

# Appendix 1

**London Borough of Tower Hamlets**

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

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

I/We Geronimo Inns Ltd

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

**Part 1 – Premises Details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>			
The Grocer Unit 4 Crispin Square			
<b>Post town</b>	Crispin Place, London	<b>Post code</b>	E1 6DW

<b>Telephone number at premises (if any)</b>	Not yet confirmed
<b>Non-domestic rateable value of premises</b>	£110,000



**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as  
Please tick yes

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals *   | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *  | <input type="checkbox"/>            |                             |
| i. as a limited company   | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership  | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or  | <input type="checkbox"/>            | please complete section (B) |
| iv. other (for example a statutory corporation)   | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club  | <input type="checkbox"/>            | please complete section (B) |
| d) a charity  | <input type="checkbox"/>            | please complete section (B) |
| e) the proprietor of an educational establishment   | <input type="checkbox"/>            | please complete section (B) |
| f) a health service body  | <input type="checkbox"/>            | please complete section (B) |
| g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital   | <input type="checkbox"/>            | please complete section (B) |
| ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England | <input type="checkbox"/>            | please complete section (B) |
| h) the chief officer of police of a police force in England and Wales   | <input type="checkbox"/>            | please complete section (B) |

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

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

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**(B) OTHER APPLICANTS**

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

Name Geronimo Inns Ltd
Address Riverside House 26 Osiers Road Wandsworth SW18 1NH
Registered number (where applicable) 2979146
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited company
Telephone number (if any) [REDACTED]
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises licence to start?

ASAP

Day	Month	Year
A	S	A P

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

Day	Month	Year

**A**

Please give a general description of the premises (please read guidance note1)

The premises will operate as a public house with a strong emphasis on food. The premises operate over one floor, the ground floor. The premises also includes outside areas including external seating areas surrounding the north, east and south sides of the premises.

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

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

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

**Provision of regulated entertainment**

**Please tick yes**

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)

- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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

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

In all cases complete boxes K, L and M

**A**

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

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon					
Tue			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Wed					
Thur			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 6)			<p><b><u>Please give further details</u></b> (please read guidance note 3)</p>        <p><b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)</p>        <p><b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)</p>
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

**D**

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

**E**

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

**F**

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

**G**

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

**H**

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



Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed				State any seasonal variations for the provision of late night refreshment (please read guidance note 4)	
Thur					
Fri				Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)	
Sat					
Sun					

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
Mon	10:00	23:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	<input checked="" type="checkbox"/>
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	10:00	23:00	On public holidays: 10:00 to 22:00		
Sat	10:00	23:00			
Sun	10:00	22:00			

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

<b>Name</b> Richard Hartley
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Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)  
None.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	10:00	23:00	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</b></p> <p>There shall be no use of the northern terrace after 20:00 hours.</p> <p>On public holidays: 10:00 to 22:00</p>
Tue	10:00	23:00	
Wed	10:00	23:00	
Thur	10:00	23:00	
Fri	10:00	23:00	
Sat	10:00	23:00	
Sun	10:00	22:00	

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

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

The information in this box is solely for information and it is not intended for this to be transcribed as a condition on the Premises Licence, if granted.

Geronimo are a respected London pub operator now owned by Young's.

They have established a reputation for developing innovative and interesting pubs with a strong emphasis on good quality beer, wine and increasingly on good quality British food with, wherever possible, a local provenance.

Geronimo have been in discussions with the operator of Scarlet Spice for some time and have reached an agreement.

It is part of that agreement that Geronimo will apply for a new licence following the successful change of use of the Planning Permission from the existing A3 to A4.

A number of conditions were imposed to that Planning Permission including a restriction on the opening hours which are reflected in this application.

Geronimo are aware that this is a sensitive area in terms of the presence of local residents and it is now currently part of the Brick Lane Cumulative Impact Area.

However, it is submitted that this new licence for the same hours with a respected operator and with a strong emphasis on food will not add to the existing cumulative impact but will be an asset to the area.

**b) The prevention of crime and disorder**

- Staff training will include details of offences relating to the sale and supply of alcohol, in particular to under 18's and intoxicated people.
- Substantial refreshment available at all times.

**c) Public safety**

The premises will comply with all existing legislation in relation to fire safety, health and safety and food hygiene. Therefore no conditions are required under this Licensing Objective.

**d) The prevention of public nuisance**

- There shall be no use of the northern terrace after 20:00 hours.
- Any music emanating from the premises must not be audible at the nearest affected façade. No music to be played on outside terrace areas.
- Loading and unloading shall be restricted to: Monday to Friday (08:00 hours to 18:00 hours); Saturday (08:00 to 13:00); and not at all on Sunday & all public holidays.
- The area outside and around the immediate vicinity of the premises will be cleared and maintained in a clean and satisfactory state.

**e) The protection of children from harm**

- A challenge 21 policy shall be operated at the premises and all staff shall be trained in its implementation.

