

# Appendix 1

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

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

You may wish to keep a copy of the completed form for your records.

I/We Dockside Vaults Limited

*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises details**

Postal address of premises or, if none, ordnance survey map reference or description			
Ivory House St Katherine's Dock East Smithfield			
<b>Post town</b>	London	<b>Postcode</b>	E1W 1BP

Telephone number at premises (if any)	
Non-domestic rateable value of premises	<b>£125,001</b>

**Part 2 - Applicant details**

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

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i as a limited company/limited liability partnership  please complete section (B)
  - ii as a partnership (other than limited liability)  please complete section (B)
  - iii as an unincorporated association or  please complete section (B)
  - iv other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or  X

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

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

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>			I am 18 years old or over <input type="checkbox"/> Please tick yes		
<b>Nationality</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

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

Name Docksider Vaults Limited
Address 32 Woodstock Grove Shepherds Bush, London, England, W12 8LE
Registered number (where applicable) 13547328
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)



### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The Premises were previously licensed under ref 12681 until that licence lapsed on 9 November 2020 due to the insolvency of the licence holder. The Premises will operate as an event venue including a bar and restaurant and hosting various events, including, but not limited to: art exhibitions, immersive theatre, corporate events, comedy nights, computer gaming competitions, product launches and indoor markets.

The conditions proffered are intended to reflect the requests of the statutory authorities and seek to address the concerns of the Friends of St Katharine Docks.

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

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

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

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

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

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4) Entertainment either amplified or unamplified (or both)		
Tue	10:00	00:00			
Wed	10:00	00:00	<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur	10:00	00:00			
Fri	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	10:00	00:00	The finish time for licensable activities on New Year’s Eve will be extended to the start time for licensable activities on New Year’s Day.		
Sun	10:00	00:00			

## B

Films Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4) Entertainment either amplified or unamplified (or both)		
Tue	10:00	00:00			
Wed	10:00	00:00	<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Thur	10:00	00:00			
Fri	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	10:00	00:00	The finish time for licensable activities on New Year's Eve will be extended to the start time for licensable activities on New Year's Day.		
Sun	10:00	00:00			

# C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

# D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**E**

<b>Live music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>																							
				Outdoors	<input type="checkbox"/>																							
<table border="1"> <thead> <tr> <th>Day</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>Mon</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Tue</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Wed</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Thur</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Fri</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Sat</td> <td>10:00</td> <td>00:00</td> </tr> <tr> <td>Sun</td> <td>10:00</td> <td>00:00</td> </tr> </tbody> </table>				Day	Start	Finish	Mon	10:00	00:00	Tue	10:00	00:00	Wed	10:00	00:00	Thur	10:00	00:00	Fri	10:00	00:00	Sat	10:00	00:00	Sun	10:00	00:00	Both
Day	Start	Finish																										
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			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)																									
			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)  The finish time for licensable activities on New Year’s Eve will be extended to the start time for licensable activities on New Year’s Day.																									

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4) Entertainment either amplified or unamplified (or both)		
Tue	10:00	00:00			
Wed	10:00	00:00	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur	10:00	00:00			
Fri	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	10:00	00:00	The finish time for licensable activities on New Year’s Eve will be extended to the start time for licensable activities on New Year’s Day.		
Sun	10:00	00:00			



# G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	10:00	00:00		<b><u>Please give further details here</u></b> (please read guidance note 4) Entertainment either amplified or unamplified (or both)	
Tue	10:00	00:00			
Wed	10:00	00:00	<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur	10:00	00:00			
Fri	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	10:00	00:00	The finish time for licensable activities on New Year's Eve will be extended to the start time for licensable activities on New Year's Day.		
Sun	10:00	00:00			

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Mon	10:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	10:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4)  Entertainment either amplified or unamplified (or both)		
Wed	10:00	00:00			
Thur	10:00	00:00	<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri	10:00	00:00			
Sat	10:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun	10:00	00:00			

# I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	23:00	00:00	<b><u>Please give further details here</u></b> (please read guidance note 4) For consumption on the premises		
Tue	23:00	00:00			
Wed	23:00	00:00	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 5)		
Thur	23:00	00:00			
Fri	23:00	00:00	<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	23:00	00:00	The finish time for licensable activities on New Year's Eve will be extended to the start time for licensable activities on New Year's Day.		
Sun	23:00	23:30			

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	00:00			
Sat	10:00	00:00			
Sun	12:00	23:30			

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):**

<b>Name</b> Benjamin Jon Gamble	
<b>Date of birth</b>	██████████
<b>Address</b> ██████████ ██████████ ██████████	
<b>Postcode</b>	██████████
<b>Personal licence number (if known)</b> ██████████	
<b>Issuing licensing authority (if known)</b> ██████████	

## K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None.

## L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)	
Day	Start	Finish		
Mon	10:00	00:30		
Tue	10:00	00:30		
Wed	10:00	00:30		
Thur	10:00	00:30		<b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri	10:00	00:30		The finish time for licensable activities on New Year's Eve will be extended to the start time for licensable activities on New Year's Day.
Sat	10:00	00:30		The premises close 30 minutes after the end of licensable activities where these are a non-standard time.
Sun	10:00	00:30		

## M

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

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

Please see the attached annex A (at the end of this form).

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

Please see the attached annex A (at the end of this form).

**c) Public safety**

Please see the attached annex A (at the end of this form).

**d) The prevention of public nuisance**

Please see the attached annex A (at the end of this form).

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

Please see the attached annex A (at the end of this form).

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ONLINE APPLICATION LA TO SERVE
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	<i>Thomas and Thomas</i>
Date	23/12/2021
Capacity	Solicitors on behalf of the applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Our ref: DOC.1.1 Ryan Peermamode Thomas & Thomas Partners LLP 38a Monmouth Street			
Post town	London	Postcode	WC2H 9EP
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			



## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

**15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.

- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### **Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

## ANNEX A

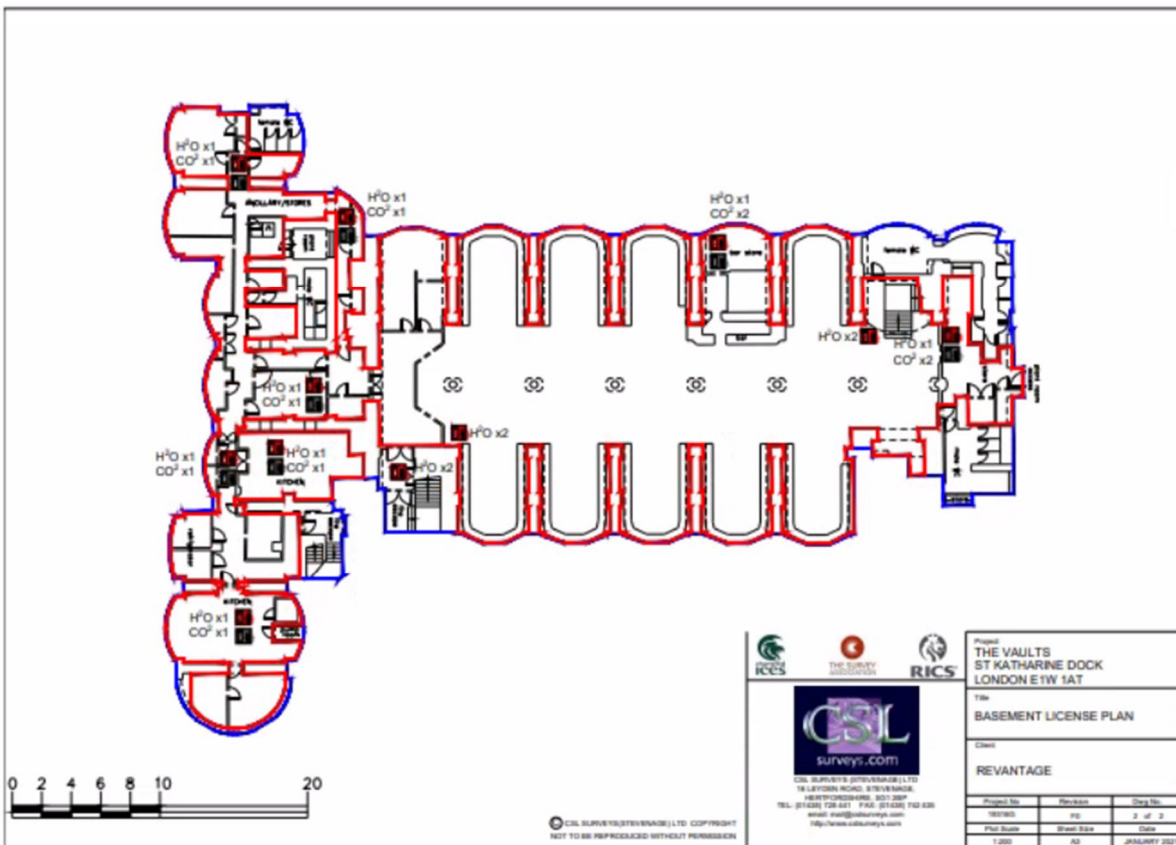
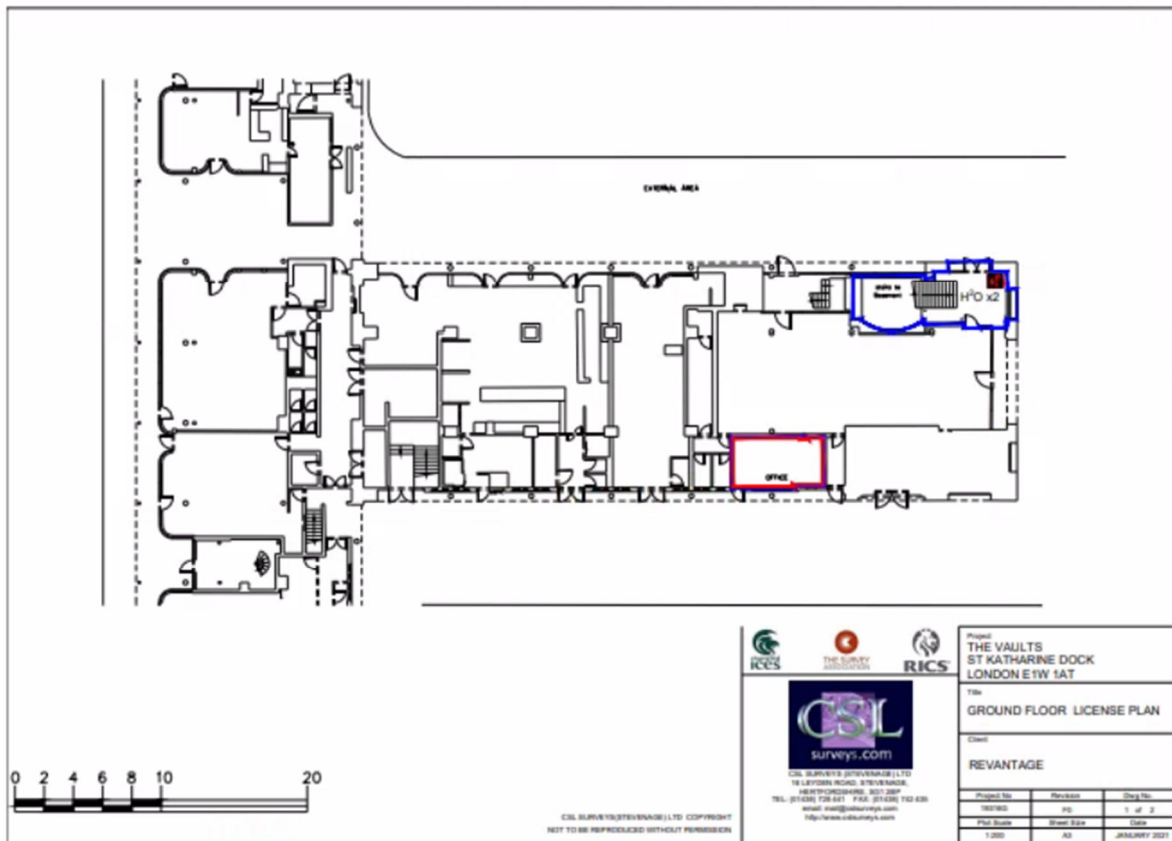
### IVORY HOUSE ST KATHERINE'S DOCK EAST SMITHFIELD, LONDON E1W 1BP

