

# Appendix 8

## Corinne Holland

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**From:** DAVID QUIRIN [REDACTED]  
**Sent:** 20 August 2020 14:40  
**To:** Licensing  
**Subject:** Re: Objection to Licence for Studio Spaces, deadline 06.08.2020

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

David Quirin  
[REDACTED]  
[REDACTED]  
[REDACTED]

David Quirin  
[REDACTED]

> On 20 Aug 2020, at 14:33, Licensing <[Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)> wrote:

>

> Thank you for your email, the contents of which are noted.

>

> Can you provide your full address for your representation to be considered valid.

>

> Corinne Holland

> Licensing Officer

> Licensing and Safety Team

> Place Directorate

> London Borough of Tower Hamlets

> John Onslow House

> London E3 5EQ

>

[REDACTED]  
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> -----Original Message-----

> From: DAVID QUIRIN [REDACTED]

> Sent: 05 August 2020 10:56

> To: Licensing

> Subject: Objection to Licence for Studio Spaces, deadline 06.08.2020

>

> Dear Tower Hamlets council,

>

> It has been brought to our attention that Studio Spaces has requested a renewal of their licence and I will strongly object.

>

> Me, my wife and our upcoming baby girl (i.e 2 weeks to due date) would be so grateful if such venue could stop functioning. Our Appartement in Telfords Yard residence is right above Pennington street and every weekend we are the unfortunate witness of countless social misbehaviours - drug consumption, drunk people urinating on our building, extremely loud screaming near the Santander' bikes.

>

> Even in a normal world such environment is truly toxic however with COVID I really do have a hard time to understand how such venue could even be allowed to re-open.

>

> Please help us to stop this venue and allow us to recover our quiet night sleep.

>

> Thanks a lot in advance for your understanding.

>

> Regards,

>

> David Quirin

████████████████████

# Appendix 9

## Corinne Holland

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**From:** keith rutter [REDACTED]  
**Sent:** 05 August 2020 13:17  
**To:** Licensing  
**Subject:** Subject : objection to license for studios spaces deadline 6/820

Dear sirs , I write to object to the license as proposed , the operators have no regard for residents of Wapping , they allow large rowdy queues to form seeking entry , where is the social distancing management.

Dealers in hippy crack are allowed to freely sell to these queues and judging by the number of empty canisters inside the venue as well .

The patrons are both menacing and ignorant it is common to have constant noise in the late hours and they seem to think that public urination against cars and buildings is acceptable.

The owners have no regard for us as neighbours and are causing a nuisance and offence with their drunken or worse customers lewd and rude behaviour , we are a community of many religions some of which as is their following abstain from alcohol , I fail to see how the justices can ignore the offence caused to our neighbours.

In short this application should be denied and this so called club removed form our quiet corner of Wapping

Deborah rutter , [REDACTED]

# Appendix 10

## Corinne Holland

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**From:** [REDACTED]  
**Sent:** 20 August 2020 16:26  
**To:** Licensing  
**Subject:** Re: Objection to licence for Studio Spaces deadline 6.08.2020 \*\*\*URGENT\*\*\*

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

Good evening

[REDACTED]  
[REDACTED]

Thank you

Corrado Gotz  
[REDACTED]

---

**From:** Corinne Holland [REDACTED] on behalf of Licensing  
<[Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)>  
**Sent:** Thursday, August 20, 2020 3:36 pm  
**To:** [REDACTED]  
**Subject:** RE: Objection to licence for Studio Spaces deadline 6.08.2020 \*\*\*URGENT\*\*\*

Please can you provide your full address (flat number) in order for your representation to be valid.

Kind regards

**Corinne Holland**  
Licensing Officer  
Licensing and Safety Team  
Place Directorate  
London Borough of Tower Hamlets  
John Onslow House  
London E3 5EQ

**020 7364 3986**  
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**From:** [REDACTED]  
**Sent:** 05 August 2020 10:56  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to licence for Studio Spaces deadline 6.08.2020 \*\*\*URGENT\*\*\*

Dear Sir/Madam,

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

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

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

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

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

I look forward to hearing from you soon

Corrado Gotz

██████████  
██████████  
██████████



# Appendix 11

**Lavine Miller-Johnson**

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**Subject:** FW: Urgent Response required: RE: Pennington Street - Studio Space and Skylight Bar

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**From:** CLAIRE KEELEY [REDACTED]  
**Sent:** 28 July 2020 16:27  
**To:** Licensing; Vincent Fajilagmago  
**Cc:** Lavine Miller-Johnson  
**Subject:** Re: Urgent Response required: RE: Pennington Street - Studio Space and Skylight Bar

ello Vincent

Please see below my objection

Full Name; Claire Keeley

Objection to the Variation; I am a resident of London Dock. Every weekend we are driven mad with people urinating in the street and against cars on their way to and from both the Skylight bar in Tobacco Dock and the Love Pub Grub events in E1 Studios. The screaming and shouting that follows this and the disregard for any social distancing.