Please tick yes

- I have made or enclosed payment of the fee or




- I have not made or enclosed payment of the fee because the application has been made in relation to the introduction of the late night levy
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

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

**Part 4 – Signatures** (please read guidance note 10)

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

Signature	
Date	27 August 2014
Capacity	Poppleston Allen – Solicitors for and on behalf of the applicant

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

Signature	
Date	
Capacity	

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

Suraj Desor  
37 Stoney Street  
The Lace Market

**Post town** Nottingham **Post code** NG1 1LS

**Telephone number (if any)** 

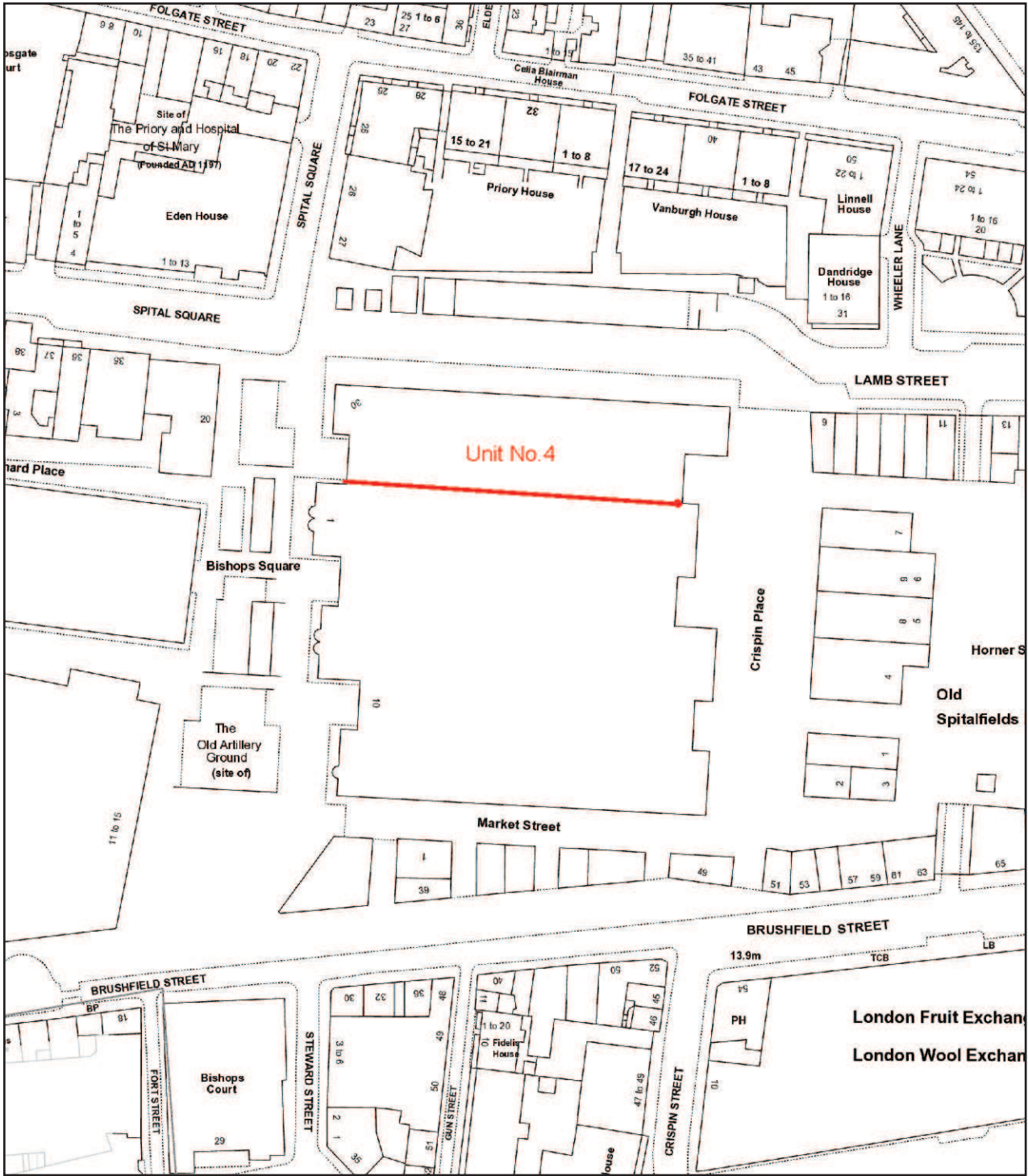
**If you would prefer us to correspond with you by e-mail your e-mail address (optional)**



**Notes for Guidance**

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application

# Appendix 2

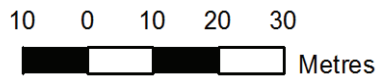


# The Grocer

## 4 Crispin Place



Scale 1:1417





# 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

### INDEX OF REPRESENTATIONS

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# Appendix 5

LBTH Licensing  
Toby Club  
Vawdrey Close  
E1 4AU

HT - Tower Hamlets Borough  
HH - Limehouse Police Station  
Licensing Office  
Limehouse Police Station  
27 West India Dock Road &  
5 Birchfield Street  
E14 8EZ

Telephone: [REDACTED]

Facsimile:

Email:

[REDACTED]

Your ref:

Our ref:

24 September 2014

Dear Mr McCrohan

Application for a premises licence

The Grocer, Unit 4, Crispin Square, E1 6DW

I write with reference regarding the above application. Please accept this letter as notification that the police as a responsible authority wish to object to this application on the following two licensing objectives.

*The prevention of crime and disorder*

*The prevention of public nuisance*

LBTH has adopted a Saturation Policy / Cumulative Impact Policy which includes Crispin Place. This policy was adopted due to the concerns about the number of licensed premises in such a small area and the resulting number of ASB calls and the potential for disorder.

With regards to this policy, the licensing authority will normally refuse any new applications or any variation of these in the cumulative impact zone; *unless the applicant can demonstrate there will be no negative cumulative impact on one or more of the licensing objectives.*

Crispin Place and the surrounding area are already very busy in terms of licensed premises.

