them to walk in the road. As there are no limits on the amount of patrons outside the premises these two matters could cause a considerable disturbance. This has actually already happened before the opening. Today at around 6pm there were so many people on the pavement that it was blocked to the point of pedestrians having to walk in the road.

The second part of my objection involves the selling of alcohol for consumption off the premises.

At present we already have uncontrolled alcohol consumption on the grassed area between Brick Lane, Swanfield Street and Rhoda Street. This is especially bad during the summer months when you often have the passed out bodies of drunks littering the grass.

I believe that with a license to sell alcohol for consumption off the premises the grassed area will, due to the lack of capacity by necessity become an uncontrolled extension of 240 Brick Lane during the summer months further excluding it's use by non drinkers as well as causing a considerable disturbance to the residents of the area.

In fact considering the high rent of 240 Brick Lane coupled with its low capacity for patrons I can see no other way other than to use the grassed area as an extension for the business to be commercially viable

I would not go so far as to say that the consumption of alcohol by itself presents a danger to minors but the amount of drunken behaviour on the grassed area over the last few years does suggest it would no longer be a place for children to play or families to eat lunch after a visit to the area on say a Sunday afternoon.

Regards

James E Collins

[REDACTED]  
[REDACTED]  
[REDACTED]



## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:32  
**To:** Alex Lisowski  
**Subject:** FW: Hawkhurst Vaults - objection to application

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**From:** RickyJohn [REDACTED]  
**Sent:** 20 March 2014 17:59  
**To:** Licensing  
**Subject:** Hawkhurst Vaults - objection to application

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,

John Cruse  
[REDACTED]  
[REDACTED]

## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:33  
**To:** Alex Lisowski  
**Subject:** FW: Objection to plans to permit a new bar in a residential area

**Importance:** High

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**From:** James Fletcher [REDACTED]  
**Sent:** 21 March 2014 09:03  
**To:** Licensing  
**Subject:** Objection to plans to permit a new bar in a residential area  
**Importance:** High

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkhurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,

James Fletcher  
[REDACTED]

## Alex Lisowski

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**From:** Alex Lisowski on behalf of Licensing  
**Sent:** 18 March 2014 13:29  
**To:** [REDACTED]  
**Cc:** Alex Lisowski  
**Subject:** FW: 240 Brick Lane

Dear Lawrie and Helen Frere,

Your e-mail has been passed to me as I am the officer dealing with this application. Because of objections from other people and yourself, this will be dealt with at a hearing of the Council's licensing sub-committee. The last day for objections is 8<sup>th</sup> April, 2014. Once that date has passed, you will get further information about the hearing and an invitation to attend the hearing.

Yours sincerely,

Mr A. Lisowski,

Licensing Officer,

The London Borough of Tower Hamlets.

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**From:** Lawrie Frere [<mailto:lozf@hotmail.com>]  
**Sent:** 15 March 2014 18:21  
**To:** Licensing  
**Subject:** 240 Brick Lane

Dear Sir

Thank you for your letter about the changes proposed to 240 Brick Lane's licence and premises use, dated 12/3/14.

We are concerned about the proposed changes particularly the selling of alcohol, music and opening beyond office hours.

We understand similar changes was refused in 2007 with good reason. Since then the reasons for rejection have strengthened. Firstly the area has become a restricted zone due to saturation and growing down sides that nightlife has brought to the area. Secondly, there are well documented problems with antisocial behaviour in the area - specifically at night on the green area opposite 240 Brick Lane. Over the last two summers there have been many complaints and police have been called regarding alcohol, littering, drug taking, rough sleeping, public defaecation and urination on the green area and in the driveways of the surrounding properties. This was not a rare occurrence but night in and night out from May until late September. Enormous distress was caused to many as I'm sure you will appreciate. And this was particularly difficult for families with young children living in the area who had been disturbed through the night. (We are happy to show you some of the footage we took last year to illustrate how bad things had got.)

We have always supported new business and people moving to the community here (we have lived here since 2001). I think most people living in these few roads are very welcoming. We think that the opening of a tea room, during office hours has the potential to positively impact on the area. However, we feel very strongly that the hours and remit should not extend beyond that.

Yours Sincerely

Lawrie and Helen

[REDACTED]

**Alex Lisowski**

---

**From:** Sophie Partridge [REDACTED] >  
**Sent:** 05 April 2014 01:45  
**To:** Licensing  
**Subject:** Licensing Act 2003 Qualm Free Tearoom, 240 Brick Lane, London E2 7EB

Dear John McCrohan,

Thank you for the notice of application for a licence application for 240 Brick Lane.

I am writing to object to the licence to sell alcohol for the following reasons: This is a residential area and is the quiet end of Brick Lane. There is already an ongoing problem in this neighbourhood created from people drinking alcohol on the green in front of the property. This causes a lot of problems late at night, with noise and disturbance to me and my neighbours, particularly in the summer months. I have no doubt that issuing the property in question with an alcohol licence would encourage further noise and disruption to me and others in the neighbourhood. There are plenty of venues serving alcohol further down Brick Lane and in Bethnal Green Road. It is not in keeping with this residential area and to introduce one here would create a precedent for similar venues to follow suit.

