

Appendix 9

Mohshin Ali

From: Licensing
Sent: 29 January 2021 15:39
To: Mohshin Ali
Subject: FW: Alcohol License Support - The Breakhouse Cafe E3

From: Alex Fitch [REDACTED] >
Sent: 29 January 2021 14:20
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Support - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Kind Regards,
Alex Fitch

**OK
TO
COLOUR**

[REDACTED]

Appendix 10

Mohshin Ali

From: Licensing
Sent: 29 January 2021 15:40
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: The Fall Bride [REDACTED]
Sent: 29 January 2021 15:01
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application due to the below reasons.

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism. The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use. It will also help to support the business and the community.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced. Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues. If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction as well as deterring any disorderly or illegal behaviour due to more people around.

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business. As another local business, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Annelise Sealy
[REDACTED]

--
[REDACTED]

Appendix 11

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 03 February 2021 10:03
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Charlie Oxley [REDACTED]
Sent: 02 February 2021 19:42
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Charlie Oxley

--
Thanks,

Charlie Oxley
[REDACTED]

Appendix 12

Mohshin Ali

From: Charles Edwards [REDACTED]
Sent: 04 February 2021 12:17
To: Mohshin Ali
Subject: Re: (The Breakhouse Café), Unit 17, Bloc Riverbank, 455 Wick Lane, London, E3 2TB

Dear Mohshin,

Thank you very much for your email. In relation to the criteria that you have outlined I think the general regeneration of the area taking it from a rundown industrial and low class area and developing more upmarket businesses will impact positively each and every bullet point that you sent me. The Breakhouse being a more upmarket eatery as opposed to a bar focused only on profit from binge drinking I am sure it creates the right kind of atmosphere and even goes to supplant some of the negative goings on which are the causes of crime and disorder, public nuisance etc. The key thing is as I am sure you know to improve the culture of an area.

I trust that you will make the best decision based upon all the information.

Thank you ever so much.

Yours sincerely,

Charles Edwards

> On 2 Feb 2021, at 14:31, Mohshin Ali <[REDACTED]> wrote:
>
> Dear Sir/Madam,
>
> Licensing Act 2003
> New premises licence application: (The Breakhouse Café), Unit 17, Bloc
> Riverbank, 455 Wick Lane, London, E3 2TB L1U ref: 135242
>
> Thank you for your email. I have noted your comments.
>
> As it stands, your representation is not valid under the Licensing Act 2003. The criteria for your representation to be valid is that you must make it clear how granting this particular application will have an impact only in relation to one or more of the following licensing objectives:
> • the prevention of crime and disorder
> • the prevention of public nuisance
> • public safety
> • the protection of children from harm
>
> Please note that if you do make a valid representation, it will become a public document (contact details redacted) and the applicant is entitled to a full, un-redacted copy of your representation.
>
> We have already received other representations (both against and in support) so the matter will be dealt with by way of a public hearing by the Tower Hamlets Licensing Sub-Committee. Those that make a valid representation will

be notified by the Democratic Services at Mulberry Place, 5 Clove Crescent, London E14 2BG of the date, time and venue of the public hearing and invited to attend.

>
> You may wish to send me a fresh updated email and it must be received
> by 4th February 2021. You can find further information on our website:
> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.towerhamlets.gov.uk%2Frepresentation&data=04%7C01%7CMohshin.Ali%40towerhamlets.gov.uk%7C3b5b939eb0dc47ea163708d8c906c7d9%7C3c0aec87f983418fb3dcd35db83fb5d2%7C0%7C0%7C637480378376330900%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCI6Mn0%3D%7C2000&sd=0H1sqzPWXmfe88end0tIP%2BTjL%2BkjXbiRygZdRP9F8%3D&reserved=0>

> If I can be of any further help, please let me know..