However this would be the first public house inside the market area. There is a difference between restaurants and public houses in terms of their relationship with their customers.

Traditional public houses attract more people who are there specifically for drinking alcohol although I do understand that many will also consume food. The restaurants although selling alcohol to their customers are more food based. It is rare for our crime statistics to show restaurants as a “hot spot”. The saturation policy was intended to reduce the number of vertical drinking establishments in the CIZ.

There are residential properties adjoining the market and in nearby streets.

Since the introduction of the policy and the CIZ, licences have been granted in this area but the continuing introduction of new licensed premises in relation to the more traditional public house will only compound the problems in the CIZ.

It is yet another premise that will have the ability to sell alcohol in the area which is already “saturated”

Can the applicant provide evidence that the operation of the premise will not add to the negative cumulative impact already being experienced in this area?

Is there any specific plans in place to deal with rowdy customers or to combat theft in the venue?

I am concerned that the seating areas may be a public nuisance, in terms of the people standing or sitting there. It can lead to a noise issue even if it's just people with raised voices. Over recent months, outside areas have been of concern to local residents and responsible authorities, especially if people are allowed to drink without it being ancillary to a meal.

I ask the committee to refuse this application.

If the committee is to grant a licence, I would ask they consider the following.

1. Install / maintain CCTV

CCTV

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

There must also be someone on the premises, who can download the images and present them on request by a police officer or other responsible authority.

2. Outside seated area.

a) Alcohol must be ancillary to a meal

b) All seating areas to be used from 1000 - 2000

3. Use of an incident / refusal book

Alan Cruickshank PC 189HT



# Appendix 6

## Alex Lisowski

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**From:** Alex Lisowski on behalf of Licensing  
**Sent:** 06 October 2014 11:01  
**To:** Alex Lisowski  
**Subject:** FW: "The Grocer", Unit 4, Crispin Square, E1 ..... Licence Application by Geronimo Inns

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**From:** Jon Shapiro [REDACTED]  
**Sent:** 05 October 2014 20:45  
**To:** Licensing  
**Cc:** Alex Lisowski; John Mccrohan; [REDACTED]  
**Subject:** RE: "The Grocer", Unit 4, Crispin Square, E1 ..... Licence Application by Geronimo Inns

Dear Sir or Madam,

As per our previous email (attached) dated 24<sup>th</sup> September we believe the Licence Application should be wholly refused as it is for a new pub premises within a CIZ.

However, if the Licensing Committee should grant a Licence (which we believe it should not) we would like an additional condition to be imposed as well as the three already requested:

- 4) There should be no noise from the premises discernable at the nearest façades of the surrounding residential dwellings

We note that this condition was imposed by Tower Hamlets Environmental Health as a condition on the recent Licence Application by "Second Home Limited" for their premises in Hanbury Street. Considering that 4 Crispin Place is in a much more heavily residential district than Second Home Limited, it is even more appropriate for this same condition to be imposed here.

Yours faithfully,  
Jon & Ann Shapiro.

[REDACTED]

[REDACTED]

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**From:** Jon Shapiro [REDACTED]  
**Sent:** 24 September 2014 16:24  
**To:** 'licensing@towerhamlets.gov.uk'  
**Cc:** 'Alex Lisowski'; 'John Mccrohan'; [REDACTED]  
**Subject:** "The Grocer", Unit 4, Crispin Square, E1 ..... Licence Application by Geronimo Inns

Dear Sir or Madam,

We were told just a few days ago that a notice (as above) is displayed on "Scarlet", 4 Crispin Square, and hence went to look specifically for the notice.

We would like to request that this Licence Application by Geronimo Inns should be wholly refused on the grounds of:

- The prevention of crime and disorder

- Public safety
- The prevention of public nuisance

as the premises is within the Brick Lane “Cumulative Impact Zone” (CIZ).

The CIZ is already (by definition!) over-supplied with alcohol, and is already stated by our Borough Police Commander to be the “number one policing problem in Tower Hamlets”. Until and unless this area ceases to be such a policing problem we believe that no additional pub(s) – or any other establishments that allow “vertical drinking – in the CIZ should be allowed a licence.

Whilst we can readily see that for example a restaurant – if well-managed – might be able to justify a licence within the CIZ for the provision of alcohol as ancillary to a meal, we do not see how any pub operator could possibly justify a new licence within the CIZ.

On the above grounds we request that this Licence Application should be wholly refused.


If the Licensing Committee should grant a Licence (which we believe would be wholly in contradiction to the CIZ) then to ensure the prevention of public nuisance (in particular noise nuisance) we request that three conditions should be placed on any such Licence:

- 1) Absolutely no “vertical drinking” to be allowed on the “terraces” external to the building
- 2) These external terraces to be licensed only for the serving of alcohol ancillary to food being eaten by seated diners
- 3) All use of the external terraces (North, East and South) to cease at 20.00 hours.

(Note that in their Planning Application, Geronimo Inns voluntarily and already offered that to reduce noise nuisance they would cease using the North Terrace at 20.00 hours. However, because of the “funneling” effect of the overhead canopy, noise from the East and South Terraces is just as much a nuisance to the nearby residents as noise from the North Terrace. This is why all use of the North, East and South terraces must cease at 20.00 hours.)

Whilst the three conditions above would reduce the impact of the premises on public nuisance and on crime and disorder, given that the premises are within the CIZ we believe the Licence Application should be wholly refused.

Yours faithfully,  
Jon & Ann Shapiro.

A large black rectangular redaction box covering the signature area of the letter.