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Tower Hamlets Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. When the designated premise supervisor is not on the premises any or all persons authorised to sell alcohol will be authorised by the designated premises supervisor in writing. This shall be available on request by the Police or any authorised officer.
4. All staff whose responsibilities include the retail sale of alcohol shall receive training about the prevention of underage sales on induction and at intervals during the year.
5. An incident log shall be kept at the premises, and be available on request to the Police or an authorised officer. It must be completed within 24 hours of any incident and will record the following:
  - a) all crimes reported to the venue;
  - b) all ejections of patrons;
  - c) any complaints received concerning crime and disorder
  - d) any incidents of disorder;
  - e) all seizures of drugs or offensive weapons;
  - f) any faults in the CCTV system, searching equipment or scanning equipment;
  - g) any refusal of the sale of alcohol;
  - h) any visit by a relevant authority or emergency service.
6. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
7. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
  - a) the police (and, where appropriate, the London Ambulance Service) are called without delay;
  - b) all measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
  - c) the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
  - d) such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

8. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer at all times whilst the premises is open.
9. The premises shall have written Security, Drugs and Dispersal policies, that are reviewed yearly or after any serious incident. Such policies are to be written in consultation with Central East Police Licensing and made available to statutory authorities including the Police upon request.
10. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
11. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 14 persons at any one time. Smokers will be directed to smoke in a designated area near the Elephant Gates.
12. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance.
13. A Management Plan shall be agreed with the landlord and reviewed at least every six months. It shall be available for inspection at all times by any of the statutory authorities.
14. A minimum of 2 SIA licensed door supervisors shall be on duty at the premises at all times whilst it is open and carrying out licensable activity and they must correctly display their SIA licences when on duty so as to be visible.
15. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.
16. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
17. Food will not be sold for takeaway or delivery.
18. No outside tables or chairs shall be permitted.
19. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
20. The maximum capacity of the premises shall be 450 (excluding staff).
21. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
22. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.
23. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

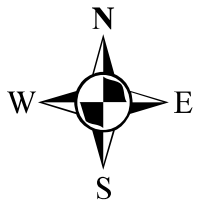
# Appendix 2

# Dockside Vaults Ivory House Venue Plan



# Appendix 3







# Ivory House



## Legend

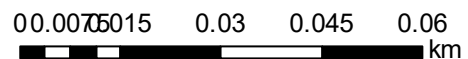
 Local Land and Property Gazetteer

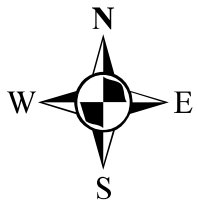
### Ward Boundaries

 Ward Boundaries

### LAP Boundaries

 LAP Boundaries





# Ivory House 2



## Legend

Ward Boundaries

--- Ward Boundaries

LAP Boundaries

--- LAP Boundaries

0 0.030.06 0.12 0.18 0.24 km



Images of the Premises – Dockside Vaults Ivory House St Katherine's Dock East Smithfield London E1W 1BP



Images of the Premises – Dockside Vaults Ivory House St Katherine's Dock East Smithfield London E1W 1BP



# Appendix 4

Nearest licences - (the Vaults) Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Name and address	Licensable activities and hours	Opening hours
<b>(White Mulberries)</b> Unit D3, Ivory House St Katherine Docks London E1W 1AT	Supply of Alcohol (on sales only) <ul style="list-style-type: none"> <li>Monday to Sunday from 11:00hrs to 21:00hrs</li> </ul> The Provision of Regulated Entertainment in the form of Recorded Music (indoors) <ul style="list-style-type: none"> <li>Monday to Friday from 07:00hrs to 21:00hrs</li> <li>Saturday to Sunday from 08:00hrs to 21:00hrs</li> </ul>	<ul style="list-style-type: none"> <li>Monday to Sunday from 07:00hrs to 21:00hrs</li> </ul>
<b>(Taste Wine 2)</b> Unit D1 & D2 Ivory House East Smithfield London E1W 1AT	<b>The sale by retail of alcohol (On and off sales)</b> <ul style="list-style-type: none"> <li>Monday – Saturday 12:00 – 23:00 hours</li> <li>Sunday 12:00 – 21:00 hours</li> </ul>	<ul style="list-style-type: none"> <li>Monday – Saturday 12:00 – 23:30 hours</li> <li>Sunday 12:00 – 21:30 hours</li> </ul>
<b>(Zizzi)</b> Unit 12 Ivory House St Katherines Dock London E1W 1AT	<b>The sale by retail of alcohol:</b> Monday to Saturday from 10:00 hours to 23:20 hours Sunday from 10:00 hours to 22:50 hours  <b>Late night refreshment: (Indoors and Outdoors)</b> Monday to Saturday until 23:30 hours  From the start of permitted hours on New Years Eve until the end of the permitted hours on New Years Day.	Monday to Saturday from 10:00 hours to 23:30 hours Sunday from 10:00 hours to 23:00 hours  From the start of permitted hours on New Years Eve until the end of the permitted hours on New Years Day.
<b>(St Katharine Docks Cafe)</b> Unit C2, Ivory House East Smithfield London E1W 1AT	<b>The sale by retail of alcohol (On sales only)</b> Monday - Friday 12:00 – 20:30 hours Saturday – Sunday 11:00 – 20:30 hours	Monday – Sunday 07:30-21:00 hours
<b>(Bravas Tapas)</b> Ivory House St Katherine's Dock East Smithfield London E1W 1AT	Alcohol shall not be sold or supplied except during permitted hours (On and off sales). In this condition, permitted hours means: a. On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10 a.m. to 11 p.m. b. On Sundays, other than Christmas Day or New Year's Eve, 12 noon to 10.30 p.m. c. On Good Friday, 12 noon to 10.30 p.m. d. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m.	There are no restrictions on the hours during which this premises is open to the public

Nearest licences - (the Vaults) Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

	<p>e. On New Year's Eve, except on a Sunday, 11 a.m. to 11 p.m.</p> <p>f. On New Year's Eve on a Sunday, 12 noon to 10.30 p.m.</p> <p>g. On New Year's Eve from the end of permitted hours to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).</p>	
<p><b>(Kilikya's Cafe Bar Restaurant)</b>  <b>Unit C3&amp; C4</b>  <b>Ivory House</b>  <b>St. Katharine Docks</b>  <b>London</b>  <b>E1W 1AT</b></p>	<p><b>Internal Premises – sale/supply by retail of alcohol</b></p> <ul style="list-style-type: none"> <li>Monday to Saturday, from 12:00 hours to 23:00 hours</li> <li>Sunday, from 12:00 hours to 22:30 hours</li> </ul> <p><b>External Premises – sale/supply by retail of alcohol</b></p> <ul style="list-style-type: none"> <li>Sunday to Thursday, from 12:00 hours to 21:00 hours</li> <li>Friday and Saturday, from 12:00 hours to 21:30 hours</li> </ul>	<ul style="list-style-type: none"> <li>Monday to Sunday, from 07:00 hours to 23:30 hours</li> </ul>
<p><b>(Pasta Pit Stop Ltd)</b>  <b>Unit 3C Ivory House</b>  <b>St.Katharine's Dock</b>  <b>London</b>  <b>E1W 1AT</b></p>	<p>The sale by retail of alcohol (On sales only)  Monday to Saturday 12.00 hours to 22.30 hours  Sundays 12.00 hours to 22.00 hours</p>	<ul style="list-style-type: none"> <li>Monday to Saturday 10:00 hours to 23:00 hours</li> <li>Sundays 10:00 hours to 22:30 hours.</li> </ul>
<p><b>(The Melusine)</b>  <b>Unit K</b>  <b>Ivory House</b>  <b>St Katharines Docks</b>  <b>London</b>  <b>E1W 1AT</b></p>	<p><b>The sale by retail of alcohol (On and off sales)</b></p> <ul style="list-style-type: none"> <li>Monday to Saturday, from 12:00 hrs to 22:30 hrs</li> <li>Sunday, from 12:00 hrs to 22:00 hrs</li> </ul>	<ul style="list-style-type: none"> <li>Monday to Saturday, from 09:00 hrs to 23:00 hrs</li> <li>Sunday, from 10:00 hrs to 22:30 hrs</li> </ul>
<p><b>(Ubergrub)</b>  <b>Ivory House</b>  <b>St Katherine's Dock</b>  <b>London</b>  <b>E1W 1LA</b></p>	<p><b><u>Sale by retail of alcohol (on and off sales):</u></b></p> <ul style="list-style-type: none"> <li>Monday to Friday, from, from 12:00 hours to 22:30 hours</li> <li>Saturday, from 11:00 hours to 22:30 hours</li> <li>Sunday, from 11:00 hours to 22:00 hours</li> </ul>	<ul style="list-style-type: none"> <li>Monday to Friday, from, from 07:30 hours to 23:00 hours</li> <li>Saturday, from 08:00 hours to 23:00 hours</li> <li>Sunday, from 08:30 hours to 22:30 hours</li> </ul>