This raises 2 questions

Skylight bar - P /20/00613

This planning application was refused in May 2020. Given this, I am unsure how they are actually allowed to be open and operating as they are Could you please provide some clarity on this S P.

Studio Spaces E1

They are currently applying for a variation to premises Licence. They are claiming that they want to use the outside space for a garden and serve alcohol from 8.00am until .00pm. n the weekend just gone (18 uly) police were in attendance on both days. Security were trying to stop local residents cars accessing the road although no road closures are in place, and there was a constant stream of taxis dropping off and collecting attendees just pulling up where they saw fit. That is without the other litter and gas canisters that are being left all along Pennington Street over the course of the weekend from people attending these events.

Surely one Bar is enough in such a small area. The studio space was originally set up as workspace and has since been being used to host club events on a number of weekends.

Space Studio E1, 110 Pennington Street, London E1W 2BB

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

- 3.
- 5. Kind regards

Claire Keeley

# Appendix 12

**Corinne Holland**

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**From:** [REDACTED]  
**Sent:** 06 August 2020 23:15  
**To:** Licensing  
**Subject:** Studio Spaces Licensing Permission Application Objection

Studio Spaces  
E1, 110 Pennington Street  
London  
E1W 2BB

To whom it may concern,

I would like to object to licensing permission being granted to the premise above. We currently already have many venues in the area for drinking and another is not needed. We have a public square in the area of london dock and we continue to have anti social behavior from drunk people. Additionally there is a rooftop bar literally on top of this premise. This is a heavily residential area and I object to turning it into a drinking area.

Lastly we are in the process of a secondary school being built maybe 150 meters down the road and I don't think this is the standard we should be looking to give to our community and children.

Kind regards,

Chester Ray

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

# Appendix 13

## Corinne Holland

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**From:** Emil Parmar [REDACTED]  
**Sent:** 06 August 2020 18:04  
**To:** Licensing  
**Subject:** Re: Objection to license for Studio Spaces

Hi Corinne,

Thank you for your reply.

[REDACTED]

Cheers,  
Emil

On Thu, Aug 2020 at 10:01, Licensing [Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk) wrote

Dear Emil

In order for your representation to be valid you are required to provide your full address.

Please provide this by midnight tonight as this is the cut off period for accepting representations.

Kind regards

**Corinne Holland**

Licensing Officer

Licensing and Safety Team

Place Directorate

London Borough of Tower Hamlets

John Onslow House

London E3 5EQ

[REDACTED]

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**From:** Emil Parmar [REDACTED]  
**Sent:** 05 August 2020 14:37  
**To:** Licensing  
**Subject:** Objection to license for Studio Spaces

Dear Sir/Madam,

As a resident of Telfords Yard, I would like to object to the license for Studio Spaces to permanently occupy the space adjacent to Site 5. Since opening there has been a significant increase in disorder in the area. Wapping is now one of London's most sought after places to live, work and simply appreciate given its historic relevance. The revival Wapping has achieved for its world renowned wharf conversions, charmed cobbled streets, iconic pubs and fantastic restaurants is being infiltrated by the attraction of alcohol and drugs specifically targeted at youths. This is what Studio Spaces promotes.

On a regular basis I am disturbed during the day by many intoxicated people on both Pennington Street and Breezer's Hill where there is a disregard for public and private property by openly urinating and disposing of trash. I've also observed what would appear to be illicit dealing on the streets...this all occurs while the sun is still up and families with young children are unfortunately exposed to. This is further exacerbated as the night falls.

I'm not opposed to new business or event spaces that promote new experiences. Places such as Dinerama have done a great job for creating a new events category in London. Unfortunately Studio Spaces has neglected the community for which it operates within, has demonstrated a complete and utter disregard for social distancing (as we still live in a pandemic) and has a singular focus of making money by capitalising on a convenient location to prey on youths.

Once upon a time I had friends and family caution me for moving to an area of London where the postcode began with the letter E. Having lived in the East for the last 8 years, I'm quite proud and happy to live where I do today. When considering issuing a license to Studio Spaces, please take into account the ways in which this business can improve the community and further attract visitors to the Wapping/Shadwell Basin area, not leaving the place in a state worse than when it first opened its doors.