# Appendix 7

## Alex Lisowski

---

**From:** StGeorgeResidents'Association [REDACTED]  
**Sent:** 25 September 2014 12:18  
**To:** Licensing; Alex Lisowski  
**Subject:** Licencing for Market areas. 10A Lamb St, 4 Crispin Place

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Licensing, LBTH, Town Hall.

One of our residents has sent this to you and copied to SGRA. She is concerned it might not have reached you . She asked that I clarify the address details of two premises about which she is concerned:

1. Geronimo's/Scarlet, 4 Crispin Place, E1 6DW 2. 'Lonzo', 10A Lamb Street, E1 6EA Please add her comments in respect of both applications.

Thanks.

Margaret Gordon, Chairman SGRA

On Wednesday, 24 September 2014, 20:38, DawsonPhilippa <[REDACTED]> wro: te:  
From: DawsonPhilippa <[REDACTED]> nt: Wednesday, 24 September 2014 21:25To:  
[licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk); Alex LisowskiSubject: Licencing for Spitalfields Market. Lamb St Establishments  
#yiv3994629957 body {  
color:#262626;}

Dear Council, or licensing committee or whomever u are.

I find this constant requirement to protect the environment I live in wholly untenable. Weekly I am being bombarded by more establishments wanting to open within the market area. This market area already has it's fair share of establishments. Places that already pump out music, drunken patrons to urinate, be sick or hangout near my home and cause nuicances of themselves. The market is rapidly becoming the place to go to drink and just chuck your rubbish, get rowdy, be rude, and generally be horrible. I as an owner would love something gentile. Something that doesnt involve drunken behaviour or something that means loitering. Why can the council not see this saturation? Why can the council not see this outright and not have to put it to the general public.

Start thinking about the long term prospect of the area. Feeling intimidated walking home from drunken behaviour, loitering, singing, dancing, throwing bottles etc is common place. These establishments need glass collections which resonate thru the market and down the street causing sleepless hours due to the timing of such things and the hardness of the buildings which do not allow for any sound absorption. I am young. I like a vibrant place to live but this is now getting beyond a joke. Start thinking and be more proactive about the place I live and the place u represent. I am whole heartedly against ANY establishment that would serve only alcohol. Stand on the pavements with or without those drinks smoking. They are close enough to some benches which entice some revellers which causes rubbish, urination and noise.

PLEASE think carefully.I am across the road from the requested establishments @ [REDACTED] and already have enough broken sleep from revellers. Dont make it the joke of the city. Saturation has already happened.

Please ensure that my data is not freely advertised and please confirm receipt and it's entry into the consideration for these 2 licences.

Philippa Dawson Address above.

# Appendix 8

## Alex Lisowski

---

**From:** Norbert McDermott [REDACTED]  
**Sent:** 25 September 2014 16:03  
**To:** Mohshin Ali  
**Cc:** Licensing; A [REDACTED]  
**Subject:** Objection to the licensing application for 4 Crispin Place, currently Scarlet Spice, applying on behalf of Geronimo Inns

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

folks – here's letting you know that I have owned our property since it was first built in 1999 – lest you think that I'm a "newcomer" to our neighbourhood.

I've objected before, now I'm objecting once again, as a concerned property owner & resident of Spital Sq, to any possibility of you extending the operations of the above entity.

my objection is squarely based on the grounds of public nuisance – which I feel is irrefutable given the late hours proposed & the super-saturation of such premises in our area.

please treat this as my objection to any possible further leeway being granted to Scarlets.

many thanks.

[REDACTED]

24 Sep 2014

# Appendix 9



## Alex Lisowski

---

**From:** Mr Alan Williams <[REDACTED]>  
**Sent:** 29 September 2014 02:58  
**To:** Licensing; Mohshin Ali  
**Subject:** Premises Licence Application - Geronimo Inns/"Scarlet Spice"/"The Grocer", 4 Crispin Place,

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Planners

I regret that I am abroad at the moment, so have only just caught up with this application. I apologise for the consequential delay in writing and hope you can still take my comments into account.

I objected on the last occasion that an application was made for a licence to operate as a bar rather than a restaurant.

I see that there are restricted hours applied for for all but the eastern terrace. I object to the application as currently drawn up; we have enough bars in the area already catering for the drinking crowd.

In my experience, drinking leads to noise, leads to rowdiness, leads to crime and disorder, public nuisance, and a reduction in public safety. I notice that there is a childrens' nursery just across the eastern terrace, one that is open well into the applicant's proposed drinking hours. There are also a number of families living in nearby flats with young children.

For all these reasons, I object to the application.

Alan Williams

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

# Appendix 10

## Alex Lisowski

---

**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 22 September 2014 12:40  
**To:** Alex Lisowski  
**Subject:** FW: Premises Licence Application: Geronimo Inns, 4 Crispin Place

---

**From:** Sian Warden [REDACTED]  
**Sent:** 21 September 2014 20:18  
**To:** Licensing; Mohshin Ali  
**Subject:** Premises Licence Application: Geronimo Inns, 4 Crispin Place

To whom it may concern,

Application number: PA/13/00719

I would like to ask for restrictions on the above licence application. I live directly opposite this premises and ideally would like the licence application to be removed entirely. However, you have approved it, so I would like to very strongly request that more restrictions be granted. I note from the application that there there are to be no drinkers on the northern terrace after 8pm. However, I would also like to request, under the licensing objective of prevention of public nuisance, that the eastern terrace also has similar restrictions. The two terraces are very close to each other, and noise from those on the eastern terrace is very audible, and disturbing, in our flats. It is exacerbated by the roof of the market, which magnifies the noise. For similar reasons, I would like to request that strong restrictions are put on those who go outside to smoke.