# Appendix 5



## **Section 182 Advice by the Home Office Updated on April 2018**

### Relevant, vexatious and frivolous representations

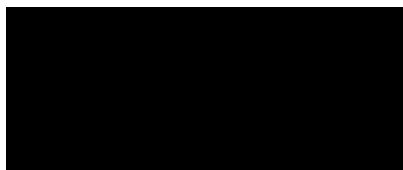
- 9.4 A representation is “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would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

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

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

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

# Appendix 6



18 January 2022

Tower Hamlets Licensing Section  
John Onslow House  
1 Ewart Place  
London E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

Dear Sir/ Madam,

**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London  
E1W 1BP**

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation which has been submitted to the Licensing Section of Tower Hamlets Council by the Executive Committee of the Friends of St Katharine Docks (FOSKD) and I wish to add my personal support to that representation.

Our objection to this is based on the fact, and experience, that our apartment is situated directly above the entrance of the Dockside Vaults. Since living at [REDACTED] we can provide testament to the unreasonable noise and behaviours that are associated with the facility when it was operating in pre-pandemic circumstances. The problem about the venue is, as we see it, threefold:

1. It is a large space which is, therefore, marketed to large groups. The larger the groups, the bigger the noise issue. Management of noise around large groups is notoriously difficult, especially when they are socialising and drinking.
2. People congregating around the entrance. The noise problem is largely about people loitering outside in the external space which is not formally part of the venue. People come out for cigarettes or change of scene during the course of their evening. With that people often bring their drinks. The consequence is a significant amount of time spent outside - in no designated area with no controls - drinking and smoking and, at times acting in a disorderly and disruptive manner with little regard to the external neighbourhood.

This almost always happens at night. Predictably as the evening proceeds, more people spill outdoors. It clearly is very difficult to keep people shuttered into internal spaces. And almost impossible to place any control on large numbers spilling out. The hazard, then, is the associated disruption that causes.

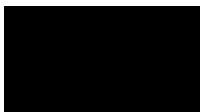
This is highly problematic for certain residents, including children and, as in our household, people with anxiety issues. In the past there has been door security personnel previously but it has proven wholly inadequate in calming or policing disruptive and disorderly conduct especially as the night wears on. More often than not noisy and disruptive behaviour goes back into the Vaults only to re-emerge later or at the end of the evening more disruptive.

3. Environmental impacts. Aside from noise pollutions, there is also an issue with cigarette butts, glasses and other litter. While there is an effective waste management programme at St Katherine Docks, litter from the Medieval Banquet is unpleasant, particularly the cigarette butts. As is well known cigarette butts are particularly hazardous to marine life and is responsible for marine pollution. Given the Vaults entrance is a matter of a few metres from the waters' edge in the marina, this is a problem that we view as almost impossible to control effectively as long as groups and revellers are allowed to step in and out of the Vaults at will to smoke and socialise.

If the application is accepted we trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Andrew Wigley and Callum Clench

# Appendix 7

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

January 19, 2022

Dear Sir/ Madam  
Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

We are writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. We are concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

We confirm that we have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and we wish to add our personal support to that representation.

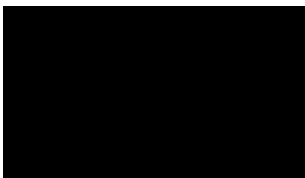
This premises sits adjacent to the entrance to the residential part of Ivory House and can therefore cause significant nuisance for the residents. In particular, noise from the venue transmits into the residential area of Ivory House; also, people attending the ex 'Medieval Banquet' location tend to gather around the entrance to Ivory House smoking and drinking and talking/shouting late into the evening.

We trust that the conditions requested by FOSKD in their representation will be applied. We wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

**Mr and Mrs K Jarman**



# Appendix 8



## Lavine Miller-Johnson

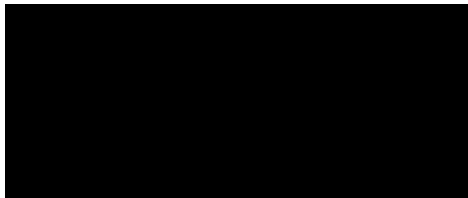
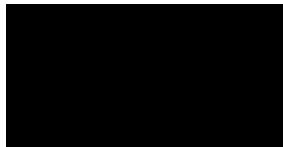
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**From:** Licensing  
**Sent:** 20 January 2022 08:29  
**To:** Lavine Miller-Johnson  
**Subject:** FW: Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

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**From:** Neil Penfold [REDACTED]  
**Sent:** 19 January 2022 18:02  
**To:** Licensing <Licensing@towerhamlets.gov.uk>  
**Subject:** Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Neil Penfold



Tower Hamlets

Licensing Section

John Onslow House

1 Ewart Place

London

E35 EQ

E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

19<sup>th</sup> Jan 2022

Dear Sir/ Madam

Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

I live in the flat just above the premises and my Bedroom window is directly above the entrance to the building. So I am uniquely impacted by any nuisance from the premises. I have concerns on a few fronts based on previous experience of this venue:

- Patrons smoking outside and lingering there for extended periods of time. The area is currently designated a no smoking area. Patrons of the previous establishment were meant to smoke in a designated area away from the Ivory House. But this was only sporadically enforced. I see nothing in the current application that suggests this will improve.
- Patrons drinking outside (often linked to smoking). It was common in the old establishment for smokers to bring drinks out with them (even though this was prohibited). The effect was an unlicensed "beer garden" directly below the residential properties (with smokers being joined by other drinking fiends)
- Very large numbers of people leaving late at night together and then staying below the premises. This appeared to be a particular issue when there were organised events (which is what the new premises seeks to be) as associated groups would wait outside for all members of their parties to come out and then say their goodbyes directly below my flat. The noise on these occasions was particularly bad/.

I note the license seeks to extend to 12pm every night of the week. This will in effect mean I could expect this to occur at all days of the week after 12pm.

At least the old establishment used to close during the week earlier (usually around 10:30pm)

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Neil Penfold

# Appendix 9

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)



19<sup>th</sup> January 2022

Dear Sir/ Madam,  
**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

We are writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. We are concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

We confirm that we have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks (FSKD) and wish to add our personal support to that representation.

As residents of Ivory House, we do have some specific comments and observations as follows:

The entrance to the basement is within a few metres of the residents' entrance to Ivory House. There is concern that large numbers of people congregating in this area before or after an event will risk creating a public nuisance and make entrance to Ivory House residents lobby uncomfortable. There is also the risk that unruly patrons may try to follow a resident into the lobby when their entrance door is open. It is therefore critical that security personnel are provided to control patrons both at the premises entrance and the proposed nearby smoking area where patrons will congregate, and these control personnel should be in addition to the existing SKD general security.

The volume of voices tends to increase proportionally to the amount of alcohol consumed and, from current experience, groups of people can become rowdy, particularly late at night. The earlier closing condition of 10.30pm proposed by FSKD would minimise the risk of this becoming a problem.

Noise from the disposal of glass bottles being emptied into a bin can be very loud, so, with residences above, restricting the hours when this can be done is definitely appropriate.

Amplified music in one part of the building, particularly loud base notes, reverberates through the structure to the residences above, so restricting the volume of such amplified sound to an appropriate level is very important from a resident's point of view.

Deliveries to and from events will have to be made from the small vehicle parking area in front of the Ivory House residents' entrance. This area often becomes congested already, so for specific large events this will have to be very carefully monitored and delivery times carefully controlled, along with the control of potentially large numbers of taxis and private cars picking up patrons at the end of an event.

Several of the conditions requested by FOSKD in their representation will address these specific concerns so we trust that these will be applied as proposed. We should be grateful if you would let us know the date, time and joining details for any future hearing regarding this application.

Yours faithfully

David R S ink

Sandra S ink



# Appendix 10

## Kathy Driver

---

**From:** John McWilliams [REDACTED]  
**Sent:** 17 January 2022 09:46  
**To:** Licensing  
**Subject:** Licensing Act 2003; Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

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

John and Fiona McWilliams  
[REDACTED]

17/1/22

Dear Sir/ Madam  
Licensing Act 2003  
Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.  
Please would you acknowledge receipt of this email.