Please also note that post pandemic this situation will worsen once the event space at Tobacco Dock reopens.

Thank you for your consideration,

Emil Parmar





# Appendix 14

[REDACTED]  
[REDACTED]  
[REDACTED]

4 August 2020

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

Dear Sir/Madam,

Re: Application by Studio Spaces E1

I am writing to you regarding the application by Studio Spaces E1, located at 110 Pennington Street, London E1W 2BB, to create an outdoor space which is open for alcohol between the hours of 08:00 and 21:00 every day.

I would like to object to this application on the following grounds: -

1. The prevention of public nuisance;
2. The prevention of crime and disorder;
3. Public safety; and
4. The protection of children from harm.

Here are my reasons for each of the above: -

1. The prevention of public nuisance: -

I live on Discovery Walk, opposite Tobacco Dock on the south side. I, and other local residents, already suffer from excessive noise pollution from a number of sources every day of the week, especially during the summer months. Having another outdoor venue serving alcohol all day, will just create even more noise pollution (especially if it is also allowed to play music), as well as further anti-social behaviour in the area.

The residents of Discovery Walk (and other local areas) already have to put up with both loud music and excessive people noise (such as shouting, screaming and bad singing) from the Skylight Bar at Tobacco Dock at least 4 evenings a week – sometimes more when there are corporate events being held at the bar. The bar is supposed to close at 23:00, but sometimes there has been music and/or people noise until 01:00 before now.

Having another similar outdoor venue open all day (and overlapping at times with the Skylight Bar) will just create even more noise and for a much longer period every day.

Despite the review of the Tobacco Dock licence with regards to the Skylight Bar earlier this year and the subsequent construction of a noise barrier, this has made little difference to me where I live. I still suffer from unwanted loud music and awful people noise at times, and often have to close my windows, although this does not completely stop the noise.

With a lot of people now working from home due to the current pandemic situation and who look likely to continue to work from home a lot, the noise coming all day from this new venue will be annoying and distracting. I often find that I have to close the windows to make calls to block out some of the noise pollution that already exists. Closing the windows during this warm weather, soon makes my flat too warm and uncomfortable, so I cannot keep the windows closed for long.

Also, local residents are already disturbed at least 5 days a week, sometimes 6, by the building work which is going on at London Dock (the former News International site) along Pennington Street and Vaughan Way in Wapping. There is a lot of the site which has not been built on yet, so who knows when this development (and therefore the noise) will be finished. Furthermore, the area, which is still to be built on, is closer to my flat, so the noise will just increase, the closer the building work gets. Adding another outdoor venue to this local area will also just increase noise pollution further.

I have also been woken up during the early hours of the night on weekends by music, mainly the bass noise, from a club/dance event. I recently found out that these events were regularly held at Studio Spaces E1, on Pennington Street - until 05:00 or 06:00! This is the very company that is proposing this new venue, so they have already proved that they are not considerate of local residents.

I already find the noise intolerable at times from the building site, the Skylight Bar and events at Tobacco Dock (such as the all-day dance events held there by LWE). I have wanted to move for some considerable time now, but I cannot afford to move because of the large initial cost and the lack of affordable and decent rental accommodation.

The recent lockdown during the Covid-19 pandemic actually turned out to be a bit of a blessing for me, as the noise pollution around Wapping was vastly reduced by the cancellation of events at Tobacco Dock, the extended closure of the Skylight Bar (which would normally have reopened in May 2020), the halt of club nights at Studio Spaces E1 and a reduction in the building work at London Dock. There was also less vehicle noise coming from The Highway. I found the area to be a lot quieter and it was much more pleasant to live here again – kind of like how it used to be for the first two or three years after I moved here in July 2010 and which is why I moved here. Sadly, this relative peace and quiet has now ended.

## 2. Prevention of crime and disorder: -

There have been a lot of problems in the local area with anti-social and criminal behaviour, particularly drug-taking, drug-selling and rat-running/speeding cars, as well as intoxicated patrons noisily leaving local establishments and also urinating into the Ornamental Canal that runs through Wapping. The latter is especially unpleasant to see and very worrying because of the large amount of wildlife that depends on the canal. The London Borough of Tower Hamlets Council has done such a wonderful job in recent years of cleaning up and maintaining the canal and encouraging the wildlife with plants etcetera, that it is awful to see such appalling behaviour causing damage to the wildlife and this important source of nature in the local environment.

In summary, my main concern here is that having another venue open such as this, that serves alcohol all day, will just increase the problems already occurring in the area, thus making it even more unpleasant to live here and further damaging the local environment.