In general, I am very unhappy that you have granted planning permission for a pub so close to so many residential dwellings, and would very much like to see as strict restrictions as possible put on it, now that you have unfortunately granted this permission.

I look forward to hearing what further restrictions you will be putting in place.

Kind regards,

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

# Appendix 11

## Alex Lisowski

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**From:** Andrew Heron on behalf of Licensing  
**Sent:** 22 September 2014 14:05  
**To:** Alex Lisowski  
**Subject:** FW: premises license-permission change of use /4 crispin place/spitalfields market

---

**From:** Michael Myers [REDACTED]  
**Sent:** 22 September 2014 13:58  
**To:** Licensing; Mohshin Ali  
**Subject:** premises license-permission change of use /4 crispin place/spitalfields market

PA13/00719  
License Objection....Public Safety

The above application, if granted, would add to the increasing saturation of Spitalfields with premises selling alcohol.

For many months residents have and still are, experiencing anti social behaviour, by people coming into the area, and fueled not only by alcohol ,but drugs ( as confirmed by the police ) and act in a rowdy manor...shouting, urinating against residential doors in the side streets off Brick Lane.

One side of the premises of this application has an outside terrace for drinking and smoking . The terrace overlooks Lamb St, which is a very quiet at night. There are two other outside terraces that could hold a large number of people' The application states "the premises will operate as a public house, with a strong emphasis on food". To that I would add .."if the customers are hungry". "strong emphasis on food" is again mentioned in the application, confirming my fear that this description is really meaningless, and imbibing is really the applicant's true goal.

In the early days for redevelopment , I believe pubs were to be excluded from operating within the Market.

If application is granted, would the Committee impose strict restrictions, on times of operation, to safeguard residents from any likely disturbances

Yours faithfully

Michael Myers..... [REDACTED]

# Appendix 12

From:  
St George Residents' Association

[REDACTED]

To: Licensing Section  
Trading Standards  
Town Hall  
5 Clove Crescent  
London  
E14 2BG

23<sup>rd</sup> September 2014

Dear Sir or Madam,

Re: Premises Licence Application, Geronimo Inns, 4 Crispin Place, E1 6DW

St George Residents' Association Spitalfields represents owners and residents of 193 flats in Lamb Street, Folgate Street and Spital Square; many of them face [REDACTED] across [REDACTED] and others are diagonally opposite in [REDACTED]. Most of them are the closest residential properties to 4 Crispin Place. Residents' main concerns are about the potential noise nuisance resulting from the premises being granted Planning Permission late in 2013 for Change of Use from A3 to A4.

Residents do not want 'vertical drinking' so close to their homes, nor do they want the noise of clients leaving the premises after closing time, having spent the evening drinking. The hard external finish of the buildings and the cavernous structure of Crispin Place reflects and directs noise considerably. There are several bars within five minutes walk on Folgate Street, on Brushfield Street, on Bishopsgate and on Commercial Street. Noisy clients exiting from surrounding pubs is bad enough, but more happy drinkers leaving 4 Crispin Place close to residential properties in this acoustically reflective environment would be unacceptable.

Residents were disappointed about the Change of Use at 4 Crispin Place from A3 to A4. It allows the character of the place to become a bar rather than a restaurant, so its clients can now be drinkers primarily, rather than diners. This drinking establishment will be additional to all the others nearby, so we ask that the Committee consider this Premises Licence Application in the light of the Cumulative Impact this will have on overall alcohol sales in the area and the consequent noise nuisance by clients on the premises and after leaving.

No-smoking legislation has led to noise by groups of drinkers outside pubs, and we cannot suppose this venue to be any different. Smoking is not permitted in any part of Bishops Square, so smoking drinkers will use the nearest uncovered space (together with drinks and their friends) such as nearby pavements and Elder Garden which is even closer to the homes of the nearest St George residents. We ask that there is a limit to a small number of smokers standing outside the doorway at any time and particularly in the later part of the evening. We hope that the management will deal strictly with clients who move from the premises with drinks for a smoke.

Landlords are required to ask their clients to “respect the neighbourhood”. This is usually a small notice near the exit. Such a requirement is almost always forgotten by drinkers once they have left, and is rarely enforced by landlords – hence the crowds of drinkers that spread across pavements near bars at the corner of Hanbury/Commercial St. (Golden Heart), on Commercial St. (Smith’s and Ten Bells), at the corner of Bell Lane/Brushfield St. (Gun), and near the corner of Brushfield St/Steward St. ([Be@One](#)).

We note that Geronimo’s has not requested the licence to include regulated entertainment, yet later in the application there is reference to the fact that they will ensure any music will not disturb the neighbourhood. No music is good, but the statements seem contradictory.

We note the proposed delivery times and we appreciate the respectful nature of the proposed timings. However we ask that Saturday deliveries be not earlier than 9am. This would be in line with the timing of the start of market operations, which were required by Planning to allow residents at least one morning of the week without an 8am market start.


We note the proposal that use of the northern terrace will cease at 8pm. We ask that this should apply also to the other terraces. The Crispin Place entrance is a particularly resonant place which, until now, has not been the source of excessive evening noise because seated diners drink with a meal. The operation of a bar will create larger numbers of non-dining drinkers; we hope that they will enjoy drinking inside, not standing outside; the latter situation always generates more ‘competitive’ conversation!