I have no problem with the premises being a tearoom. It is the licence to serve alcohol which is an issue.

Please let me know if you would like this sent to you hard copy and could you please also kindly inform me that you have received this email.

Yours sincerely,

Julia Gelpke

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Alex Lisowski

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**From:** Michael Holden [REDACTED]  
**Sent:** 08 April 2014 10:00  
**To:** Alex Lisowski  
**Cc:** Licensing  
**Subject:** 240 Brick Lane  
**Attachments:** Objection 2014 b.docx

Dear Licensing team – please find attached and copied below amended objection to license application No: PA/14/00518 re 240 Brick Lane

Many thanks

Michael Holden

London Borough of Tower Hamlets  
Licensing Section  
Mulberry Place PO BOX 55739  
5 Clove Crescent  
London E14 1BY

Michael Holden  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

RE – Application No: PA/14/00518 – 240 Brick Lane (amended)

To: Mr A Lisowski – Tower Hamlets Licensing team

Hello there – I posted an objection to the above application last week, since then the terms have been amended, however I would like to reiterate my objection in terms of the alcohol licence *at any time* and also clarify my existing points in terms of your own specific objection criteria (1) Prevention of crime and disorder; (2) Prevention of public nuisance; (3) Public Safety; (4) Protection of children from harm.

I would also like to add to the prior objection that the provision of outside seating (which already appears to be deployed sporadically by the applicants) is already causing pedestrians and those with children to step out into the road (4).

I'd like to object to the above application's provision for the sale of alcohol from 240 Brick Lane *at any time or under any circumstances* as I believe the effects on the immediate and surrounding area of such a license would be entirely negative for those of us that live and work there.

This northernmost section of Brick Lane remains primarily a residential area, albeit one already affected (in terms of crime, nuisance, litter, safety, the well being of children and the local elderly population) [1,2,3,4] by the saturation of licensed premises along the more southern portion of the lane and around the junction with Bethnal Green Road. Given the disturbances [1,2,3 & 4] already created by the existing situation it would seem obvious that the opening of licensed premises at 240 Brick Lane would only impact negatively on the way things are to the detriment of all those of us that live here by effectively extending the drinking culture and placing us rather than on the periphery – right in the middle of it.

In addition to the problems already faced by local residents - accumulation of litter, food, urination, defecation, aggressive and antisocial behaviour, [1,2,3] in an area where rubbish collections and street cleaning are already sporadic [2,3] – 240 Brick Lane is also adjacent to Rhoda St Green – an open space which is already a site that attracts street drinking, violence, litter, public indecency, music, noise and even people sleeping overnight in the warmer months [1,2,3,4]. Somewhere selling alcohol can only magnify these problems and to some degree endorse the issues many of us and you at the council have worked hard to prevent and often end up cleaning up after. A similar change of use application was made for the same premises and rejected in 2007. The reasons given in the decision then that: "noise and general disturbance generated by the proposed use would have a detrimental impact

upon amenity of adjoining residential properties and is therefore contrary to policies DEV2, HSG15 and S7 of the Unitary Development Plan (1998) and policies DEV1 and RT5 of the Emerging Local Development Framework (2006) which seek to ensure that non-residential uses such as bars are only supported where there is no adverse effects on the amenity of adjoining residential occupiers or damage to the local environment," are as valid today as they were in 2007 and given the explosion in visitor numbers and residents since then, are even more so. The decision document is copied below for your reference.

I would also reiterate the concerns made by the North Brick Lane residents Association at that time:  
"Our primary reason for objection to the proposal is because the immediate and surrounding area is predominately residential, with no local precedent for night time entertainment. In addition to the inappropriate situation in a residential quarter we have strong concerns about the following;-

1. The potential anti-social behaviour associated with such businesses and the fact that the local police do not have enough resources to manage such an extension of the Brick Lane pub/bar culture.
2. The bar is so small, with the arrival of the non-smoking law, people will (whatever the applicant promises) be drinking and smoking outside in the street all hours and all year round. We also foresee a strong likelihood of drinking /smoking overspill on the Rhoda Street Green space opposite during the summer months.
3. People coming and going into the early hours, in these quiet residential streets.
4. Unnecessary and invasive noise - boisterous drinkers and loud music generated by the bar. (The applicant promises soft music but who will police this?)
5. Delivery vehicles, creating extra noise and traffic in a road that has double-yellow lines on both sides of the narrow lane.
6. Waste collection in this area is poor and irregular. We only foresee an increase in waste and in particular smelly food and drinks waste. Noisy bottle/glass collection.

Above all we are concerned that the change of use category would make it make it much easier for 240 Brick Lane to quickly become a full blown restaurant or other such establishment - setting a new and unwelcome precedent for this isolated group of shop fronts.

Furthermore this business is not in keeping with the others that currently exist in this part of Brick Lane, these are predominately craft based shops and offices. We feel that the bars and restaurants should be kept to the designated tourism-leisure area of Brick Lane (south of Bethnal Green Road) which is a less residential area. In the recent Tower Hamlets local development framework( 2006) this area of Weavers (Northern Brick Lane), is designated as predominately residential, and the development framework covers the area for the next 10-15 years.