## 3. Public safety: -

Intoxicated patrons are a nuisance and can be abusive; and all-day drinking also leads to anti-social behaviour, such as littering, shouting and public urination. There are also 2 take-away food venues (namely McDonalds and Domino's Pizza) located a short distance from the proposed venue, which are located on the very busy A1203 (The Highway). I am very concerned about drunk patrons going to these venues to get food but wandering or stumbling into the busy road and/or causing problems with drivers trying to access the petrol station by the McDonalds. Having lived here for 10 years and having been to both take-aways a number of times, I have seen first-hand how stupid and annoying intoxicated people can be around this busy road and I think it would be very dangerous to have another venue serving alcohol all day in such close proximity.

## 4. The protection of children from harm: -

At the Eastern end of Pennington Street, there is a school called the "Montessori by Busy Bees in Green Gables Primary". I think that having an outdoor venue serving alcohol all day, less than 200 metres from a primary school, is not a good idea and I very much doubt that parents of pupils at this school would be accepting of this new venue, especially as it may cause problems when pupils go on local walks with staff and when parents are collecting their children from the school on foot or by car. Just the other day, I saw a man urinating in the street not far from where parents were waiting to collect their children from a local nursery.

I understand that the Skylight Bar is even closer to the school, but this bar is not open all day every day during school days. Furthermore, it has restricted access and security staff on the entrance who keep an eye on who comes and goes from the bar.

I have unsuccessfully tried to contact the school a few times by phone to let them know about this proposed venue. Please would you write to the school and let them know about this application and get their views on it?

Also, I believe a secondary school is to be built at London Dock, further along Pennington Street. Surely it would be unwise to allow such a venue to open near where a lot of teenagers will be, as this could lead to anti-social and criminal behaviour such as under-age drinking, drug-selling and drug-taking, as well as the exploitation of minors.

Finally, it also concerns me that some local residents, who I am sure would also object to this application, may not be aware of it because of the location of the application notices. Pennington Street is a reasonably narrow backstreet and not a major thoroughfare, so many local residents will have no need to use it, but they will be affected by noise coming from it. Indeed, I am only aware of the application because a neighbour told me about it; if he hadn't, then I would not have seen the notices as I have no need to use Pennington Street. It would be much appreciated if you could contact local residents on Pennington Street, Artichoke Hill and (the Northern end of) Wapping Lane to make them aware of the potential opening of this bar please.

Many thanks for your time and please let me know if I can be of any further assistance.

Yours sincerely,

Gavin D. Mitchell

# Appendix 15

## Corinne Holland

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**From:** Jessica Choong [REDACTED]  
**Sent:** 05 August 2020 20:21  
**To:** Licensing  
**Subject:** Objection to licence for Studio Spaces 110 Pennington Street E1W 2BB

Dear Sir Adam,

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

I live in Telfords Road on the ground floor and my flat overlooks Breezers Hill. I regularly walk along Pennington street and Wapping lane. When there are events in the outdoor premises, the clientele are noisy and drunk and create a lot of rubbish. People also loiter in Breezers Hill outside my window to drink and eat before after attending again making a lot of drunk noise and leaving rubbish behind.

I think it is insensitive to the many residents of the area to have this imposed on them.

Also last time I walked passed, it looked extremely busy. I would question if the social distancing was being respected.

Kind Regards,

Jessica Choong  
[REDACTED]  
[REDACTED]  
[REDACTED]

# Appendix 16





4 August 2020

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

Via email to [Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)

**Re: Application To Vary Premises License, Studio Spaces Ltd, Unit 2, 110 Pennington Street, London E1W 2BB**

Dear Sir/Madam

The application for a variation to the premises license of Studio Spaces/E1 nightclub on Pennington Street has been brought to our attention.

The site for which the applicant is proposing to add to the premises license is immediately adjacent to our premises and we have a number of concerns, especially following the 'Love Pub + Grub' events held since 4th July 2020, licensed via Temporary Events Notices.

Our concerns are primarily concerning **Public Nuisance** - the marked increase in drug dealing in Pennington Street since 4th July, N2O balloon sellers, public urination on the outside of our premises, litter and noise generated by a large number of patrons waiting for Ubers and other taxis. It is appreciated that there is a reluctance for people to use the Tube currently and that there are less app-based taxis working but perhaps a dedicated pick up location can be communicated, as far from local residents as possible.

We are supportive of the Variation but **only** if suitable conditions are added to the varied license.

Our concerns and suggested conditions to ameliorate are as follows:

#### **Prevention Of Public Nuisance From Noise**

1. We note the proposed use of a sound limiter to the PA system for amplified pre-recorded music (and presumably DJ events as they are advertised - see appendices). However this is an open air site and there is no sound baffling to limit the sound spill.