The amount of refuse, particularly empty glass bottles, is likely to increase, so we ask that the management do not permit bottle dumping after 10pm or before 8am Mon-Fri and 9am Saturday. We also ask that refuse bins are not moved around outside these times.

We recognise that the premises have permission for A4 use. We also understand that Licensing decisions are not dependent on Planning decisions and vice versa. Members of the sub-committee are aware of the nature of the disturbances caused to residents living near to a drinking establishment. We hope, therefore, that they will give due consideration to the various points above, and include appropriate conditions when granting the Premises Licence.

Yours sincerely,

Margaret Gordon, Chairman - St George Residents' Association.

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



# Appendix 13

## Alex Lisowski

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**From:** Mohshin Ali on behalf of Licensing  
**Sent:** 24 September 2014 17:42  
**To:** Alex Lisowski  
**Subject:** FW: Re licence application, "The Grocer", Unit 4, Crispin Square

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

**From:** Peter Dunne [REDACTED]  
**Sent:** 24 September 2014 17:39  
**To:** Licensing  
**Subject:** Re licence application, "The Grocer", Unit 4, Crispin Square

Dear Sir/Madam,

The flats along Lamb Street, facing the Spitalfields Estate and Market, form a natural amphitheatre, capturing and amplifying noise from ground level. The people who moved into the flats were assured by Hammerson, the previous owners of the estate, that they had no intention of allowing "vertical drinking" on the estate, and that the residents' right to peace and quiet would continue to be respected.

The owners of the estate have changed, and the present owners seem to have no regard to previous commitments, so it now falls to you to protect the residents of Lamb Street.

Despite what Geronimo Inns may tell you, it is a pub company, not a restaurant company, and the thrust of the company is the sale of alcohol. The rents in the Spitalfields Estate are such that in order to succeed a pub will have to generate an enormous amount of trade, and we feel any pub operator will be under extraordinary pressure to maximise the space available, by selling as much alcohol as possible and to as many people as possible. The operator will, therefore, have to encourage throngs of people to drink outside the premises, and there is no guarantee that they can possibly give to you in relation to the control of noise: crowds of people drinking make more and more noise the more they drink, and it is impossible to control the ambient sound level.

We already suffer from hordes of people walking up and down Lamb Street to and from the vast number of of pubs and bars already in the area, an area described by your own Licensing Department as "saturated". Our one consolation has been that we do not have a pub immediately outside our windows. This is no exaggeration; we referred to the amphitheatre nature of Lamb Street, and the present management of the site acknowledges that the sound not only travels, but is amplified at our flats. As a result of this, when there are one off events in the space the sound levels are closely managed by the estate management team, who are obviously unable to do this on a daily basis for a tenant the success of whose operation depends on filling the space equivalent of having an event every day of the year.

We know from experience that when the restaurant operator has any kind of function in which vertical drinking is allowed in this space, the noise is intolerable. Geronimo Inns will seek to persuade you that they will manage the space better than the current operator, but it is our contention that this space is unsuitable for the proposed use, because you cannot manage or control noise levels from the drinking public.

We would also point out that this large and essentially uncontained space is likely to become a magnet for all sorts of antisocial behaviour. This is not to say that the operators will allow antisocial behaviour in the area they control, but experience shows that outside drinking attracts opportunist criminals, noisy interaction between drinkers and passers by, a deterioration of the appearance of the space, increased litter, urination, all taking place in the vicinity of the outside drinking areas.

We are therefore of the opinion that no operator should be granted a licence for a pub or similar business in this space.

If, however, you should be inclined to grant this licence, we propose the following conditions on the licence might minimise the impact of such an operation:

1 That no vertical drinking be allowed at any time outside the premises, and that alcohol only be served outside as an accompaniment to a meal (properly defined as not a snack, a "giveaway" or any other of the common attempts to circumvent such a condition) consumed seated at table.

2 That all use of the external seating areas should cease by 7pm, and there should be no customers loitering outside after this time. The time of 7pm is chosen because it is a time when experience shows that noise levels increase unacceptably.

3 That there should be no breakout of recorded music or noise from the showing of sporting events at any time, and that the doors should be kept shut at all times during the playing of music or the showing of sporting events. No music played or sporting events to be shown outside.

We believe, however, given that this is in the Cumulative Impact Zone, commonly known as the saturation zone, the application for this operation should be wholly refused, especially considering that we are given to believe that this is a completely new licence application, and currently no licence is in place.

Given the issue of the public notice, this is, necessarily, a hastily composed letter, and we are hoping that you will extend the consultation period so that the applicant displays its public notice correctly and we may alert all our neighbours to this threat to their peace of mind.

Yours sincerely,

[Redacted signature block]

Sent from my iPad

## Alex Lisowski

---

**From:** Alex Lisowski on behalf of Licensing  
**Sent:** 06 October 2014 11:00  
**To:** Alex Lisowski  
**Subject:** FW: License Application "the Grocer", Unit 4 Crispin Square

**From:** Peter Dunne [REDACTED]  
**Sent:** 05 October 2014 20:28  
**To:** Licensing; [REDACTED]  
**Subject:** License Application "the Grocer", Unit 4 Crispin Square

Dear Sir/Madam,

I have written to you previously (24th September) to register my objections to the granting of this application, and on that occasion I suggested that should you, nevertheless, grant the application, that certain conditions should be attached to the licence. I am now of the opinion that the granting of this licence should not take place under any circumstances whatsoever.