> Kind regards,

> Mohshin Ali
> Senior Licensing Officer
> Licensing and Safety Team
> Environmental Health & Trading Standards Place Directorate John Onslow
> House
> 1 Ewart Place
> London E3 5EQ

> [REDACTED]
> [https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.towerhamlets.gov.uk%2F&data=04%7C01%7C\[REDACTED\]v.uk%7C3b5b939eb0dc47ea163708d8c906c7d9%7C3c0aec87f983418fb3dcd35db83fb5d2%7C0%7C0%7C637480378376340890%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCI6Mn0%3D%7C2000&sd=97GbY0rV4aMenWb9328Dlsz2GDSZDF95NS78AqGqbW8%3D&reserved=0](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.towerhamlets.gov.uk%2F&data=04%7C01%7C[REDACTED]v.uk%7C3b5b939eb0dc47ea163708d8c906c7d9%7C3c0aec87f983418fb3dcd35db83fb5d2%7C0%7C0%7C637480378376340890%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCI6Mn0%3D%7C2000&sd=97GbY0rV4aMenWb9328Dlsz2GDSZDF95NS78AqGqbW8%3D&reserved=0)
> licensing@towerhamlets.gov.uk

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> -----Original Message-----

> From: Charles Edwards [REDACTED]
> Sent: 31 January 2021 14:06
> To: Licensing <licensing@towerhamlets.gov.uk>
> Cc: Chloe Bailey-Williams [REDACTED]
> Subject: Alcohol License - The Breakhouse

> Dear Sir/Madam,

> I should like to offer my support for The Breakhouse Cafe (E3 2TB) in their application for an alcohol license.

> The cafe is a wonderful place providing excellent quality food. It is a much appreciated eatery and meeting place within the Riverbank business park for the small businesses and creatives, as well as the locals.

> I would be glad to see The Breakhouse expand its business including its open hours as a place providing good networking opportunities for people in the area. To make this viable I think the sale of alcohol would be integral.

> Yours faithfully,
>
>
> Charles Edwards

>
>
> [REDACTED]
> [REDACTED]
> [REDACTED]
> [REDACTED]

Appendix 13

Mohshin Ali

From: Clara Tan <[REDACTED]>
Sent: 30 January 2021 10:06
To: Mohshin Ali
Subject: Re: Support for The Breakhouse

Subject: **Alcohol License Representation - The Breakhouse Cafe E3**

Dear Mohshin,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over Riverbank Business Park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this.

Just as with all cafes of its kind in the area - Stour Space, Pearl, Viewtube, it has ambitions to serve alcohol with food during lunch and after work. This will help support the business and the community.

The cafe itself will be managed by licensing professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction. The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Clara Tan
[REDACTED]

On Jan 29, 2021, at 3:43 PM, Mohshin Ali <[REDACTED]> wrote:

Dear Sir/Madam,

Licensing Act 2003

New premises licence application: (The Breakhouse Café), Unit 17, Bloc Riverbank, 455 Wick Lane, London, E3 2TB

L1U ref: 135242

Thank you for your email. I have noted your comments.

As it stands, your representation is not valid under the Licensing Act 2003. The criteria for your representation to be valid is that you must make it clear how granting this particular application will have an impact only in relation to one or more of the following licensing objectives:

- ***the prevention of crime and disorder***
- ***the prevention of public nuisance***
- ***public safety***
- ***the protection of children from harm***

Please note that if you do make a valid representation, it will become a public document (contact details redacted) and the applicant is entitled to a full, un-redacted copy of your representation. Your full address is also required. We have already received other representations so the matter will be dealt with by way of a public hearing by the Tower Hamlets Licensing Sub-Committee. Those that make a valid representation will be notified by the Democratic Services at Mulberry Place, 5 Clove Crescent, London E14 2BG of the date, time and venue of the public hearing and invited to attend.

You may wish to send me a fresh updated email but it must be received by **1st February 2021**. You can find further information on our website: www.towerhamlets.gov.uk/representation.

If I can be of any further help, let me know..

Kind regards,

Mohshin Ali
Senior Licensing Officer
Licensing and Safety Team
Environmental Health & Trading Standards
Place Directorate
John Onslow House
1 Ewart Place
London E3 5EQ



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From: Clara Tan [REDACTED]
Sent: 28 January 2021 11:49
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Support for The Breakhouse

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

* I appreciate the sense of community they will bring to the immediate area.