We would request that the Licensing Committee apply the following conditions that mirror those imposed on Tobacco Dock's premise license

1. Loudspeakers shall be directed inwards as much as possible to reduce overspill from the intended coverage area.

#### **2. Sound Propagation Tests:**

Sound propagation tests should be carried out before an event with music with all mitigation measures in place to correlate the sound levels from the event with those at the nearest noise sensitive properties, Elouna Apartments on Wapping Lane and the apartment building on corner of Artichoke Hill and Pennington Street. This will enable any necessary adjustments to be made to the sound system to maximise the containment of music and achieve acceptable levels at the residential locations. A sound limit shall then be set for that event, which shall be subject to further reduction as necessary. The day and times of any sound propagation test will be agreed with the local authority.



### **3. Sound Monitoring and Control:**

The noise levels at the residential properties listed in 2. shall be regularly checked to ensure they comply with the noise conditions. If off site levels begin to approach the noise limits, noise reductions will be immediately implemented.

4. Noise levels shall be specified in the contract conditions with hirers of Site 5 and/or promoters of events using Site 5 to ensure sound levels are maintained within the limits in order to reduce the risk of disturbance. Furthermore, during an event held on Site 5, sample noise measurements shall be made by a designated person with an approved sound level meter to ensure that the levels are not being breached. Immediate action will be taken to reduce levels if this should arise.

5. In addition to the recorded measurements, subjective monitoring shall be carried out at appropriate times along the nearest sensitive facades including the Pennington Street facade of Tobacco Dock. This is to provide a subjective check that all the measures in place in respect of the premises are working to prevent public nuisance being caused in connection with the premises.

6. Noise from amplified music and speech as measured in a free field position outside the Wapping Lane entrance to Elouna Apartments representative of noise sensitive properties shall not exceed **56dBA** Leq between the hours of 10am and 11pm over a 15 minute period.

### **Public Safety**

1. CCTV camera covering both the whole area within Site 5 and external to the premises on Pennington Street shall be installed. The CCTV recordings shall be maintained for 30 days and to be provided upon request to either a Police Officer or an officer of any other Responsible Authority.

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

2. That the level of security and stewarding personnel is assessed for each event and appropriate levels of SIA security will be employed for those events, taking into account of the nature of the event, licensable activities taking place, number of persons attending, profile of the audience and hours for which licensable activities are taking place.

3. Appropriate fire and other event-related risk assessments including Event Safety Management Plans are carried out for all events.

### **Prevention Of Public Nuisance**

1. Patrons will not be permitted to take alcohol away from the premises in open containers.

2. Drinks to be served in polycarbonate glasses only

3. Adoption of a policy for quiet and orderly dispersal of patrons attending the premises including directing away from noise sensitive properties.

4. A traffic management policy to be implemented to minimise noise and disruption from patrons arriving or leaving by private car, licensed taxi, mini cab or ride hailing app ordered taxi

5. Additional rubbish bins to be installed on Pennington Street for litter and responsibility by the Premises License holder to conduct litter picks of the surrounding streets within 12 hours of an event taking place.



6. Installation of adequate signage to message patrons to leave in a quiet and orderly manner and to place litter in the bins provided

We have no objection to the proposed variation as long as **all** the conditions are applied to the Premises License.

Thank you to the Committee for considering this representation.

Yours faithfully



**Jonathan Read**  
Commercial Director  
**Designated Premises Supervisor - Tobacco Dock Venue Ltd**

Cc  
Jon Wallsgrove - John Gaunt & Partners



Appendix 1 - Google Maps Satellite View Showing Site 5, Studio Spaces/E1 and Tobacco Dock



# Appendix 17

## Corinne Holland

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**From:** Kajal Patel [REDACTED]  
**Sent:** 06 August 2020 14:18  
**To:** Licensing  
**Subject:** OBJECTION to license for Studio Spaces, deadline for representations 06.08.2020

Dear Sir / Madam

I would like to register my objection to the application by Studio Spaces on Pennington Street to change their license.

I am a resident of Telfords Yard, which is a building on the western end of Pennington Street. I have lived there for approximately 10 years. The site where Studio Spaces is located has been a club of some form for many years - I am sure you are aware that it used to be a nightclub, which was closed down due to a murder (circa 2011).

When Studio Spaces first opened some years after this, they insisted that they were a photographic studio, but then quickly applied for late night licenses as they wished to become an event space.