The application for a licence requires certain conditions to be met, amongst them being clearly defined ways in which the public is to be informed of the application. Chief among these is the display on the premises of proper signage on a blue background so that passing members of the public who may have an interest can see and read the application.

Geronimo Inns is a multiple pub company with many pubs, owned by a yet larger company, Youngs, which owns many more pubs, and both these vastly experienced companies know their legal obligations with regard to the display of public notices in the matter of applying for a licence. In this case the display of the public notice was found to be inadequate by your own officer, in that it was not on public view and not on the correct background. It was hidden away and looked like tatty white notes on inaccessible windows. In other words the applicant was seeking to hoodwink the public, and cynically trying to avoid doing its public duty. The consultation period was extended as a result, although not by the required period for the proper display of a public notice, so it seem the public may be being ill served in this.

I make two comments on this: firstly if the display of the public notice did not fulfil the applicant's legal obligations, why are they not required to now display the notice for the proper period, such that the public consultation starts at the time the notice starts to be properly displayed (last Monday)? Secondly, given the clandestine (by which I really mean sneaky) way the applicant tried to get this application past public attention, how can they be trusted to adhere to any restrictions or conditions on their licence. If the applicant shows such cynicism with regard to its legal obligations to you at this stage, there is little hope of it fulfilling its obligations in the future. So I withdraw my qualified support for a licence with conditions.

The outside drinking area of premises in question is less than 30 meters from the windows of the nearest flats. There was never meant to be a pub here because this is no place for a pub. It would be inhumane to allow the establishment of what amounts to a pub garden so close to peoples' flats. Please do not grant this licence.

Yours sincerely,

Peter Dunne

# Appendix 14

## Alex Lisowski

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**From:** Andrew Heron on behalf of Licensing  
**Sent:** 25 September 2014 10:04  
**To:** Alex Lisowski  
**Subject:** FW: licence application at 4 Crispin Place, E1 6DW

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**From:** Spitalfields Community Group [REDACTED]  
**Sent:** 24 September 2014 21:27  
**To:** Licensing  
**Cc:** Alan Cruickshank  
**Subject:** licence application at 4 Crispin Place, E1 6DW

Dear Sir/Madam,

Spitalfields Community Group (SCG) OBJECTS to the licensing application submitted for 4 Crispin Place E1 6DW on behalf of Geronimo Inns/"The Grocer" bar/restaurant for sale of alcohol Mon – Sat 1000-2300 and Sun 1000-2200.

Spitalfields Community Group (SCG) was founded in 2011 with the aim of representing those who live and work in Spitalfields, enhancing their quality of living, and improving their sense of community. To that end, we have sought to represent the consensus view as demonstrated in our latest survey of members' priorities, which highlights continued concern about the detrimental effect of the night time economy in the area on our domestic and working lives. Indeed, we gave our active support to the adoption and implementation of the Cumulative Impact Zone, which recognizes the negative impact on residential amenity of the dense concentration of licensed premises in our community. The premises at 4 Crispin Place is within the Zone.

4 Crispin Place has already been the subject of a planning application and subsequent appeal which illustrated unresolved issues regarding surrounding residents' dissatisfaction with the use of outdoor terraces. Noise reverberates around and through Spitalfields Market and the adjacent blocks of residential flats, such as St George's, causing disturbance at antisocial hours. Deliveries and rubbish collection, particularly of glass bottles, causes irritation, in addition to the inevitable nuisance of outside drinkers making unwanted noise, and smoking beneath residents' windows.

For the reasons outlined above we wish to OBJECT to the licensing application UNLESS strict conditions are attached specifically prohibiting:

Any "vertical drinking" in the OUTSIDE SPACE at anytime

Any use of the OUTSIDE SPACE after 20.00 hours.

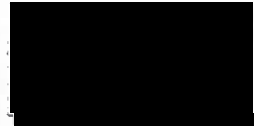
From and on behalf of Spitalfields Community Group

[REDACTED]

[REDACTED]

# Appendix 15

Licensing Section,  
Town Hall,  
Mulberry Place,  
5 Clove Crescent,  
London E14 2BG



24<sup>th</sup> September 2014

Dear Sir or Madam,

Re: Premises Licence Application at 4 Crispin Place, E1 6DW

I strongly objected to the Planning Application PA/14/00398 for Change of Use from A3 to A4. I hope that in considering this Premises Licence application the Committee will see it appropriate to include conditions that might soften the impact of a bar being so close. The entrance is visible from my flat less than one minute's walk away, diagonally across Lamb Street.

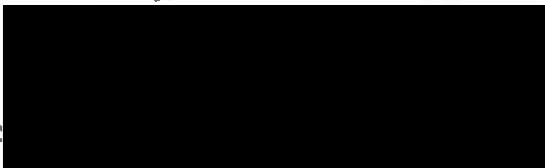
During evenings, large crowds of customers gather on the pavements outside The Golden Heart and Smith's, on Commercial Street, outside Be@One on Brushfield Street. All of these venues are bars, not restaurants. I expect that a bar at 4 Crispin Place also attract such customers, as Geronimo's is part of Young's whose principal business is supplying alcohol. There are already enough bars within easy distance, and this will be even more central to my flat.

People talk more loudly as they consume more alcohol. The noise nuisance created by drinking groups is unacceptable so close to residential properties. The surface of the buildings in Lamb Street and Crispin Place, including No.4, are very reflective so that noise echoes beyond the immediate space.