- * I am glad of the economic boost they give to the local area and suppliers
- * I enjoy visiting the café and think it is extremely well run.

Yours Sincerely,

Clara Tan



Appendix 14

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 28 January 2021 17:55
To: Mohshin Ali
Subject: FW: Alcohol License Support - The Breakhouse Cafe E3

From: Ed Grant <[REDACTED]>
Sent: 28 January 2021 16:37
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Support - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

I think it will bring a great sense of community in a busy bustling business centre. Currently there is nowhere nearby for people to come together and enjoy a drink or two. This would help the area in terms of economic increase also.

I feel that any concerns local people may have are mitigated by the fact that Chloe has a proven track record in the hospitality industry and the venue is only small. The disruption would be nil to any local residents as there are none adjacent. Also I believe that foot and vehicular traffic would remain normal as people working in the studios/workshops are coming and going throughout the day and evening anyway.

I hope that you can see the obvious benefits outweigh the cons.

Yours Sincerely,

Mr Edward Grant

[REDACTED]

DISCLAIMER: This email (including any attachments) is confidential and intended for the sole use of the intended recipient/s. If you are not the intended recipient, please contact the sender by email and delete all copies; your cooperation in this regard is appreciated.

Appendix 15

Mohshin Ali

From: Licensing
Sent: 01 February 2021 12:10
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Duplikat <[REDACTED]>
Sent: 30 January 2021 15:32
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application.

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Estelle Morris
[REDACTED]

DUPLIKAT PRESS

Your friendly neighbourhood Risograph press!

Appendix 16

Mohshin Ali

From: Lavine Miller-Johnson on behalf of Licensing
Sent: 04 February 2021 12:37
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3 2TB

From: Ivor Alice [REDACTED]
Sent: 04 February 2021 09:56
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3 2TB

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, they would like to serve alcohol with food during lunch and after work.

This will help support the local businesses and the community I work in.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,
Eli Lawson-Adamah

[REDACTED]

Thank you for your time

Appendix 17

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 03 February 2021 10:03
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Florence Adepoju [REDACTED] >
Sent: 02 February 2021 18:53
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism. The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced. Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work. This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction. The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Flow Adepoju
[REDACTED]

Flow

MDMflow

Featured on [Evening Standard](#), [New York Times](#), [Teen Vogue](#), [Forbes](#), [Refinery 29](#), [NYLON](#) + more

Appendix 18

Mohshin Ali

From: Licensing
Sent: 29 January 2021 15:40
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: camren vice [REDACTED]
Sent: 29 January 2021 14:30
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

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If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Felix Yoosefine ad
[REDACTED]

Appendix 19

Mohshin Ali

From: Helen Kirkum Studio [REDACTED] >
Sent: 01 February 2021 11:02
To: Mohshin Ali
Subject: Re: Alcohol License Support - The Breakhouse Cafe E3

Hello Mohshin,

Thank you for your reply.

The Breakhouse Café is a regular of our studio at lunchtime. Chloe has a great team and the establishment is clean, welcoming, and a great communal addition to the studio and business community in the area. We at Helen Kirkum studio only believe that the granting of an alcohol licence to The Breakhouse will further enhance that sense of community.

As we understand that Chloe's plans are to serve craft beers and organic wines, we are sure that this will become only an extension of The breakhouse into the evening and not a nuisance to the surrounding area. This is also due to the fact that the establishment is in a business park and not a residential area.

If you have any further questions please do not hesitate to contact us.

Best Wishes,

Matthew Needham & Helen Kirkum.

He/Him

On Fri, Jan 29, 2021 at 3:44 PM Mohshin Ali [REDACTED] > wrote:

Dear Sir/Madam,

Licensing Act 2003

New premises licence application: (The Breakhouse Café), Unit 17, Bloc Riverbank, 455 Wick Lane,
London, E3 2TB

L1U ref: 135242

Thank you for your email. I have noted your comments.