Over the years I have lived here, I have noticed that they have continued to regularly apply for extensions to their license conditions, to the point where they are now applying to effectively become a daytime drinking venue as well as a late night club (once they can safely reopen).

The patrons who frequent Studio Spaces appear to regularly take recreational drugs - I have seen them take drugs on the street, typically nitrous oxide via balloons. I have regularly seen the discarded cannisters along Pennington Street, particularly in the entry and exit wells to our building car park. We have also had people shooting up, and smoking crack in these areas (there is evidence of this on CCT and it has been reported to the police by building management) although to be fair it is not clear whether the people smoking crack have anything to do with Studio Spaces.

Other residents in the building have reported that their cars have been broken into when they have parked along Pennington Street and along Virginia Street. This has been recent - and has been increasing in frequency. It was not something that occurred when I first moved to the building, and appears to coincide with the increase in events at Studio Spaces. It typically occurs at the weekend. I have not checked whether these are the same days that Studio Spaces have been open.

I have also observed people leaving Studio Spaces urinating in the street, indecently exposing themselves. This is a regular occurrence.

I am therefore objecting on the grounds that granting this license will increase crime and disorder in the neighbourhood.

Over the last few weeks, since the change at Studio Spaces, I have seen many intoxicated people wandering around the street around 11-10pm as I have been coming home. I have felt unsafe as a woman on her own. My concern is that the license as proposed is a recipe for disaster - with a late night club open until 6am, when patrons left the venue they went home, either by taxi or on the overground. This does not cause a problem in the neighbourhood at closing time (although as I set out above, it has caused problems before patrons go into the venue). However, closing the new outdoor area at 11/10pm means that there are lots of intoxicated people who have been thrown out who are looking for something else to do - their evening is just beginning. There is nowhere else nearby for them to go to, they tend to congregate in the street trying to decide where to go on to. They are creating a public nuisance.

Iso, I want to note that the character of the area around Studio Spaces has changed in the last few years. There is the new development at London Dock, the redevelopment of Times House, and a number of other smaller developments. The area around Pennington Street has become much more of a residential area (versus the more industrial character 5 years ago), and in my opinion the area is now unsuited for such a place.

In summary, I am strongly objecting to this application, for the reasons I have stated above. I hope that you will seriously consider the points I have made, and look forward to hearing your decision on this application.

Kind regards  
Ajay Patel

[Redacted]  
[Redacted]

# Appendix 18



## Corinne Holland

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**From:** Paul de Ridder [REDACTED]  
**Sent:** 05 August 2020 17:35  
**To:** Licensing  
**Subject:** Objection to license for Studio Spaces deadline 6.08.2020

Dear Sir/Madam,

I am writing you to object the license to Studio Spaces to occupy permanently the adjacent space Site 5. I am a resident of Telfords Yard, at the end of Pennington Street and since the opening of the outdoor premises Pennington Street and Wapping Lane have been inundated with people who are extremely disrespectful of public spaces. They leave rubbish everywhere and many urinate against other buildings' walls, including ours.

Paul de Ridder  
[REDACTED]

# Appendix 19

## Corinne Holland

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**From:** bubbles rubicon [REDACTED]  
**Sent:** 06 August 2020 11:19  
**To:** Licensing  
**Subject:** Objection to licence for Studio Spaces dated 9.07.2020

Dear Sir/Madam

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

I am a resident of Telfords Yard, at the end of Pennington Street and since the opening of the outdoor premises Pennington Street and Wapping Lane have been inundated with people who are extremely disrespectful of public spaces. They leave rubbish everywhere and many urinate against other buildings' walls, including ours. My objection is the prevention of public nuisance. This area is not suitable for the rapid expansion of a night club.

Robert Doughty  
[REDACTED]  
[REDACTED]

# Appendix 20

## Corinne Holland

---

**From:** Rob Emerson [REDACTED]  
**Sent:** 05 August 2020 14:40  
**To:** Licensing  
**Subject:** Objection to license for Studio Spaces deadline 6.08.2020

Dear Sir/Madam,

As a local resident I wish to register my objection to the proposal by Studio Spaces to extend their licensing hours from 08:00 to 21:30 in addition to their existing arrangement.

There are frequent events in Pennington Street from both neighbouring Tobacco Dock and Studio Spaces. This often leads to problems with traffic, public order (urinating in the street, including nearby Breezers Hill and Virginia St, adjacent to Telfords Yard) and also recreational drug use (many silver nitrous oxide canisters littering the street after events). This is already a nuisance and dangerous. The area has a long history of disorder - in December 2013 there was a serious incident (double stabbing) and other minor incidents still continue to this day.