We would also like to draw your attention to the fact that the proposed pub/bar will be adjacent to residential homes for elderly and retired people.

To sum up, we urge you please not to allow such a change of use in a historically quiet and predominantly residential area. It will not be a welcome addition or improvement to the area. Thank you for your time and careful consideration of this matter.

Sincerely

Chair, North Brick Lane Residents Association"



## Alex Lisowski

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**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:34  
**To:** Alex Lisowski  
**Subject:** FW: The Hawkhurst Vault, 240 Brick Lane, E2 7EB

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**From:** James Howgego [REDACTED]  
**Sent:** 21 March 2014 09:19  
**To:** Licensing  
**Subject:** The Hawkhurst Vault, 240 Brick Lane, E2 7EB

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

The south side is hugely populated with bars and it would be ridiculous to give a shop a bar license that would disrupt the calmer, residential north side of Bethnal Green Road.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,

James Howgego  
[REDACTED]  
[REDACTED]



James Howgego  
Finance Director



9-11, The Quadrant  
Richmond  
Surrey TW9 1BP



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## Alex Lisowski

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**From:** John Mccrohan  
**Sent:** 03 April 2014 16:30  
**To:** Alex Lisowski  
**Subject:** FW: HawkshurstVault 240 BrickLane  
**Attachments:** general\_info.rtf; ATT00001.htm

John McCrohan

Trading Standards and Licensing Manager  
London Borough of Tower Hamlets  
6<sup>th</sup> Floor,  
Mulberry Place,  
5 Clove Crescent,  
E14 2BG.  
Tel: 020 7364 6674  
Fax 020 7364 6901  
Mob:07930 343878  
[john.mccrohan@towerhamlets.gcsx.gov.uk](mailto:john.mccrohan@towerhamlets.gcsx.gov.uk)  
[www.tradingstandards.gov.uk/towerhamlets](http://www.tradingstandards.gov.uk/towerhamlets)

Visit : [www.direct.gov.uk/stoploansharks](http://www.direct.gov.uk/stoploansharks)

Twitter: [www.twitter.com/loansharknews](http://www.twitter.com/loansharknews)

Visit : [www.tradingstandardsecrime.org.uk](http://www.tradingstandardsecrime.org.uk)

Visit: [www.isitfair.eu](http://www.isitfair.eu)

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**From:** Mohammed Mukit [REDACTED]  
**Sent:** 03 April 2014 09:46  
**To:** Janet E Wood  
**Subject:** Fwd: HawkshurstVault 240 BrickLane

Hello Jan,  
Could you please take an appropriate action regarding this issue.  
Regards,

Cllr A Mukit MBE  
Weavers Ward

Sent from my iPhone

Begin forwarded message:

**From:** Bridget Irving <[REDACTED]>  
**Date:** 2 April 2014 20:28:16 BST  
**To:** [REDACTED]  
**Subject:** HawkshurstVault 240 BrickLane

Councillors,

I received your petition today for clean up the area around [REDACTED].  
[REDACTED] have met. :)

I have recently become aware of a late night alcohol application for 240 Brick Lane.  
This is on the Chambord street side of Bethnal Green Road.

The proposed bar appears to be opening as a tea shop but has a licence application for alcohol to be served until 3 a.m.

I have attached some information about the application.

The owners have already behaved in a drunk and disorderly manner that involved certain activities which I know residents found to be disgusting.

Residents do not want the noise and mess to cross the Bethnal Green Road.

Once it does this entire area between Brick Lane and in to Columbia Road will be at risk of development into bars and late night licenses.

The application is in complete opposition to your Not on Our Doorstep campaign.

Are you aware of this application? can you help?

We have a meeting Saturday morning if you are available.

You may also hear from Jane Miller who lives opposite the proposed bar.

Kind Regards

Bridget Irving

## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:35  
**To:** Alex Lisowski  
**Subject:** FW: Objection to plans to permit a new bar in a residential area

**From:** Antonio Liotta [REDACTED]  
**Sent:** 21 March 2014 10:04  
**To:** Licensing  
**Cc:** Maria Bellantone  
**Subject:** Objection to plans to permit a new bar in a residential area

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,

==  
Prof. Antonio Liotta  
Dr Maria Bellantone  
[REDACTED]  
[REDACTED]

To Alex Lisowski Licensing officer

I wholeheartedly object to the granting of this license for the premises at 240 Brick Lane. The fact that the applicants want to sell alcohol and have off sales will be extremely detrimental to this relatively quiet corner of Brick Lane.

The potential for on street consumption is obvious given the close proximity of the Green on Rhoda Street and the Basket Ball Court on Shacklewell Street.

There are numerous drinking establishments on Brick lane, Redchurch Street and on this stretch of Bethnal Green Road. There are also a fantastic range of quality cafes in these same streets. There is no need another which is hemmed in by residential houses and flats. Despite the applicant describing reaching out to the community, at equity Square which is literally within the same block as 240 brick Lane, no communication has been received inviting us to be its potential clientel and indeed provide the 'locally created' entertainment. Rich Mix on Bethnal Green Road already provides the local residents with a strong locally created cultural offer set within a purpose built and appropriate premises.