Yours faithfully,

John and Fiona McWilliams

# Appendix 11



## Lavine Miller-Johnson

---

**From:** Licensing  
**Sent:** 20 January 2022 08:28  
**To:** Lavine Miller-Johnson  
**Subject:** FW: Dockside Vaults, Ivory House, SKD, E1W 1BP

---

**From:** Jeremy Parr [REDACTED]  
**Sent:** 20 January 2022 02:14  
**To:** Licensing <Licensing@towerhamlets.gov.uk>  
**Subject:** Dockside Vaults, Ivory House, SKD, E1W 1BP

Tower Hamlets Council  
Licensing Section  
John Onslow House  
1 Ewart Place  
London E35 EQ

19 January 2022

Dear Sir/Madam,

### Licensing Act 2003

#### Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks, and I wish to add my personal support to that representation.

I have been an owner and resident of flats in both Ivory House and City Quay for over 10 years. During that period, I have witnessed first-hand a very significant change in the level of social activity in the docks. Whilst I recognize that an appropriately vibrant atmosphere adds to the attractiveness of the environment there is a fine line to be drawn as to what is acceptable and what goes too far. The most disturbing changes in this period have been excessive noisiness and rowdiness and on occasions disorderly and/or drunken behaviour. It should not follow that the grant of a license should contribute to these unwelcome impacts. But the nature of the local environment, including the building the subject license, means that this is a case where the most stringent conditions and restrictions should be imposed and enforced.

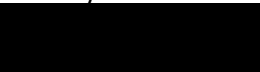
The detailed comments and conditions requested by FOSKD go no further than is appropriate in these particular circumstances. I would hope that if they are imposed on and observed by the applicant the proposed future use of the subject premises could add to the attraction of the docks and the community. However, the use and general approach really needs to be fundamentally different from the previous use by the Medieval Banquet which was, without doubt, a very significant contributor to the public nuisance, noise, and disorder problems in the docks.

I therefore trust that the conditions requested by FOSKD in their representation will be applied in full. As I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Jeremy Parr



# Appendix 12

# DAVID HAZELTON



Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

18<sup>th</sup> January 2022

Dear Sir/ Madam  
Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.


I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

I live on the first floor of Ivory House. It already gets noisy when the restaurants below me close at the end of the night. This application will only make matters worse and I strongly object to it.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,



With kind regards

David Hazelton

# Appendix 13

## Lavine Miller-Johnson

---

**From:** Michael Wilshire [REDACTED]  
**Sent:** 20 January 2022 11:16  
**To:** Licensing  
**Cc:** Heather Corben  
**Subject:** Licensing Act 2003. Premises: Dockside Vaults (formerly the Medieval Banquet), Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP

To: (by email to [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk) )

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

Dear Sir/Madam,

### **Licensing Act 2003. Premises: Dockside Vaults (formerly the Medieval Banquet), Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP**

I am the owner of [REDACTED] Part of my flat looks over the area where the Premises for which the application is being made is situated and has its main entrance.

I am writing to object to the application for a Premises Licence for the unit within Ivory House formerly known as The Medieval Banquet, now renamed as Dockside Vaults. I am concerned that the licence, if granted, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter which has recently been submitted to the Licensing Section of Tower Hamlets Council by the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to their concerns as well as make some additional points. I have previously made representations in relation to the proposed relicensing of these premises, following the Medieval Banquet's closure.

The proposed operator is a recently formed company (Dockside Vaults Limited) as a vehicle for operating these premises as an events space. Companies House records show that it was incorporated in August 2021, with a share capital of £300, divided between the three directors (Benjamin Gamble, Paul Mendoza and Stephen Williams). Benjamin Gamble (who we understand would be overseeing the operation at Ivory House) is also shown in Companies House records as a director and co-owner of a company, 'Best Experienced Live' where he currently lists himself as Managing Director on his LinkedIn profile. Before that he was Managing Director at 'Shout About', an events agency that owns and operates events spaces.

I am concerned that the scope of what Dockside Vaults might do in future is not limited or even defined. For example, the front page of the website for Best Experienced Live shows a crowded live music concert, so it is clear that events of that nature are a prospect. I understand that Dockside Vaults plans to install a large number of TV/video screens and amplified audio equipment within the unit at Ivory House, which will lead to noise that permeates to the residential premises immediately above, since each floor is connected by a series of vertical metal columns that conduct noise. Mr Gamble states in his LinkedIn profile that: "I own and operate venues throughout London. Currently on pause until 2022, but our beloved venues are coming back BIG TIME!", and "As a company we have been lucky enough to work with some of the most creative and forward-thinking clients in the world. We have entertained the public

through everything from sports screenings, gigs, comedy nights, dog markets (dog clothes/accessories), and techno nights, to country gigs and everything in between! “

In short, the Applicant is seeking a premises license, whilst retaining a carte blanche to run pretty much any type of event that it chooses - including as a venue for hire. These and other types of noisy or crowded events where alcohol is served are likely to lead to the same concerns that we previously expressed concerning noise, nuisance, crime and public order. In my view this application should be turned down, at least until the scope of the operations is defined more precisely and constrained to activities that will not lead to such problems.

Whilst the Medieval Banquet was being operated it caused a significant amount of noise and unpleasantness for residents of Ivory House. In particular, there were often long queues of customers waiting to be admitted to the premises and by the time they came out they were often drunk and rowdy, causing problems not only of noise but also often littering and sometimes vomiting. When the Medieval Banquet was operating with music this could clearly be heard in the reception area of the flats and other parts of that side of Ivory House because of the structure of the building, in particular the steel columns mentioned above, which have the effect of transmitting, resonating and amplifying noise.

My flat is affected by noise and pedestrian traffic coming from the premises in relation to which the application is being made and other licensed premises in the vicinity. I am concerned that these proposals will substantially add to the noise and disorder problems already experienced by Ivory House Residents. In the past we have experienced noise from licensed premises in or near the Ivory House, which has required residents to involve the Security Team at the Docks and sometimes the Environmental Noise Unit within Tower Hamlets. The flats are already surrounded or directly above a number of establishments licensed to serve alcohol, including The Dickens Inn pub, Zizzis, Kilikya, Brava Tapas, The Melusine, Emilia's Crafted Pasta, White Mulberries, Traders Wine Bar, St Katherine Docks Café and DOKKE, as well as restaurants across the North Dock. In addition, the restaurants just across the West Dock water are also licensed and noise from these premises and the people entering and leaving them also permeates into Ivory House. In short, we are surrounded by a total of 24 premises licensed to serve alcohol. The water carries sound very easily around the whole area. The walkways quickly become congested. The density of licensing in what is also a residential area is exceptionally high, and this proposal would only add to what is already an unacceptable level of noise and public nuisance - as well as further jeopardising the prevention of crime and disorder.

When these restaurants, pubs and bars are open there is often late night noise from premises in the area due to people congregating outside or exiting late at night or even during the day in an intoxicated state. As described above, this was particularly the case with customers going into and coming out of the Medieval Banquet. Whilst understandable as a temporary measure during the exceptional circumstances of the coronavirus pandemic, the Business and Planning Act 2020 that permits off-sales has had an adverse impact on nuisance and disorder in the Docks. In relation to this specific application there is inevitably a risk of late night drunkenness which apart from the disruption to those who live there also jeopardises safety and public health.

The flats were redeveloped and sold during 2005-2006, since when there has been a steady increase in the number of licensed premises. I believe that the original licence for the Medieval Banquet was granted before most of the residential development took place. Since 2016, Blackstone, the current landlords of the estate, have changed the retail mix of their tenants to the extent that there are now only two units that are not only oriented towards food and drink, whereas previously there had been a more balanced mix that included more retailers and service providers. Many of the residents regret this change in mix and the increasing dependence of the Docks on licensed premises for a significant part of its income and custom. The coronavirus and its particular impact on licensed premises has highlighted the risks of this over-dependence on the alcohol economy – both in terms of the impact on residents and the need to have in future a more balanced economic mix that also benefits the local community in terms of the types of commercial activities.

I am also concerned about potential off-premise sales of alcohol and any possibility that the premises could be used to deliver drink or food off-site. If that were to occur from these premises the presence of delivery drivers will add to the congestion and noise in the Docks' narrow passages and walkways around Ivory House.



In view of the mixed use (and primarily residential) nature of the Ivory House, and the previous history described above, and the need for sleep / freedom from noise disturbance of the adults and children in the flats close by I believe that the licensing authorities should not allow any further worsening of the current position by granting the requested licence. This risks further reducing the quality of life for residents, and of safety and the balance of activities in the area. I hope you will agree and reject the application in its entirety, for the benefits of the community as a whole. However, if for any reason the Committee were to grant a licence we would ask that it be subject to an automatic review within three years.

I wish to attend any hearing on the application. My wife Heather Corben will also wish to do so. Please would you therefore let me know the date, time and joining details and acknowledge receipt of this email.

Yours faithfully,

Michael Wilshire

## Lavine Miller-Johnson

---

**From:** Lavine Miller-Johnson on behalf of Licensing  
**Sent:** 20 January 2022 17:15  
**To:** Lavine Miller-Johnson  
**Subject:** FW: Licensing Act 2003. Premises: Dockside Vaults (formerly the Medieval Banquet), Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP

---

**From:** Heather Corben [REDACTED]  
**Sent:** 20 January 2022 13:11  
**To:** Licensing <Licensing@towerhamlets.gov.uk>  
**Cc:** wilshire [REDACTED]  
**Subject:** Licensing Act 2003. Premises: Dockside Vaults (formerly the Medieval Banquet), Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP

Dear Sir/ Madam

I am writing to object to the application for a premises licence for the unit within Ivory House, formerly known as The Medieval Banquet, now renamed as Dockside Vaults.

I agree with the objections raised and points made by my husband Michael Wilshire, the owner of [REDACTED] ( in his email below) and the concerns raised in the letter of representation recently submitted to the Licensing Section of Tower Hamlets Council by the Executive Committee of the Friends of St Katharine Docks.

I wish to attend any hearing on the application and to speak at that hearing. Please therefore let me know the date, time and joining details and acknowledge receipt of this email.