4 Crispin Place is currently a restaurant; outdoor diners are seated behind a waist-high partition and the conversation level is as expected at dining tables, causing no offensive noise in my judgement. Other restaurants in Crispin Place, thankfully, do not operate as bars. The 'outside' easterly area of 4 Crispin Place is in the partially covered part of Crispin Place. It is just at the point where noise pushes out to the flats opposite. I therefore would not want groups of noisy drinkers and smokers in this area each evening. Noise created in Crispin Place is directed out across Lamb Street and across Elder Garden to people's homes.

It would be better for people living nearby if all the outside terraces of 4 Crispin Place were not used after 8pm, not just the northern terrace. I would not want smokers using pavements and the nearby Elder garden, especially whilst drinking.

Yours faithfully,



Ian Gordon

- ♦ Please acknowledge that you have received this letter.
- ♦ I know my comments will be held on file as a public document but I do not want my personal details to be viewable via Tower Hamlets' website.




# Appendix 16

## Alex Lisowski

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**From:** Alex Lisowski on behalf of Licensing  
**Sent:** 06 October 2014 10:58  
**To:** Alex Lisowski  
**Subject:** FW: Objection to Geronimo Alcohol License, in Spitalfields market

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**From:** ruman hussain [[m](#)   
**Sent:** 05 October 2014 20:12  
**To:** Licensing  
**Subject:** Objection to Geronimo Alcohol License, in Spitalfields market

Name: Ruman Hussain

Address: 

This License should not be awarded as the area is a part of saturation policy, this will cause more anti social behaviour.

Please add my objection on record and redact any personal details for public use.

# Appendix 17

## Alex Lisowski

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**From:** Conor McLernon [REDACTED]  
**Sent:** 05 October 2014 19:22  
**To:** Licensing  
**Subject:** OBJECTION to application for 4 Crispin Place by the Spitalfields Society

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam,

The Spitalfields Society OBJECTS to the license application submitted for 4 Crispin Place by Geronimo Inns.

The establishment lies within the Cumulative Impact Zone and as such should be tested under the rebuttable presumption that approval of the license request would have a negative impact on local residents and amenity, specifically:

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

The Cumulative Impact Zone policy was enacted in view of the large number of licensed premises in the local area and the extremely negative effects being felt by the local community.

This application is an unapologetic attempt to turn what was once a restaurant into a new pub.

It is obvious this would have a deleterious effect on local residents. There has already been strong opposition from local residents to associated planning applications. The Old Spitalfields Market does not have this sort of 'vertical drinking' establishment and we strongly object to its use as such.

The site is unsuitable for this use, in particular the proposed outside terraces, which lie close to residential blocks such as St Georges, where sound echoes around. The inevitable broken bottles, smoking, noise and other anti-social behaviour from drinkers will be of constant annoyance to residents. We do not wish to start a precedent for this sort of usage of the market.

We do not accept that a request for vertical drinking in the outside space is acceptable. Furthermore we do not feel any usage of the outside space after 8pm is appropriate.

Yours,

Conor McLernon

c/o The Spitalfields Society

# Appendix 18

## Alex Lisowski

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**From:** ibrahim <[REDACTED]>  
**Sent:** 05 October 2014 19:30  
**To:** Licensing  
**Cc:** Mohshin Ali  
**Subject:** Objection to Geronimo Alcohol License, in Spitalfields market

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ibrahim Ali  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

I would like to object to this license, as giving an license will add to the current alcohol abuse in the area, and especially in spitalfields, this will cause more anti social behaviour which the local police and enforcement teams are finding it difficult to contain.

The area is also part of the saturation policy and we should protect the residents

Please add my objection on record and redact any personal details for public use.

Kind Regards,

Ibrahim Ali

# Appendix 19

## 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 20

## **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 21

## **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 22



## **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 23

## **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

# Appendix 24

### **Special Cumulative Impact Policy for the Brick Lane Area**

As with many other London Borough's the majority of late night licensed premises are concentrated within one area of the Borough. Following guidance issued under the Licensing Act 2003 a cumulative impact policy was adopted on 18th September 2013 by the Council.

After consultation the Council recognises that because of the number and density of licensed premises selling alcohol, on and off the premises and the provision of late night refreshment (sale of hot food after 11pm) within the Brick Lane Area as defined in Figure One, there might be exceptional problems of nuisance, disturbance and/or disorder outside or away from those licensed premises as a result of their combined effect.

The Licensing Authority is now of the view that the number, type and density of premises selling alcohol for consumption on and off the premises and/or the provision of late night refreshment in the area highlighted in Figure One is having a cumulative impact on the licensing objectives and has therefore declared a cumulative impact zone.

The effect of this Special Cumulative Impact Policy is to create a rebuttable presumption for applications in respect of the sale or supply of alcohol on or off the premises and/or late Night Refreshment for new Premises Licences, Club Premises Certificates or Provisional Statements and applications for variations of existing Premises Licences, Club Premises Certificates (where the modifications are relevant to the issue of cumulative impact for example increases in hours or capacity). Where the premises are situated in the cumulative impact zone and a representation is received, the licence will be refused. To rebut this presumption the applicant would be expected to show through the operating schedule and where appropriate with supporting evidence that the operation of the premises will not add to the cumulative impact already being experienced. This policy does not act as an absolute prohibition on granting/varying new licences in the Cumulative Impact Zone.

The Special Cumulative Impact policy will not be used to revoke an existing licence or certificate and will not be applicable during the review of existing licences.

Figure One

**The Cumulative Impact Zone in the Brick Lane area**

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