The quaint wording of the license application about sewing clubs does not ring true to the conversation I have had with the license applicants who described stand up comedy nights to me happening in the basement.

At Equity square we are already affected by the incredible noise from the Well And Bucket, Bethnal Green Road, having been granted a license only last year. Now to have a new bar at the back of my property, will inevitably make living in my flat even worse in terms of noise and public nuisance.

David Massingham

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

## Alex Lisowski

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**From:** Alex Lisowski on behalf of Licensing  
**Sent:** 21 March 2014 10:35  
**To:** Alex Lisowski  
**Subject:** FW: Licensing Act 2003 and Qualm Free Tearoom, 240 Brick Lance, London E2 7EB

**From:** Laura McMenemy [REDACTED]  
**Sent:** 20 March 2014 15:57  
**To:** Licensing  
**Subject:** Licensing Act 2003 and Qualm Free Tearoom, 240 Brick Lance, London E2 7EB

Hi John

I wonder if you can help me, I received a letter dated 12th March 2014 informing me that 240 Brick Lane was applying for a late license to serve alcohol after 23:00hrs.

I am writing to contest this application.

[REDACTED]  
This part of Brick Lane is heavily residential, with only a few quiet shops on the road.


At the moment work is being done in the property and this can carry on till 22:00hrs which is quite disturbing as it stands. If the tearoom was to be granted a late night license it would severely disturb our sleep and also the sleep of the young families which live directly across the road. Not to mention the disruption trying to enter my flat with people smoking outside the Tearoom. If this was the case we would have constant noise issues (which would need to be dealt with). Also who would be responsible for clearing up cigarette butts etc outside our front door?

This part of Brick Lane is very quiet and home to a number of young families and young professions, having a tearoom which serves alcohol late at night would not be appropriate.

I would also like to enquire to the license that they already have, do they have a license to serve alcohol as it stands? What time is this till?

I look forward to hearing from you

Laura McMenemy



8 April 2014

Mr Alex Lisowski, Licensing Officer  
London Borough Tower Hamlets  
Licensing Section  
Mulberry Place  
5 Clove Crescent  
London E14 2BG

Dear Mr Lisowski

### **240 Brick Lane, London E2 7EB – Licensing Application**

Further to recent communications with your office in response to the above application, I object to the licensing of 240 Brick Lane on the basis that rejection of the application will:

a) prevent:

- i. A reduction in peaceful living, from both front and rear aspects of my home, due to:
- ii. Inevitable increase in noise and general disturbance (from deliveries+sirens and voices+music to sustained upsurge in footfall near and over-spilling the premises).
- iii. Further threat to the quiet occupation and passing through of Rhoda Street Green.
- iv. An escalation of general litter, urination, discarded/used personal items (e.g. tampons, syringes, glass phials, condoms). Onerous for street-cleaners; hazardous for children.

b) protect:

- i. The personal privacy of individual residents in the immediate vicinity.  
(NB - Residential property surrounds the ground floor of 240 Brick Lane: i.e. above / right and left / in both directions opposite its corner location.)
- ii. The right to challenge (not accept) further degradation of a community environment. I chose to move from the Truman Brewery area, where licensed premises accepted, to the north end of Brick Lane because of its predominantly residential environment.
- iii. Older residents less able to protect themselves: e.g. elderly, social tenants in Tomlinson Close and the ground floor units along Brick Lane to Chambord Street – who have a right to maintain peaceable living.
- iv. Younger residents less able to protect themselves: e.g. children who were exposed to the Rhoda Street Green incident on 16 March 2014; recreational youth at the netted sports pitch within view of the Green and close proximity of 240 Brick Lane.
- v. The authority of LBTH to uphold decisions: *“The noise and general disturbance generated by the proposed A1 to A4 use would have a detrimental impact upon amenity of adjoining residential property and is therefore contrary to policies DEV2, HSG15 and S7 of the Unitary Development Plan (1998) and policies DEV1 and RT5 of the Emerging Local Development Framework (2006), which seek to ensure that non-residential uses such as bars are only supported where there is no adverse effects on the amenity of adjoining residential occupiers or damage to the local environment.”* ‘Reasons for Refusal’, 2007 planning application

The following points/queries appear relevant:

- Hawkhurst Vault is being promoted as a 'tearoom'. The business of selling teas and sandwiches/pastries, etc. is referenced repeatedly in the original application.
- Despite the applicant's emphasis on "communicating with local businesses" / "the community is the most important aspect of the experience" [section 5], neighbouring retailers were unaware of the Licensing Application until yesterday, 7 April, when a local resident visited them. Until then, retailers believed that 240 Brick Lane was preparing to open as a (unlicensed) tearoom. At lunchtime today, 8 April, I called you to report that the public notice had been removed from outside 240 Brick Lane.
- Mr Holder, self-declared Designated Premises Supervisor with "experience running licensed premises" / "already familiar with the sales of alcohol, hot drinks and food" [section 18] has told residents that a licence is required to allow for the serving of premises-prepared food ("more than sandwiches"). LBTH advise that is incorrect.
- Under A3 status, there is stated intent for 240 Brick Lane to be 'open to the public' between 7am-11pm Mon-Sat, 7am-10pm Sunday. Is it correct that nothing other than A3 status is required for unlicensed activity 24 hours a day? (i.e. beyond a Late Night Refreshment Licence if hot food is to be served between 11pm-5am)
- Is the use of outdoor / pavement space for diners and smokers assumed?
- It is evident that Rhoda Street Green would be an attractive 'overspill' for a premises with maximum capacity for 35 (plus outside seating) covers.
- The revised Licensing Application was posted outside 240 Brick Lane on or around 4 April (and removed by 8 April!). The original application remains the only version available on the LBTH website.