Regards

Heather Wilshire

Sent from my iPad

Begin forwarded message:

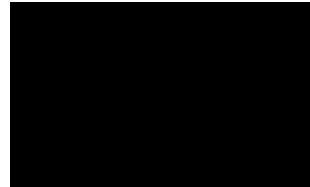
**From:** Michael Wilshire [REDACTED]  
**Date:** 20 January 2022 at 11:16:16 GMT  
**To:** licensing@towerhamlets.gov.uk  
**Cc:** Heather Corben [REDACTED]  
**Subject:** Licensing Act 2003. Premises: Dockside Vaults (formerly the Medieval Banquet), Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP

To: (by email to [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk) )

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

# Appendix 14

David & Victoria Gilman



Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

18 January 2022

Dear Sir/ Madam

**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

***David & Victoria Gilman***

# Appendix 15

Christopher Parr

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

17/01/2022

Dear Sir/ Madam  
Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

The docks are a unique residential location, in its current form the application presents material risks to the licensing objectives referenced above.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Christopher Parr

# Appendix 16

## Kathy Driver

---

**From:** Colin Mitchell [REDACTED]  
**Sent:** 16 January 2022 12:12  
**To:** Licensing  
**Subject:** Dockside Vaults, Ivory House, St Katharine Docks E1W 1BP - Objection Letter  
**Attachments:** Dockside Vaults Objection Letter.docx

Dear Sirs

Please see attached letter of objection.



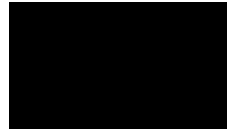


# Appendix 17



## THE FRIENDS OF ST KATHARINE DOCKS

The Secretary  
The Friends of St Katharine Docks



Tower Hamlets  
Licensing section  
John Onslow House  
1 Ewart Place  
London E3 5EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

17 January, 2022

Dear Sir/ Madam

### Licensing Act 2003

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

I am writing on behalf of the Friends of St Katharine Docks (**FOSKD**) to make representations regarding the application for a premises licence for the above premises.

FOSKD does not generally oppose the grant of a suitably conditioned premises licence **in order to run the premises as a generic and general "events space"**, but is concerned that the operation should be properly risk-assessed and that suitable conditions are imposed which achieve the right balance between all concerned and to ensure that the premises, when operational, have the least adverse impact and actively promote the licensing objectives.

### The Friends of St Katharine Docks

The Friends of St Katharine Docks (**FOSKD**) is a residents association operating under a constitution drawn up in 2011. The aims of FOSKD are to promote, protect and enhance the area known as St Katharine Docks (**the Docks**) and the community that lives in, works in and visits the Docks. FOSKD is managed by an Executive Committee with a subscription-based residential membership currently in the region of 420 members. Details about FOSKD and the Docks are to be found on our website at: [www.foskd.org](http://www.foskd.org).

FOSKD has been recognized by the Council in its Cabinet decision dated 5<sup>th</sup> February 2014 regarding the establishment of Neighbourhood Planning Areas and Forums as the representative group for the St Katharine Docks area.

### **FOSKD and the Licensing Act 2003**

Licensing involves an evaluative judgment as to what is to be regarded as reasonably acceptable in a particular location (*Hope & Glory* (CA) [42]). This evaluative judgment involves the weighing of a variety of competing considerations (*Hope & Glory* (CA)[42]) of which the interests of the wider community are paramount (see s 182 Guidance, paras 1.5, 9.38 and 11.26). The key crucial concepts are ‘balance’, ‘location’ and ‘community interest’.

This balance is recognised by the London Borough of Tower Hamlets in the very first paragraph of its Statement of Licensing Policy (2018 – 2023) where it states: *‘We want to provide an environment that is safe and welcoming for all to enjoy. While at the same time we also want to ensure that we protect the quality of life for our residents ...’* The SLP further confirms that: *‘The Licensing Policy objectives and associated benefits have clear links with the Council’s vision to improve the quality of life for everyone living and working in the Borough.’*

### **Our Particular Location**

The Docks is a unique community in a recognized Conservation Area and is an area of national and international significance and attraction sited immediately next to Tower Bridge and the World Heritage site of the Tower of London. It hosts a significant and clearly defined residential hub – a genuine urban village – with significant dock and river use. Living centrally in such a unique location which is often an integral part of local, national and international events, we expect a degree of vibrancy within our community. None-the-less this vibrancy is only one strand of life within the Docks; residential amenity is another. We expect and welcome that the Docks ought to house licensed premises and other commercial premises – some of these are of particular benefit to residents, local workers and visitors and add to the charm of the area.

There are currently 24 licensed premises within the Docks, including the 800 room Guoman Tower Hotel which has multiple restaurants and bars (both inside and outside). This figure accounts for the fact that the premises licence previously held by The Medieval Banquet for the premises the subject of the current application lapsed on its liquidation, as mentioned under the heading “The Current Application” later in this letter. Some of these 24 licensed premises are currently closed temporarily due to the Covid-19 pandemic.

Since 2016, the landlords of the estate, Blackstone, have changed the retail mix of the operators in the Docks so that, with the exception now of two units (a Hairdressers and a Dry Cleaners) all the rest are food and drink orientated. This is an increase of seven licensed premises that has fundamentally altered the character of the locality along with the inevitable cumulative impact that this concentrated food and drink offering creates.

Since 2016 Blackstone have suggested that members of the FOSKD Executive Committee meet potential new operators in advance of them entering into a Lease for the relevant premises with the landlords of the estate, in order to negotiate the conditions of their premises licence with them. This is exactly what FOSKD

has done in order to strive to achieve a balance on the estate between the needs of retail operators to run a successful business attractive to residents and visitors to the estate alike, whilst at the same time ensuring that residents can enjoy the amenity of their residential premises. Since 2016 the FOSKD Executive Committee have successfully negotiated six new premises licences with new business operators. FOSKD continues to be motivated by the desire to get the right balance between the needs of residents, operators and visitors to the Docks.

This balance must be assessed within an ever-changing environment. Perhaps the most striking, recent, impact on the Docks from a licensing perspective is the growth of the app-based delivery model which has, understandably, been exacerbated by the Covid-19 crisis. There is a marked increase in delivery bikes, mopeds, and motor bikes coming into the area with the associated impacts of congestion, noise from idling engines and drivers on mobiles outside premises confirming orders and instructions in close proximity to residential premises.

We have attached a plan of the St Katharine Docks site which shows the key locations within the Docks and two photographs of the premises. One of the photographs shows the close proximity of the particular unit in question to the 220 apartments in City Quay around the East Dock. It will be apparent from the plan that this is a densely developed area. The high buildings canyon above the echo chamber of the deep-water docks. The retail units face the deep-water docks and front narrow walkways that are in constant use during the day and into the early hours of the morning. Of the premises currently licensed within the Docks, save for the Guoman Tower Hotel and Tesco, the earliest opening time is 07.00 and the latest closing time is 01.30. The earliest start for licensable activities is 08:00 and the latest licensable activities cease at 01.00. These premises will benefit from the consequences of the Live Music Act 2012 and the deregulation of regulated entertainment. In addition, the wider area benefits from a full calendar of social and recreational events, with associated TENs, both on and off the water.

The s 182 Guidance highlights the very clear and comprehensive duty upon an applicant for a new premises licence to conduct a thorough risk assessment of the proposed application (see s 182 Guidance, paras 8.41 – 8.49). This must be particularly so where an events space with the wide range of possible events shown in the current application is proposed in this particular residential area. But it is not evident from the application whether any such risk assessment has been carried out and therefore what restrictions will be necessary. No attempt has been made to provide a considered and particularized operating schedule. We would expect any such operating schedule to contain details of forward planning and advance notification of events along with consultation with the landlords, the responsible authorities, neighbours (residents and businesses) and local residents' groups. In effect we would expect to see provision made in the operating schedule for a system of open, engaged and transparent risk assessment in advance of specific events to be held in the premises being agreed.

The impacts and risks associated with different types of operation are well established and self-evident. The London Borough of Tower Hamlets recognises, in its Statement of Licensing Policy, that where its 'discretion is engaged it will consider the direct impact of activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned' (SLP, para 4.9).

Given the varied and extensive uses that a generic general 'events space' can be put to a full risk assessments and robust operating schedule is of the utmost necessity.

## **Cumulative Impact**

The Licensing Authority will be aware of para 13.33 of the s 182 Guidance which states that: *'The absence of a special policy [cumulative impact] does not prevent any responsible authority or other person making representations on an application for the grant or variation of a licence on the grounds that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives.'* This Guidance is reflected at para 7.2 of the Tower Hamlets Statement of Licensing Policy (2018-2023): *'Representations may be received from a responsible authority / interested party that an area has become saturated with premises, which has made it a focal point for large groups of people to gather and circulate away from the licensed premises themselves, creating exceptional problems of disorder and nuisance over and above the impact of individual premises.'* As will be demonstrated below, it is not just that the current application is of concern, but also that if granted in an area already saturated with too many licensed premises it will likely lead to further negative cumulative impact consequences.

## **The Current Application**

The current application is for a substantial part of the basement area of the building known as The Ivory House. We understand that the unit extends to 11,336 square feet and it is marked in red on the attached plan. Until recently it was operated by The Medieval Banquet, the previous licence holder, whose principal operation was the production of themed medieval banquets - a "dinner-theatre experience" including entertainment and costume hire – which licence lapsed due to its insolvency.

FOSKD does not oppose the grant of a suitably conditioned events premises licence, but it does expect a fair and reasonable balance with the rights of existing local residents. FOSKD is therefore seeking to have suitable conditions imposed which will promote the licensing objectives and achieve the right balance between residents, businesses and visitors.