Extending the license of Studio Spaces into the day time encourages participants to stay in the area and drink more; either beforehand or after "all night" events nearby - particularly by proposing a license time so early (8am). There is no mitigation proposed by Studio Spaces.

We have already witnessed groups of people walking along The Highway in front of Telfords Yard in an intoxicated state during the day over the past two weeks. Social distancing rules are apparently not being followed by these people. Telfords Yard in particular contains many families with young children who are now being increasingly exposed to intoxicated persons travelling to and from Pennington Street during the daytime, which makes the immediate area around Telfords Yard an unsuitable place for even supervised children. This license change encourages that further.

As you are also aware, the new nearby London Dock development at the opposite end of Pennington Street has a large public square which also attracts local families and children. There are also plans to build a new school on the London Dock site as well. The current activities of Studio Spaces are already at odds with the changing family nature of the area and therefore an extension of the existing license is inappropriate.

Yours sincerely,

Robert Emerson

[REDACTED]

# Appendix 21

## Corinne Holland

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**From:** [REDACTED]  
**Sent:** 05 August 2020 13:51  
**To:** Licensing  
**Subject:** Objection to licence for Studio Spaces deadline 6.08.2020

Dear Sir/Madam,

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

I am a resident of Telfords Yard, at the end of Pennington Street and since the opening of the outdoor premises Pennington Street and Wapping Lane have been inundated with people who are extremely disrespectful of public spaces. They leave rubbish everywhere and many urinate against other buildings' walls, including ours.

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

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

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

Best regards,

Richard Hood  
[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPhone

# Appendix 22



## Lavine Miller-Johnson

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**From:** Kathy Driver on behalf of Licensing  
**Sent:** 03 August 2020 13:08  
**To:** Lavine Miller-Johnson  
**Subject:** FW: E1W 2AE Studio - alcohol license

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

From: Sarah Ramm [REDACTED]  
Sent: 02 August 2020 19:11  
To: Licensing  
Subject: E1W 2AE Studio - alcohol license

I would like to raise an objection to E1 Studio space all day alcohol license.

1. Your full name: Sarah Ramm
2. Your objection to the variation: objection to extended alcohol license
3. Name and address of premises you are objecting to - Studio Spaces E1, 110 Pennington Street, London E1W 2BB
4. Details of your objection

Studio Space has been having day raves in the empty lot next to them during the month of July in which hundreds of young people attend. These are not photography sessions, they are day raves. I don't understand how this is allowed when clubs and festivals aren't allowed. They are packed in line with no social distancing. It appears they only have security to enter the venue and they are not making sure the party goers are respecting the community around them. I believe I saw some people looking for drugs they have hidden near the venue so they wouldn't get caught with it at the event. I live at the end of Pennington Street and I have seen a group of people do nitrous oxide on Virginia Street and finish up their drinks before going to the venue. I saw them throw trash into the bushes. They are loud before going to the party as they preparty with drugs and alcohol. After the day raves they are loud and drunk walking around the area which is really annoying on hot summer night when windows are open. I haven't seen any extra trash bins or security in the area surrounding the venue. I believe there has already been an issue at the venue as a large amount of police were there once. It makes me very uncomfortable having these day raves near my flat, especially when no social distancing appears to be happening.

5. [REDACTED]

Kind regards,  
Sarah Ramm

# Appendix 23

**Lavine Miller-Johnson**

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**From:** [REDACTED]  
**Sent:** 28 July 2020 19:35  
**To:** Licensing  
**Cc:** [REDACTED]  
**Subject:** OBJECTION TO PLANNING APPLICATION: Studio Spaces E1, 110 Pennington Street, London E1W 2BB

I wish to object to this licence for all day alcohol being sold in an outside venue, E1 Garden, from 08 00 to 21 00 on Pennington Street.

As an active member of the St Katharine and Wapping Ward Panel, I am acutely aware of the current problems being inflicted on local residents from other venues in Pennington Street, mainly major events at Tobacco Dock Events, the Sky Bar and the current nightclub activities of Studio Spaces.

Our local residents are already suffering from an unacceptable level of noise pollution drug dealing use urinating in the street and general SB.

As far as the information which comes in front of the Ward Panel is concerned, the Police and T E 's are already fully stretched managing the current level of activities and outdoor venues create more than usual levels of noise pollution, particularly when fuelled by alcohol. Whilst Tobacco Dock Events are carefully controlled by their own Security patrols, they clearly do not extend to other venues in the immediate area and even this presence does not stop the drug dealers lining up in Pennington Street when significant events are held there.

I wish to object to this application, which should be declined.