The terms "unsavoury" and "untoward behaviour", removed from the original [section 18] Licensing Application when it was modified, may be fair descriptors of an incident that occurred during the afternoon of Sunday 16 March 2014 on Rhoda Green, and was subsequently recounted to you by phone. Attached herewith is a witness statement relating to that incident. A copy has been provided to Cllr Mukit (Weavers Ward), who has also watched the video from which the transcript was typed verbatim.

I object to this application in its entirety.

Yours sincerely



(Mrs) Jane Miller

Attached:

1. Witness statement (2 files).
2. Petitioned signatures (8 files) - gathered by residents in Brick Lane, Tomlinson Close, Padbury Court and Equity Square.

NB - hard copies to follow by registered post, as agreed.



## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:34  
**To:** Alex Lisowski  
**Subject:** FW: Strong Objection to plans to permit a new bar in a residential area

**Importance:** High

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**From:** Tom Miller [REDACTED]  
**Sent:** 21 March 2014 09:38  
**To:** Licensing  
**Subject:** Strong Objection to plans to permit a new bar in a residential area  
**Importance:** High

Dear Sir, Madam

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Regards,  
Tom

[REDACTED]  
[REDACTED]

## Alex Lisowski

---

**From:** Mohshin Ali  
**Sent:** 02 April 2014 11:08  
**To:** Alex Lisowski  
**Cc:** Andrew Heron  
**Subject:** FW: Objection re. 240 Brick Lane

Alex's

Regards

***Mohshin Ali - Senior Licensing Officer***

✉ London Borough of Tower Hamlets . Licensing . Mulberry Place . 5 Clove Crescent . London E14 2BG  
*Tel* ☎: 020 7364 5498 | *Fax* ☎: 020 7364 0863 | *Email* ☎: [Mohshin.Ali@towerhamlets.gov.uk](mailto:Mohshin.Ali@towerhamlets.gov.uk)

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**From:** Andrew Heron **On Behalf Of** Licensing  
**Sent:** 02 April 2014 11:05  
**To:** Mohshin Ali  
**Subject:** FW: Objection re. 240 Brick Lane

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**From:** Tim Rich [REDACTED]  
**Sent:** 01 April 2014 17:06  
**To:** Licensing  
**Subject:** Objection re. 240 Brick Lane

[REDACTED]

1<sup>st</sup> April 2014

To: Licensing section

Mulberry Place

PO Box 55739

5 Clove Crescent

London E14 1BY

Re. 240 Brick Lane, E2 7EB



## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 14:13  
**To:** Alex Lisowski  
**Subject:** FW: [EquitySquare] Objection to plans to permit a new bar in a residential area  
**Importance:** High

---

**From:** nina pabari [REDACTED]  
**Sent:** 21 March 2014 14:03  
**To:** Licensing; [REDACTED]  
**Subject:** FW: [EquitySquare] Objection to plans to permit a new bar in a residential area  
**Importance:** High

Dear Sir,

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, 240, Brick Lane, London, E2 7EB.

This premises was previously a hairdressers and has never been used for the purposes of entertainment or alcoholic consumption. The premises is situated in the North Brick Lane conservation zone and falls outside the traditional area zoned for the purpose of providing bars and restaurants, which is located in the South Brick Lane area to the south of Bethnal Green Road.

The reason people move to the North Brick area is that it is free of the hubbub and noise experienced in the area around the rest of Brick Lane and allowing a bar to operate on the corner of Padbury Court and Brick lane would be contrary to earlier recommendations made by the council and supported by local residents and businesses alike to keep this area a quiet residential area.

The residents of Equity Square have already had their peace and quiet disrupted thanks to the council allowing a late night licence to the Well and Bucket on Bethnal Green Road. The Well and Bucket has a courtyard which backs on to Shacklewell Street which causes significant disturbance and disrupts the peace of the residents in Equity Square. While both the council's licensing team and the management of the pub assured the residents that this would be controlled and managed, no such management has taken place and the residents suffer a continued onslaught of noise and disturbance in their own homes.

The proposed venue - The Hawkshurst Vaults - is located at the rear of Equity Square next to the communal gardens and will no doubt provide further discomfort and disturbance to the residents of Equity Square and Padbury Court. The site backs on to a courtyard which will only help to increase the resonance of the noise created by the venue and this will in turn cause noise pollution to the bedrooms of the residences of Equity Square, Padbury Court and North Brick Lane which overlook the courtyard.