The Ivory House is a Grade 2 listed building constructed in the 1850s and situated in the Tower of London Conservation Area; arguably it is *the* iconic building in the Docks and is one of a number of residential buildings in the heart of the Docks. It is a mixed-use building comprising retail units, offices and 37 residential premises. As mentioned above, The Medieval Banquet occupied a substantial part of the basement; the remainder of the retail units are on the ground floor (except that one of these, Zizzi, also uses the mezzanine floor). Above the retail units is a mezzanine floor containing offices (and Zizzi). The residential premises are all located above the mezzanine floor, save for one that is located on the ground floor. Nine of the eleven retail units located in Ivory House now have premises licences (namely Bravas Tapas, Kilikya's, Zizzi, The Melusine, Emilia's Crafted Pasta, White Mulberries, Traders Wine Bar, St Katharine Docks Café and DOKKE), the premises licence previously held by The Medieval Banquet having lapsed.

It will be apparent from the attached plan referred to above that the applicant's premises is situated at a key point in the Docks in that it is at the conjunction of three of the walkways, one of which it fronts onto, and the driveway leading from East Smithfield (A1203) to the building in which it is situated and only a few yards from another residential building in the Docks, City Quay, which has 220 residential flats.

The age and design of the Ivory House, which as mentioned above is a Grade 2 listed building, requires particular consideration in respect of noise, nuisance and disturbance.

The structure of the Ivory House includes cast iron columns and beams running throughout the building which allows sound to resonate throughout the building. There is no soundproofing in the building and no potential to introduce it in any meaningful way on this scale in an 1850s listed building. Music was not a big part of the former operation. Any new operation using amplified recorded or live music in the unit would be a great nuisance for residents and for business tenants on the mezzanine floor if the operator allowed it during daytime business hours. FOSKD asks that a genuinely independent noise expert is engaged to consider the impact of noise and other nuisance arising from events. To avoid disputes and delays FOSKD would welcome the opportunity to contribute to the instructions given to any such expert. Additionally, FOSKD is keen to co-operate with any investigations that the LBTH Environmental Health Service wishes to conduct.

FOSKD has written to the then representative of the premises (Mr. McCann) setting out its concerns and request for an independent noise and impact assessment. It is FOSKD's understanding that this e-mail has been made available to the current representative of the premises (Mr. Thomas). A copy of this e-mail is attached and exhibited to this letter of representation as Annex C.

Additionally, a copy of this letter of representation will be sent directly to the Environmental Health Authority with a request that they conduct a noise and impact assessment to assist the Licensing Sub-Committee.

FOSKD recognises that licence conditions that relate to certain types of regulated entertainment are suspended due to the Live Music Act 2012 and the Deregulations Act 2015 but this does not absolve the operator, responsible authorities and the Licensing Authority from adding the appropriate conditions on the determination of an application for a new premises licence (see s 182 Guidance, para 16.36). Further, general licence conditions that relate to the overall management of potential noise nuisance are not suspended (see s 182 Guidance, para 16.38).

FOSKD understands that the premises can accommodate up to 700 people (although the applicant has proffered a condition that the number will be limited to 450) and the previous operation regularly hosted parties of 400 people or more – typically large groups of tourists, hen and stag parties and office parties. These gave rise to considerable public nuisance outside the premises, in particular drunken behaviour, disorder, noise, people smoking under the windows and balconies of the flats above, vomiting and large uncontrolled and unmonitored queues forming outside awaiting access often rowdy and blocking the walkways. The previous operator's security personnel were wholly ineffective in dealing with these nuisances.

Nuisance and disorder are already generated by the many existing licensed premises, which has an impact on residents and berth-holders right across the Docks and in particular on residents in The Ivory House. This nuisance *etc.* is a frequent and regular occurrence. Typically, the impacts are from within the premises themselves, the outside areas where permitted, the use (and abuse) of external tables and chairs and patrons congregating in the near locality of premises (e.g. particularly the Dickens Inn and the Slug and Lettuce. Previously, patrons clustered on the walkway outside The Medieval Banquet while they waited to enter the premises (sometimes in the region of 400 people). Patrons and visitors moving to and from premises and now the added impact of delivery drivers and their vehicles, serve to exacerbate the problems.

That nuisance and disorder has increased with the introduction of the temporary off-sales licences under the Business and Planning Act 2020. FOSKD have spoken with the Security Team at the Docks and some of the Blackstone Management Team about the issues experienced in the Docks caused as a direct result of those off-sales licences. Concerns include large numbers of individual alcoholic drinks being sold to members of the public which are consumed outdoors around the Docks causing drunken behaviour with associated health and safety problems including people jumping into the water in the yacht basins. There has also been a huge additional amount of littering of takeaway drinks beakers and bottles which the cleaning team had to deal with.

Very little of this nuisance has been mentioned to the police or to any local authority departments. That is because it is regularly reported by residents to the Docks' Security team who have undertaken to notify the relevant authorities. We don't know if they have regularly done so.

In describing the steps it intends to take to promote the licensing objectives, the applicant has offered the conditions set out in Annex A to this letter. FOSKD accepts most of those conditions, except where shown, but believes that they fail to give sufficient regard to the particular vulnerabilities and pressures on this particular location with the potential for impact on the residential properties and are therefore insufficient to safeguard against the nuisance described above and FOSKD's concerns about the extent and scope of an events space and would therefore request that if the licensing authority grants the application it will address those concerns and ensure promotion of the licensing objectives by imposing the additional conditions set out in Annex B to this letter. Explanatory Notes have been added to each of those additional conditions to justify their inclusion. It has been difficult for FOSKD to do a proper risk assessment, and therefore frame precise conditions, where the exact extent and scope of events to be carried out under the proposed operation are unknown. FOSKD has therefore sought to achieve the least adverse impact of the proposed licence from its point of view.

FOSKD would also request that for the same reasons: –

1) The times the premises are open to the public are amended to match those of The Melusine, the most recent restaurant to be licensed in the area and immediately adjacent to the premises, being the hours which Blackstone (the owners of the Docks) previously supported as being suitable for the retail units "in Ivory House due to the proximity of the 37 residential flats"; namely Monday to Saturday 09:00 – 23:00 and Sunday 10:00 – 22:30. In any event the applicant needs to address itself to the LBTH Core Hours policy which ought to be the default position in the event that parity with the Melusine hours is not agreed. See the LBTH Statement of Licensing Policy at para 14.8 for the Core Hours.

2) The times for carrying out licensable activities at the premises are amended to match those of The Melusine; namely Monday to Saturday 12:00 – 22:30 and Sunday 12:00 – 22:00.

## **Planning**

Due to the holidays and the ongoing Covid-19 impact the FOSKD have been unable to ascertain whether the proposed use is compatible with the current planning permission. Whilst acknowledging that planning and licensing are separate regimes – the proper integration of licensing and planning is of relevance and concern. It is expected that the parties will be in a position to update the Sub-committee in due course. (See s 182 Guidance, paras 14.64 – 14.65).

## **Diversity and Inclusion**

The basement of Ivory House is accessed by a single entrance with concrete steps leading down to the venue. The Docks are home to elderly residents, disabled residents and others that may from time-to-time have mobility issues (e.g. pregnant women). An events space ought to be accessible and fulfil our society's aspirations for a diverse and inclusive entertainment and nighttime economy. FOSKD would like to see how this venue proposes to ensure diversity and inclusion and in particular accessibility for its proposed operation. These matters are not just of concern to the operator but also the licensing authority that is under a duty to have due regard to its Public Sector Equality Duty (see s 182 Guidance, paras 14.66 – 14.67 and the LBTH SLP section 29).

FOSKD will have a representative at any hearing in relation to this matter who will expand upon these representations and call upon residents to give direct evidence as to the matters raised in this representation.

Please acknowledge receipt of this letter and please let us know the date, time and place of any hearing in relation to this matter.

Yours faithfully,

David Leonard  
Secretary,  
For and on behalf of FOSKD

## **ANNEX A**

### **CONDITIONS PROPOSED BY THE APPLICANT**

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Tower Hamlets Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises.



All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.

**AGREED**

2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.

**AGREED**

3. When the designated premise supervisor is not on the premises any or all persons authorised to sell alcohol will be authorised by the designated premises supervisor in writing. This shall be available on request by the Police or any authorised officer.

**AGREED**

4. All staff whose responsibilities include the retail sale of alcohol shall receive training about the prevention of underage sales on induction and at intervals during the year.

**AGREED**

5. An incident log shall be kept at the premises, and be available on request to the Police or an authorised officer. It must be completed within 24 hours of any incident and will record the following:
  - a) all crimes reported to the venue;
  - b) all ejections of patrons;
  - c) any complaints received concerning crime and disorder
  - d) any incidents of disorder;
  - e) all seizures of drugs or offensive weapons;
  - f) any faults in the CCTV system, searching equipment or scanning equipment;
  - g) any refusal of the sale of alcohol;
  - h) any visit by a relevant authority or emergency service.

**AGREED**

6. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

**AGREED**

7. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
  - a) the police (and, where appropriate, the London Ambulance Service) are called without delay;
  - b) all measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
  - c) the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and

- d) such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

**AGREED**

8. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer at all times whilst the premises is open.

**AGREED**

9. The premises shall have written Security, Drugs and Dispersal policies that are reviewed yearly or after any serious incident. Such policies are to be written in consultation with Central East Police Licensing and made available to statutory authorities including the Police upon request.

**AGREED**

10. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

**NOT AGREED**

**PROPOSED AMENDMENT** – Add: “Patrons should be actively discouraged from causing a blockage to the walkways outside and surrounding the premises. The licensee shall implement an external area supervision policy and a dispersal policy a record of which shall be kept on the premises and made available for inspection to the licensing authority and the police.”

*EXPLANATORY NOTE: The additional wording is necessary because the dispersal and management of the surrounding area is very important.*

11. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 14 persons at any one time. Smokers will be directed to smoke in a designated area near the Elephant Gates.

**AGREED**

12. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance.

**AGREED**

13. A Management Plan shall be agreed with the landlord and reviewed at least every six months. It shall be available for inspection at all times by any of the statutory authorities.

**AGREED**

14. A minimum of 2 SIA licensed door supervisors shall be on duty at the premises at all times whilst it is open and carrying out licensable activity and they must correctly display their SIA licences when on duty so as to be visible.