As it stands, your representation is not valid under the Licensing Act 2003. The criteria for your representation to be valid is that you must make it clear how granting this particular application will have an impact only in relation to one or more of the following licensing objectives:

- *the prevention of crime and disorder*
- *the prevention of public nuisance*
- *public safety*
- *the protection of children from harm*

Please note that if you do make a valid representation, it will become a public document (contact details redacted) and the applicant is entitled to a full, un-redacted copy of your representation. Your full address is also required. We have already received other representations so the matter will be dealt with by way of a public hearing by the Tower Hamlets Licensing Sub-Committee. Those that make a valid representation will be notified by the Democratic Services at Mulberry Place, 5 Clove Crescent, London E14 2BG of the date, time and venue of the public hearing and invited to attend.

You may wish to send me a fresh updated email but it must be received by **1st February 2021**. You can find further information on our website: www.towerhamlets.gov.uk/representation.

If I can be of any further help, let me know.

Kind regards,

Mohshin Ali

Senior Licensing Officer

Licensing and Safety Team

Environmental Health & Trading Standards

Place Directorate

John Onslow House

1 Ewart Place

London E3 5EQ

[Redacted]

[Redacted]

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From: Helen Kirkum Studio <[Redacted]>
Sent: 28 January 2021 10:09
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Support - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

- * I appreciate the sense of community they will bring to the immediate area.
- * I am glad of the economic boost they give to the local area and suppliers
- * I enjoy visiting the café and think it is extremely well run.

Yours Sincerely,

Helen Kirkum

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Appendix 20

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 03 February 2021 10:02
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Izzie Cuttill <[REDACTED]>
Sent: 02 February 2021 17:31
To: Licensing <Licensing@towerhamlets.gov.uk>
Cc: Chloe Bailey-Williams [REDACTED]
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Isabella Cuttill
[REDACTED]

--
[REDACTED]

Appendix 21

Mohshin Ali

From: Licensing
Sent: 29 January 2021 15:39
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Yellow Belly [REDACTED] >
Sent: 29 January 2021 13:33
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

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The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Jackson Bews
[REDACTED]

--

Appendix 22

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 02 February 2021 11:44
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Jason Griffiths [REDACTED] >
Sent: 01 February 2021 14:47
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Jason Griffiths
[REDACTED]

Appendix 23

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 03 February 2021 10:02
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Jobjohnson [REDACTED]
Sent: 02 February 2021 17:22
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,
Job Johnson

[REDACTED]

Appendix 24

Mohshin Ali

From: Licensing
Sent: 03 February 2021 13:21
To: Corinne Holland; Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Jess Win Russell [REDACTED]
Sent: 03 February 2021 13:10
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Jess Win Russell

[REDACTED]
Peckham
[REDACTED]

Appendix 25

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 02 February 2021 11:45
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Jon Wick [REDACTED] >
Sent: 31 January 2021 20:59
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until recently the yard has not been a pleasant or wholesome place to carry out business or to spend much time as crime and fly tipping were a problem for all tenants. As a community of small businesses we are working together with our landlord Bloc to create a hub for local business and every hub needs a heart - our heart is the Breakhouse Cafe and I fully support the application for an Alcohol licence. We rely on the cafe to bring some variety to our days. Great food is served by friendly staff - the Breakhouse would also be fantastic to entertain clients with food and drink if it's licence were granted.

If anything, the success of this business and the yard itself will reduce crime, disorder, and nuisance by rescuing these buildings from dereliction. It will also make Riverbank business park somewhere potential clients and local business people will feel confident and comfortable visiting.

This will help support the business and the community.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Jonathan Wick
[REDACTED]

**OK
TO
COLOUR**
[REDACTED]

Appendix 26

Mohshin Ali

From: Licensing
Sent: 05 February 2021 13:06
To: Corinne Holland
Cc: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Louis Mustill [REDACTED] >
Sent: 04 February 2021 19:34
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I am emailing because of my desire to support for The Breakhouse (E3 2TB) and their supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism. The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced. Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community and provide a much needed space to meet and form a proper local community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues. If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction.