While the current application suggests closing at 11pm, I have no doubt that, like every bar in the area, the operators will soon apply for a variation to the licence to extend operating hours to 2am or later. The application also asks to be allowed to sell alcohol at 8am which is clearly not suitable in a residential area.

There is no need for a bar on the north side of Bethnal Green Road and this does not conform to council policy. The permission of a licensed venue in this area will cause significant disruption to the local residents as revellers will be drawn into a residential area which is renowned for its calm and tranquillity. There is a significant risk of increased crime and disorder in the area as a result, including breach of the peace and disruption to public safety.

I strongly object to this application and ask that the application be denied.

Kind regards,



## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 21 March 2014 11:35  
**To:** Alex Lisowski  
**Subject:** FW: Objection to Hawkhurst Vault

---

**From:** Gabby Shiner-Hill [REDACTED]  
**Sent:** 21 March 2014 09:59  
**To:** Licensing  
**Subject:** Objection to Hawkhurst Vault

Dear Sir/Madam -

I would like to lodge my objection to the application of a licence for the provision of plays, films, live music, recorded music and the supply of alcohol at the premises listed as The Hawkhurst Vault, [240, Brick Lane, London, E2 7EB](#).

This is in the north brick lane area where we have not had any bars. The noise from the well & bucket garden already impacts us as our balcony double doors cannot be open due to the noise. Our bedroom windows back on to the equity square garden and the proposed courtyard, we would be significantly disturbed by any noise coming from this proposed venue.

Gabrielle Shiner - Hill  
[REDACTED]

Sent from my phone

London Borough of Tower Hamlets

Licensing Section  
Mulberry Place PO BOX 55739  
5 Clove Crescent  
London E14 1BY

Farika Skilton

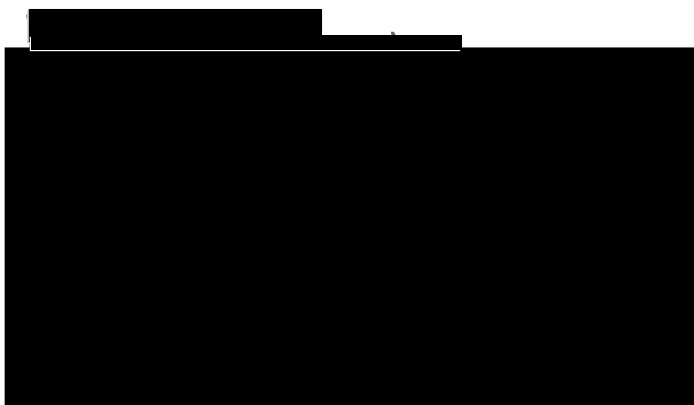
RE – Application No: PA/14/00518 – 240 Brick Lane

To whom it may concern,  
I object to the above application's provision for the sale of alcohol from 240 Brick Lane at any time or under any circumstances as I believe the effects on the immediate and surrounding area of such a license would be entirely negative for those of us that live and work there.

This kind of business is not in keeping with the others that currently exist in this part of Brick Lane. The change of use category would make it much easier for 240 Brick Lane to quickly become a full blown restaurant or Bar - setting a new and unwelcome precedent for this charming group of shop fronts.

The shop is so small, people will be drinking and smoking outside in the street all hours and all year round. There is strong likelihood of drinking /smoking on the Rhoda Street Green space opposite. As a licensee in London myself, I understand how difficult it is to keep under control and the extra strain this puts on the council and the neighbours. If the shop is granted a licence and they don't make it work the shop will still have a licence making it even more unpredictable for the future

In addition to the problems already faced by local residents - accumulation of litter, food, urination, defecation, aggressive and antisocial behaviour, in an area where rubbish collections and street cleaning are already sporadic. Somewhere selling alcohol can only magnify these problems and to some degree endorse the issues many of us and you at the council have worked hard to prevent and often end up cleaning up after.



To Whom It May Concern

I am writing regarding the premises at 240 Brick Lane, London E2 called The Hawkhurst Vaults we have been informed that they are applying for an Alcohol Licence.

This is a residential area and the people of Brick Lane do not need the problem of the rubbish in the street, the noise, and people urinating in our gardens and doorways, we do not want to open our doors in the morning to the smell.

I understand that people need to earn living but another bar in Brick Lane is not really needed. The houses have a bedroom in the front and we will not be able to sleep due to the noise of people coming and going.

Please think of the residents before granting Licence as there are enough bars at the other end of Brick Lane and I do not need one outside my house. I am strongly opposed.