**NOT AGREED**

**PROPOSED AMENDMENT** – A minimum of 2 SIA licensed door supervisors shall be on duty at the premises at all times whilst it is open to the public and they must correctly display their SIA licence when on duty so as to be visible.

15. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.

**AGREED**

16. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

**AGREED**

17. Food will not be sold for takeaway or delivery.

**NOT AGREED**

**PROPOSED AMENDMENT** – Subject to condition 15, food and beverages will not be sold for takeaway or delivery.

18. No outside tables or chairs shall be permitted.

**NOT AGREED**

**PROPOSED AMENDMENT** – Replace this condition with the following: “All licensable activities and operations are to be restricted to the interior of the premises. The external areas of the premises shall not be used for licensable activities or for any purpose (including tables, chairs, benches, heaters, canopies or any similar structures) save for access and egress and for access to the designated smoking area by the elephant gates.”

*EXPLANATORY NOTE: the external area of the premises is directly below the residential flats in Ivory House which have “open” balconies and windows which open out above the area directly above the door to the premises as well as along the busy walkways running along beside the premises.*

19. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

**AGREED**

20. The maximum capacity of the premises shall be 450 (excluding staff).

**AGREED**

21. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.

**NOT AGREED**

**PROPOSED AMENDMENT** – Replace “23:00 hours” with “21:00 hours” and “08:00 hours” with “09:00” hours.

*EXPLANATORY NOTE: The proposed amendment reflects the fact that the premises are immediately below 37 residential flats and makes this condition consistent with the conditions applicable to other nearby licensed premises, not least The Melusine which is immediately adjacent to this premises and above the basement space.*

22. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.

**NOT AGREED**

**PROPOSED AMENDMENT** – Replace “23:00 hours” with “21:00 hours” and “08:00 hours” with “09:00” hours.

*EXPLANATORY NOTE: The proposed amendment reflects the fact that the premises are immediately below 37 residential flats and makes this condition consistent with the conditions applicable to other nearby licensed premises, not least The Melusine which is immediately adjacent to this premises and above the basement space.*

23. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.

**AGREED**

## **ANNEX B**

### **ADDITIONAL PROPOSED CONDITIONS**

[1] A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the Environmental Health Service and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Health Service. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

*[EXPLANATORY NOTE: We believe that this condition should be imposed notwithstanding condition 12 in Annex A above because this is a listed warehouse building with extensive cast iron*

*columns running up through the building from the basement which is where the events space will be situated. It is impossible to introduce effective soundproofing in this environment.]*

[2] Loudspeakers shall not be located in the entrance lobby or outside the premises building.

*[EXPLANATORY NOTE: We believe that this condition should be imposed notwithstanding condition 12 in Annex A above because the sound would be heard throughout the ground floor entrance lobby of the residential part of the building and would also be clearly heard on the open balconies and through the open windows of the flats above the entrance door to the premises.]*

[3] All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.

*[EXPLANATORY NOTE: We believe that this condition should be imposed notwithstanding condition 12 in Annex A above because any noise emanating from the premises would cause a nuisance to the residential flats above and to neighboring premises.]*

[4] No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

[EXPLANATORY NOTE: Given the unique sensitivities of the premises and the area and the potentially wide range of 'events' a proper independent risk assessment is required to consider the impact of noise and other disturbance in this area].

[5] There shall be no admittance or re-admittance to the premises after 22:30 hours Monday to Saturday and 22:00 hours Sunday except for patrons permitted to temporarily leave the premises to smoke.

[6] There shall be no sales of alcohol for consumption off the premises after 23.00.

*[EXPLANATORY NOTE: We believe that this condition should be imposed in order to deter late night drinking outside on the St Katharine Docks estate.]*

[7] Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

*[EXPLANATORY NOTE: We believe that this condition should be imposed in order to reinforce condition 18 in Annex A above.]*

[8] Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly. The premises licence holder shall ensure that any patrons leaving the premises to smoke in the “designated area” should do so in an orderly manner and be supervised by staff so as to ensure that there is no public nuisance or obstruction of the walkways.

[9] The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the walkways and common areas in the Dock. Queuing outside the premises shall be restricted to a designated area to be agreed between the landlord and the applicant .

*[EXPLANATORY NOTE: We believe that this condition should be imposed because public nuisance and obstruction of the walkways was a major problem with the events organized by the previous licence holder (Medieval Banquet)].*

[10] All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.

[11] No person on behalf of the premises or on behalf of a person carrying or attempting to carry on a licensable activity shall cause, permit, employ or allow, directly or indirectly, whether on payment or otherwise, any person(s) to importune, solicit or tout members of the public on any public highway within the specified area outlined below for the purpose of bringing customers to the premises. The distribution of leaflets or similar promotional material is also prohibited within the specified area. For the purpose of this section: ‘Directly’ means - employ, have control of or instruct. ‘Indirectly’ means allowing / permitting the service of or through a third party. ‘Specified’ Area means - the area encompassed by the area of the Docks.

*[EXPLANATORY NOTE: We believe that this condition should be imposed because the estate has experienced problems in this respect from other licensees on the estate.]*

[12] As soon as possible, and in any event within one month from the grant of this licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.

*[EXPLANATORY NOTE: We believe that this condition should be imposed because the landlords of the dock have previously encouraged other licensees to join Pubwatch.]*

**ANNEX C**  
**COPY EMAIL**

**From:** Leo Charalambides [REDACTED]  
**Sent:** 25 November 2021 17:41  
**To:** Niall McCann [REDACTED]  
**Cc:** Sue Hughes [REDACTED]  
**Subject:** Re: Ivory House

Dear Niall,

I have spoken with Sue who has asked me to forward the following. Also, if you need to discuss matters any further please feel free to contact me directly on my mobile.

Kind regards

Leo

Dear Mr McCann,

**Re: Proposed Premises Licence Application for Ivory House (Events Space [tbc])**

FOSKD are pleased that your client withdrew its application at the hearing on the 23 November 2021 and accepted the need for a fresh premises licence application that is based upon a specified use and operation. FOSKD believes that the new application should be made by the prospective operator (currently Dockside Vaults Ltd) rather than the landlord.

We welcome your invitation to let you know what we would like to see in the new application and proposed conditions. At this preliminary stage we only have a vague outline as to the proposed use of the basement of Ivory House so at this stage we can only make some very general observations. We would therefore like to receive a copy of the draft application before it is submitted to the Council so that we can, if appropriate, make any further observations.

It is our understanding that the proposed use for the basement of Ivory House is to be that of a varying events space, the extent and scope of which remains to be particularised. Obviously, the likely effects of the particular use of a particular premises at a particular location can only be gauged when all the relevant information has been provided.

As mentioned in our representation dated 27<sup>th</sup> February 2021 (page 2) we are always keen to work with applicants to find a good balance between those who live, work and visit the docks.

These preliminary observations are just that. We cannot at this early stage indicate whether and if any representations might be made to a published application. In the event of any representations, we will acknowledge this preliminary partnership working and if deemed necessary provide a copy of this note as an appendix to any representations.

We will also send a copy of these preliminary concerns to the Responsible Authorities so that all key parties – the local community, responsible authority, the operator and the licensing authority – are fully aware of our engagement with each other.

Our concerns are that the operation is clearly defined (it is now clear that it is not intended to be a conventional "Restaurant and Bar" as stated in the previous application), that that operation is properly risk-assessed, and that suitable conditions are imposed which achieve the right balance between all concerned.

#### Nature of Operation

Please clarify the intended operation of the basement of Ivory House. In the statement of case it is stated that the basement venue is too large for a conventional restaurant or bar and that it is now proposed that the venue will be used as an events space. The examples range from live music, art exhibitions, immersive theatre, corporate events, stand-up comedy nights, computer gaming competitions, product brand launches, acoustic nights and lifestyle and clothing markets.

You are reminded of the clear and comprehensive s 182 Guidance in respect of an applicant's duty to risk assess its proposed operation (paras. 8.41 – 8.49). Such a risk assessment must be based upon the actual proposed operation. The statement of case acknowledges that restrictions on the type of events will be needed but within the currently available information no such restrictions are identified. A clear description setting out the extent and scope of the proposed operation of the basement would be appreciated, as the foundation of any application, so that we too can properly and helpfully respond.

#### Risk Assessment

The statement of case states that 'each proposed use of the Premises will be heavily scrutinised' (p. 9). Within your operating schedule we would expect to see details of forward planning and advance notification of events along with consultation with the Landlord, the responsible authorities, neighbours (residents and businesses) and local residents' groups. In effect we expect to see provision made in the operating schedule and conditions for a system of open, engaged and transparent risk assessment in advance of specific events to be held in the premises being agreed.

#### Planning Permission

Please confirm that the proposed operation has the benefit of planning permission.

#### Operator

The identity and experience of the person/s responsible for operating a large event space is an important factor. Please provide full details of the prospective operator and senior management team.



### Capacity

This is a very large basement space with over 13,500 sq. ft. Please confirm the area that will be open to the public for the proposed events. Please confirm the maximum capacity of the basement along with projected footfall and churn throughout the hours of operation.

### Food led

We have been informed that the proposed operation will include an onsite executive chef who will prepare food for all events. A sample menu was supplied to LSC along with the statement of case.

Please confirm that the events will be food led as envisaged and that a substantial food offering will be made available on the premises and as a part of the proposed events.

Please confirm that there will be no provision of food for consumption away from the premises whether by collection or delivery arrangements.

Given the extensive menu and substantial food offering can you indicate the location and size of the executive kitchen, extractor fans and other plant and machinery, delivery and refuse arrangements (including hours when deliveries can be made and refuse can be disposed of outside the unit) and the seating location and covers in the dining area/s of the premises.

### Hours

The landlord has previously agreed (ref the Melusine) that the appropriate operating hours for premises in this location are Monday to Saturday 09:00-23:00 and Sunday 09:00 – 22:30. Can you please confirm that these hours remain the appropriate hours for this location and if not what distinguishes this venue.