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As a local business owner, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Louis Mustill (Director and Owner of Artists & Engineers Limited)

[REDACTED]

[REDACTED]

Appendix 27

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 01 February 2021 14:09
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Nicola Bergamaschi <[REDACTED]>
Sent: 31 January 2021 13:17
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Nicola Bergamaschi

[REDACTED]
N16 [REDACTED]

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[REDACTED]

Appendix 28

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 01 February 2021 14:13
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Nikolaos Kariadis [REDACTED] >
Sent: 01 February 2021 00:42
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work. This will help support the community.

The success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

I support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours Sincerely,

Nikolaos Kar adis
[REDACTED]

Appendix 29

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 01 February 2021 14:12
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Sarah White [REDACTED]
Sent: 31 January 2021 15:17
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced. As a local resident, it has been great to have a business like the Breakhouse open up. Before lockdown, I often found myself dining at the establishment. It's been a breath of fresh air to have Chloe and her team become an integral part of the community. Through my own recommendations, many of the residents who live within my apartment block often venture to the Breakhouse and it has also served as a catalyst for stronger residential community cohesion. During these challenging times, these bonds have formed a vital support network for myself and others.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work. This will help support the business and the community. East London has historically been a place that was rich with public houses and that contributed towards a vibrant local culture. Over recent decades, there has been a dramatic decline in the number of these public houses, which have served as focal points for local communities to gather and socialise. This deprives communities of an invaluable asset which has been part of East London's heritage for centuries. As a local resident, I would therefore like to support the proposal for the Breakhouse in their application for a license to supply alcohol.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues. If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction.

Chloe has been a responsible community minded business owner and a welcome and much needed addition to the neighbourhood.

Yours Sincerely,

Sarah White
[REDACTED]

Appendix 30

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 01 February 2021 14:14
To: Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Siren Store [REDACTED]
Sent: 01 February 2021 11:19
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

We would like to make a representation of our support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and brought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe, serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As local businesses, we support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Below are some specific reasons why our business, Siren Store, support The Breakhouse and their application for an alcohol licence.

- We appreciate the sense of community they will continue to bring to the immediate area, as a central hub for the local creative community
- We are glad of the economic boost they give to the local area and suppliers (our business would personally benefit from this as we'd be able to take our clients for a drink somewhere locally)
- We enjoy visiting the café and think it is extremely well run - it is an inclusive & accommodating place with exceptional staff
- It will be something the surrounding artists/community members will be able to look forward to after a really isolated/challenging/hard year

Please don't hesitate to get in touch should you require any further information.

Yours Sincerely,

Holl Edwards & Hannah Birkett



Siren

Appendix 31

Mohshin Ali

From: Licensing
Sent: 04 February 2021 18:41
To: Corinne Holland; Mohshin Ali
Subject: FW: Alcohol License Representation - The Breakhouse Cafe E3

From: Thea Martin [REDACTED] >
Sent: 04 February 2021 18:16
To: Licensing <Licensing@towerhamlets.gov.uk>
Subject: Alcohol License Representation - The Breakhouse Cafe E3

Dear Tower Hamlets Council,

I would like to make a representation of my support for The Breakhouse (E3 2TB) supply of alcohol license application because:

Until new management recently took over riverbank business park it has suffered from lack of investment, crime, fly tipping and vandalism.

The recent investment and refurbishment have substantially improved conditions and bought the buildings back into use.

The creative studio tenants need a hub for socialising, eating, networking and the new cafe has proved a successful venue for this before lockdown and the tier system was introduced.

Just as with all cafes of its kind in the area - stour space, pearl, viewtube, it has ambitions to serve alcohol with food during lunch and after work.

This will help support the business and the community.

The cafe itself will be managed by licensing's professionals with years of experience in higher volume venues in the local area, but in itself will not cause any crime and disorder or public safety issues

If anything, the success of this business and the yard itself will reduce crime, disorder, nuisance by rescuing these buildings from dereliction

The Breakhouse is a cafe serving local residents and local businesses, it requires a license within framework hours in order to continue in the usual running of the business.

As a local business, I support this application in the interests of regeneration and economic recovery, for the greater good of the local area.

Yours sincerely,

Thea Martin
[REDACTED]