Yours sincerely

Nikki & Kelvin Wing





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We, the undersigned, object to the above premises becoming licensed due to **inevitable increase** in:

- **noise** (the hubbub of groups, music, 'carrying' voices)
- **interruption** to peaceful living – e.g. residents' enjoying open windows / quiet gardens
- **disruption** of routine access – e.g. for prams, everyday walkers, people with disability aids competing with diners on the pavement area (or having to divert into the road)
- **degradation** of the surrounding environment (for both residents and users of local amenities, such as the Green and netted football pitch)
- **litter, vomit and other mess** in an established residential community

Name	Address	Signature
Maryam Ali	[REDACTED]	[REDACTED]
Yvonne Cameron	[REDACTED]	[REDACTED]
KEVIN NING	[REDACTED]	[REDACTED]
SULTANA CHOWDHURY	[REDACTED]	[REDACTED]
Frances Carroll	[REDACTED]	[REDACTED]
B. SANDSUWAN	[REDACTED]	[REDACTED]
Stuart King	[REDACTED]	[REDACTED]
MUHAMMAD ALI	[REDACTED]	[REDACTED]
CHRIS WILKINSON	[REDACTED]	[REDACTED]
SUE ALLEN	[REDACTED]	[REDACTED]
Kazi Rahman	[REDACTED]	[REDACTED]
D Constantinou	[REDACTED]	[REDACTED]
Athina Constantinou.	[REDACTED]	[REDACTED]

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- **degradation** of the surrounding environment (for both residents and users of local amenities, such as the Green and netted football pitch)
- **litter, vomit and other mess** in an established residential community

Name	Address	Signature
A Russell	[REDACTED]	[REDACTED]
J. Dwyer	[REDACTED]	[REDACTED]
Joyce	[REDACTED]	[REDACTED]
M. Bibi	[REDACTED]	[REDACTED]
Shirpa Khatoon	[REDACTED]	[REDACTED]
MUJAN AHMED	[REDACTED]	[REDACTED]
D. EZEKIEL	[REDACTED]	[REDACTED]
D. EZEKIEL	[REDACTED]	[REDACTED]
P. HANUMA	[REDACTED]	[REDACTED]
Id Jones	[REDACTED]	[REDACTED]
N. KECMAN	[REDACTED]	[REDACTED]
M. RAHMAN	[REDACTED]	[REDACTED]
A. DAHHANE	[REDACTED]	[REDACTED]

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- **litter, vomit and other mess** in an established residential community

Name	Address	Signature
M. CONSTANT, MDU	[REDACTED]	[REDACTED]
FRITA SKILTON	[REDACTED]	[REDACTED]
T. Miller	[REDACTED]	[REDACTED]
M. HOLDEN	[REDACTED]	[REDACTED]
Y. GREGORY	[REDACTED]	[REDACTED]
Morgan Massey	[REDACTED]	[REDACTED]
DAVID MASSINGHAM	[REDACTED]	[REDACTED]
C PERIS	[REDACTED]	[REDACTED]
S. Khanom	[REDACTED]	[REDACTED]
J. MILLER	[REDACTED]	[REDACTED]

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Name	Address	Signature
PHIL McCLUNEY.	[REDACTED]	[REDACTED]
E. RAMPLING	[REDACTED]	[REDACTED]
D COLE	[REDACTED]	[REDACTED]
J BATES	[REDACTED]	[REDACTED]
SID BRYAN	[REDACTED]	[REDACTED]
P SKILTON	[REDACTED]	[REDACTED]
Leann James	[REDACTED]	[REDACTED]
TOM LINDSEY	[REDACTED]	[REDACTED]
TIM RICH	[REDACTED]	[REDACTED]
Kate Chishti	[REDACTED]	[REDACTED]

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- **degradation** of the surrounding environment (for both residents and users of local amenities, such as the Green and netted football pitch)
- **litter, vomit and other mess** in an established residential community

Name	Address	Signature
B. BASS,	[REDACTED]	[REDACTED]
J BASSI	[REDACTED]	[REDACTED]
J.N. Al-Mamun	[REDACTED]	[REDACTED]
Abdullah Al-Mamun	[REDACTED]	[REDACTED]
Kerrie Shuttlear	[REDACTED]	[REDACTED]
Teresa Shuttlear	[REDACTED]	[REDACTED]
Syed Jafar Kabal	[REDACTED]	[REDACTED]
MOMTAZ BEGUM	[REDACTED]	[REDACTED]
A Bannan	[REDACTED]	[REDACTED]
V. GEORGIOU	[REDACTED]	[REDACTED]
Alex Hossan	[REDACTED]	[REDACTED]
Katherine Birkinshaw	[REDACTED]	[REDACTED]

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- **degradation** of the surrounding environment (for both residents and users of local amenities, such as the Green and netted football pitch)
- **litter, vomit and other mess** in an established residential community

Name	Address	Signature
T. SOMM	[REDACTED]	[REDACTED]
Tom.		
AF7UL.		
T. MÄCHLER	[REDACTED]	[REDACTED]
Paul Milton		
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		

*signed on behalf of disabled neighbours (with their permission) (in their presence)*

# Appendix 6

## Alex Lisowski

---

**From:** Jane Miller [REDACTED]  
**Sent:** 11 June 2014 11:27  
**To:** Alex Lisowski  
**Subject:** 240 Brick Lane - Sunday 8 June event  
**Attachments:** Sunday8June,event\_notice.jpg; 1.8June14.JPG; 1a.8June14,closeup.JPG; 2.PadburyCourt.JPG; 3.RhodaGreen.JPG; 4.sofa\_removed.JPG; 5.replacement\_chairs.JPG; 6.passersby.JPG; 7.MrHolden,Green\_to\_Vault.JPG; 8.pedestrians.JPG; 9.240BrickLane,everyday\_pic.JPG

Dear Mr Lisowski

Further to our phone conversation yesterday, I confirm that a planned entertainment event took place at The Hawkhurst Vault, 240 Brick Lane, E2 7EB on Sunday 8 June 2014. A promotional notice, delivered the day before with a Hawkhurst Vault business card, is attached as requested (the scribbled comments are mine). You will see it also refers to future events. Please could you confirm whether a licence for live entertainment has been obtained for Friday 13 June? (and, since evidently more than tea-based beverages are available at events, does such licence include permission to sell alcohol?)