Sally nwin  
Chair

[REDACTED]  
[REDACTED]  
[REDACTED]

[www.skw-wardpanel.org](http://www.skw-wardpanel.org)

# Appendix 24

## Lavine Miller-Johnson

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**From:** Kathy Driver on behalf of Licensing  
**Sent:** 03 August 2020 15:37  
**To:** Lavine Miller-Johnson  
**Subject:** FW: Objection to studio spaces

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

**From:** Sam Sheppard [REDACTED]  
**Sent:** 03 August 2020 14:52  
**To:** Licensing  
**Subject:** Objection to studio spaces

Hi

I am writing to object to the E1 studio spaces outlook

1. Your full name: Sam Sheppard
2. Your objection to the variation: noise is unbearable, also lots of drinking in the street and rubbish left in 5 gauging square, also leading to no social distancing in the surrounding area.
3. Name and address of premises you are objecting to - Studio Spaces E1, 110 Pennington Street, London E1W 2BB
4. Details of your objection: as per point 2 above
5. [REDACTED]

Thanks

Sam Sheppard

Sent from my iPhone

# Appendix 25

## Corinne Holland

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**From:** Yumin wang [REDACTED]  
**Sent:** 05 August 2020 14:34  
**To:** Licensing  
**Subject:** Objection to license for studio spaces deadline 06.08.2020

Dear sir/madam,

I would like to object to studio spaces application as a resident of [REDACTED]. Their patrons regularly display anti social behaviour with public urination on our building and littering in the area. This is due to their poor management of patron and lack of respect of their residential neighbours in the area

Please reject and review their license.

Thank you,

Yumin Wang

[Sent from Yahoo Mail on Android](#)

# Appendix 26



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**From:** Natalie Ho   
**Sent:** 03 August 2020 15:01  
**To:** Licensing <[Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)>  
**Subject:** Objection to licensing - Studio Spaces E1, 110 Pennington Street, London E1W 2BB

Hi Team,

I am writing to object the licensing application for the premise at Studio Spaces E1, 110 Pennington Street, London E1W 2BB.

Full Name - Miss Natalie Ho

Objection to the variation - change to alcohol licensed premises

Name and address of premises you are objecting to - Studio Spaces E1, 110 Pennington Street, London E1W 2BB

Details of objection - There is already a lot of noise and rubbish pollution coming from that area and a lot of ASBOs with drug and alcohol abuse evident with all the empty laughing gas canisters and empty alcohol bottles littering Pennington Street all the time. There are already 2 licensed premises on Pennington Street which already creates a lot of noise for nearby residents so I do not see the need for a 3rd one. There is also limited pavement space for pedestrians which is only on one side of the road which is on the side of this premise and when they have held parties in the past their entrance queue takes up the whole pavement meaning passerby's have to walk in the road which is dangerous as there are cars and taxis flying up and down over the 20 mph speed limit to bypass the traffic on the adjacent road, the Highway.

<image001.png>

Thanks

Natalie Ho



Sent from my iPhone

# Appendix 27

## Lavine Miller-Johnson

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**From:** Giselle Villanueva [REDACTED]  
**Sent:** 06 August 2020 19:10  
**To:** Licensing  
**Subject:** Re: Objection to license for Studio Spaces deadline 6.08.2020

Hi,

Full name: Giselle Villanueva Iglesias  
Address: [REDACTED]

Thanks

Giselle

Sent from my iPhone

> On 6 Aug 2020, at 18:23, Licensing <[Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)> wrote:

>  
> In order for your representation to be valid you are required to provide your full name & address.  
>  
> Please provide this by midnight tonight as this is the cut off period for accepting representations.

>  
> Kind regards

>  
> Corinne Holland  
> Licensing Officer  
> Licensing and Safety Team  
> Place Directorate  
> London Borough of Tower Hamlets  
> John Onslow House  
> London E3 5EQ

>  
> [REDACTED]  
> [www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

>  
> Follow us on:  
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>  
>  
> -----Original Message-----  
> From: Giselle Villanueva [REDACTED]  
> Sent: 05 August 2020 13:38  
> To: Licensing  
> Subject: Objection to license for Studio Spaces deadline 6.08.2020

>  
> Dear Sir/Madam

>  
> As residents of Telfords Yard, we wish to object to the extension of the licence being granted. Unfortunately the occupiers currently don't control the people who attend their events and so it often means that Pennington St and the surrounding side roads are left littered. People are constantly using the side roads (which happen to surround Telfords Yard) as a public toilet. This is another source of nuisance, not to mention it means that drunken people are often exposing themselves.