The attached images were taken between 7.00-7.30pm on Sunday 8 June. I've numbered them in chronological order; titles tell the story. When I first went out to investigate the noise, there was a Chesterfield sofa outside on the pavement. I also observed a man walking across from Rhoda Street Green with an empty wine glass. As he walked towards Hawkhurst Vault, Theodore Holden shook his head and ushered the man into Hawkhurst Vault. The man stayed inside the premises. Mr Holden then came outside and assisted taking the Chesterfield inside before he made several return trips outside to clear used glasses from the pavement tables. During that process he looked across to where I was standing directly opposite, clearly aware that he was being observed. Mr Holden then brought out wooden chairs to replace the Chesterfield, making apologetic gestures to customers as he did so. Thereafter, from the front room window of my home I was aware of comings and goings at odd times until approx. 9.00-9.30pm, but cannot be accurate as to what time the premises closed. Hawkhurst Vault's Facebook page stated 10.30pm closure - i.e.

THIS SUNDAY: LIVE MUSIC & POP UP BAR

[King Eider](#) and [Matt Pound & Lieutenant Leek](#) play two feet-stompin' live sets upstairs at the tearoom from 2 - 5pm (Think Arcade Fire/Mumfords delivered by a five piece and a duo)

For that saloon vibe we're also open til 10:30pm selling our favourite [East London Brewing Company](#) beers alongside wonderful reds and whites.

<https://www.facebook.com/hawkhurstvault?fref=ts> - where an event for Friday 13 June is now listed

I am concerned that the event went ahead despite your refusal to a temporary licence application (MA Reference Number 076226). I am also confused as to why temporary licences can be granted whilst a Licensing Application Hearing is pending. Since I was not at home on Sunday afternoon, I was only aware of noise and disruption from early evening. However, the series of events held over Saturday 24 & Sunday 25 of the May Bank Holiday weekend (MA Reference Number 075927) intruded on a rare family reunion and denied a peaceful holiday weekend. I am not prepared to accept that the quality of my day-to-day life should be threatened in this way.

For visual comparison I have also attached an 'everyday' image of Hawkhurst Vault - where blocking the pavement and attracting delivery vehicles clearly does not cause residential disturbance on the same scale as 'events' that provide live entertainment and alcohol - the very reasons for the Licensing Application.

Please can you advise me how this matter will be managed? Thank you.



Yours faithfully,  
Jane Miller











# Appendix 7

## 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 Sections 5.2 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 2 Annex D 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 Licensing Policy has adopted the recommended Pool of Conditions as permitted (Annex D).

The key role of the police is acknowledged (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, but can relate to the immediate vicinity of the premises as they seek entry or leave (2.4).

Conditions are best targeted on deterrence and preventing crime and disorder (S.2.6) communication, police liaison, no glasses are all relevant (S2.7-2.11).

Guidance Issued under Section 182 of the Licensing Act 2003  
Conditions can be imposed for large capacity “vertical consumption” premises (10.40).

#### 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 8

## **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 4.10 and 4.11 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 5.2 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 2 Annex D 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 6 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 pool of conditions, adopted by the council is recommended (13.20).

The key role of the police is acknowledged (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, but can relate to the immediate vicinity of the premises as they seek entry or leave (2.4).

Conditions are best targeted on deterrence and preventing crime and disorder (S.2.6) communication, police liaison, no glasses are all relevant (s.2.7-2.11).

*There is also guidance issued around the heading of "public nuisance as follows*

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

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 (2.36) but it is essential that conditions are focused on measures "within the direct control of the licence holder" (2.38).

### 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 9

## **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.

### 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 Sections 8.1 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 Sections 8.2 of the Licensing Policy, and also Section 12.5**).

The policy also recognises that staggered closing can help prevent problems at closure time (**See Section 12.1**).

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 12.4**)

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Poll of Conditions relating to the prevention of Public Nuisance. (**See Appendix 2 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 pool of conditions, adopted by the council is recommended (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 and may address disturbance as customers enter or leave the premises (2.36) but it is essential that conditions are focused on measures within the direct control of the licence holder” (2.38).

In certain circumstances conditions relating to noise in the immediate vicinity of the premises may also prove necessary to address any disturbance anticipated as customers enter and leave (2.36).

However, it is essential that conditions are focused on measures within the direct control of the licence holder. Conditions relating to behaviour once they are beyond the control of the licence holder cannot be justified. (2.38)

# Appendix 10



## **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 11

## **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:

Sunday to Thursday      06 00 hrs to 23 30 hrs

Friday and Saturday      06 00 hrs to midnight

(see 12.8 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 applicants 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 12.8 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
- Premises licensed for off sales only