Further, please address the core hours policy provided by the London Borough of Tower Hamlets in its statement of licensing policy (para 14.8).

Please provide details for a last entry time.

### Smoking Area

Please confirm the location of the designated smoking area, the number of smokers allowed at any one time, and the arrangements for supervising smokers.

### No outside licensed area

It should be acknowledged in the application for the avoidance of doubt that there is to be no outside licensed area to the premises.

### Noise

The age and design of Ivory House (a grade II listed building situated in the Tower of London Conservation Area) requires particular consideration in respect of noise nuisance and disturbance. As mentioned in our representation dated 27<sup>th</sup> February 2021 (page 5) the structure of the Ivory House allows sound to resonate throughout the building via the cast iron columns as there is no soundproofing. We understand that a significant number of large TV screens are to be installed in the premises as part of an audio-visual installation costing in the region of £200k. We ask that a

genuinely independent noise expert is engaged to consider the impact of noise and other nuisance arising from events. So as to avoid disputes and delays we would welcome the opportunity to contribute to the instructions given to expert.

In addition, please consider the proposed conditions [7] – [14] in our representation dated 27<sup>th</sup> February 2021.

Additionally, we look forward to seeing proposals in your operating schedule concerning the CCTV provision, staff training, incident logs and record keeping, challenge 25, safeguarding, management of external area, access and dispersal provisions, deployment of SIA and stewards, litter collection including cigarette butts, emergency contact number for use by local residents and businesses, delivery vehicles, and waste disposal. These are general and typical matters that would form part of any operating schedule.

We look forward to a draft copy of your application for specific feedback and comment.

Kind regards,

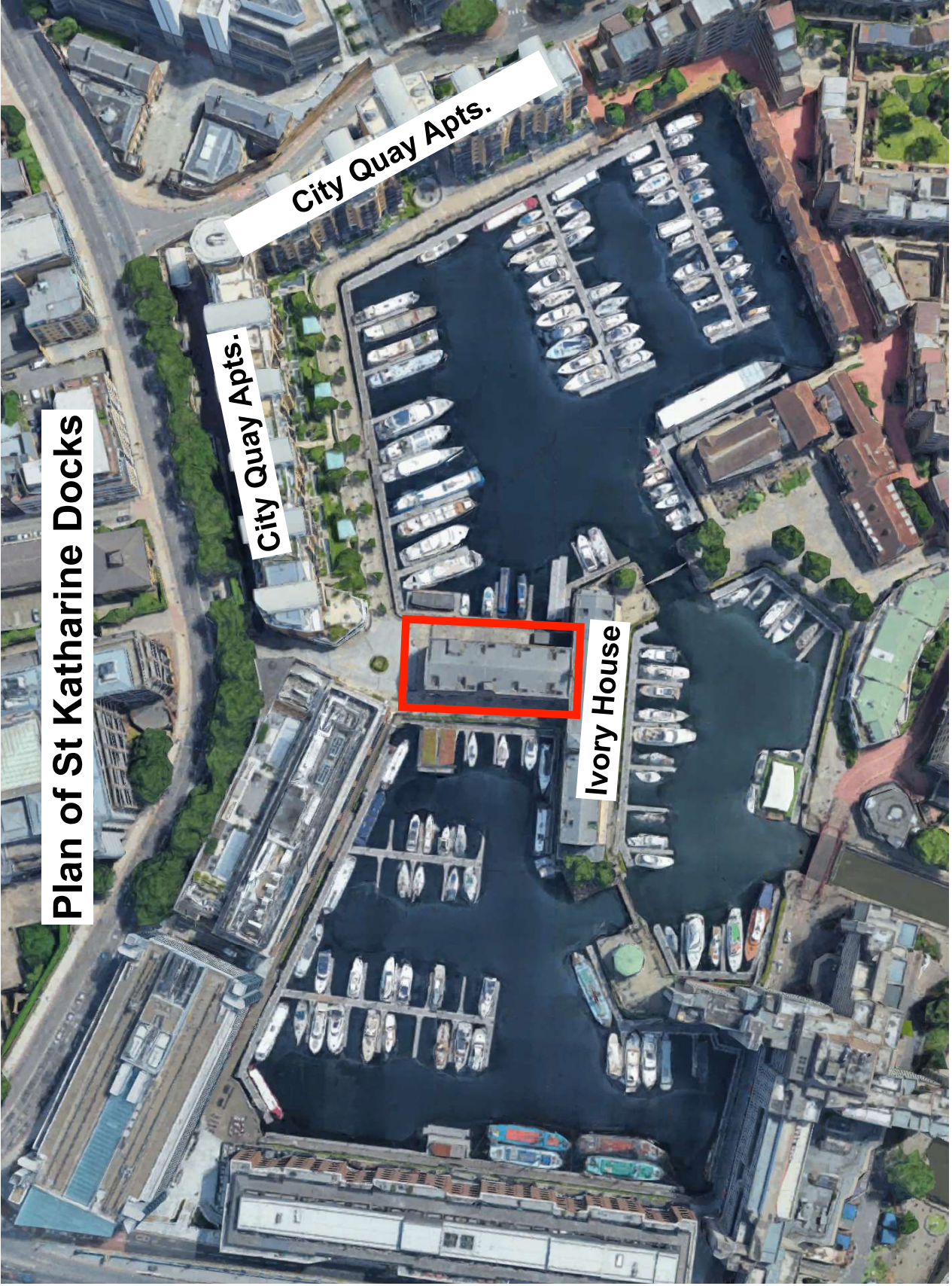
FOSKD

**Plan of St Katharine Docks**

**City Quay Apts.**

**City Quay Apts.**

**Ivory House**







THE WOVEN HOUSE

Woven House

Woven House

Woven House

Woven House

Woven House

Woven House

Woven House

Woven House



## Kathy Driver

---

**From:** David Leonard [REDACTED]  
**Sent:** 17 January 2022 18:12  
**To:** Licensing  
**Subject:** Fw: Premises Licence Application - Dockside Vaults

Dear Licensing

Further to my emails to you at 17:46 and 18:06 today regarding the above, I am forwarding you a copy of the email I have today sent to Environmental Health.

You will note that that email is referred to in the third paragraph on page 5 of the letter of representation attached to the second of the above emails.

Kind regards

D T Leonard

Secretary

For and on behalf of the Friends of St Katharine Docks

----- Forwarded message -----

**From:** David Leonard [REDACTED]  
**To:** [foodsafety@towerhamlets.gov.uk](mailto:foodsafety@towerhamlets.gov.uk) <[foodsafety@towerhamlets.gov.uk](mailto:foodsafety@towerhamlets.gov.uk)>  
**Sent:** Monday, 17 January 2022, 17:54:45 GMT  
**Subject:** Premises Licence Application - Dockside Vaults

Dear Sir/Madam

### Licensing Act 2003

#### **Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

I am writing on behalf of the Friends of St Katharine Docks (**FOSKD**) to raise a matter regarding the above application for a new premises licence by Dockside Vaults Ltd.

The application envisages the creation of a generic events space in the basement of the Ivory House.

FOSKD is concerned about the impact of such a general generic events space in those premises. We would welcome an independent expert assessment by your department as to the likely noise and impacts for such use as outlined in the application. FOSKD is of the view that an assessment by your responsible authority would provide importance evidence for the Licensing Sub-committee to properly scrutinize the application and make an informed assessment.

We attach a copy of our letter of representation for your records and look forward to cooperating with you.

Please kindly acknowledge receipt of this email.

Kind regards

D T Leonard

Secretary

For and on behalf of the Friends of St Katharine Docks

# Appendix 18

Mr M and Dr M Veasey



18 January 2022

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

Dear Sir/Madam,

**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katharine's Dock, East Smithfield, London E1W 1BP**

We are writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. We are concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

We confirm that we have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and we wish to add our personal support to that representation.

We have lived in St Katharine Docks for seventeen years, enjoying the peaceful environment, but have also seen a cumulative increase in public nuisance and some disorder incidents within the environs. We have seen a progressive shift in the use of retail units in the Docks towards food, drink and hospitality and feel compelled to urge that further licensed activity is properly controlled.

By virtue of its status as part of the Tower of London Conservation Area, St Katharine Docks is an attractive residential and leisure venue during the day and the night-time. However, the fact that the dock contains large bodies of water, means that sounds within the docks do carry over quite large distances without intervening buildings to act as dampeners. We therefore find that we clearly hear disturbances, music and other sounds from all around us, including the Ivory House complex.



The daytime delivery of beverage supplies provides traffic nuisance in the small turning area outside Ivory House. Also, the disposal of spent glass bottles, cans and beverage containers emptied from this venue during the early hours of the morning which frequently interrupts sleep. Given the demographic of residents within the Docks, we request that a license condition be placed that waste materials shall not be moved, removed from, or placed outside Ivory House between 22.00 and 9.00.

Music events held at other locations in the Dock already include the Dickens Inn, the Slug and Lettuce, and licenced on-the-water summer events which already cause noise nuisance and, if licencing is granted to the Dockside Vaults at Ivory House and not adequately controlled, this is likely to add to the problem.

At closing time, it is a regular occurrence that some of those who have frequented hostelrys within St Katharine Docks circulate around the Docks' pathways. These revellers are often drunk, and to their amusement, often discover that the acoustics of the Docks seem to enhance the range of their singing, disrupting residents' sleep. Additionally, the detritus of these excursions – food containers and rubbish, vomit, even sometimes silver gas cannisters and needles – then require early morning cleaning for reasons of decency, public health and safety.

Increasingly marketed as an area for leisure activities with numerous bars and cafes, young people are often drawn to St Katharine Docks, gathering late at night and in the early hours of the morning on the seating close to Ivory House and along Star Walk: their presence is frequently accompanied by loud music and shouting the volume of which prohibits sleep.

Consequently, we additionally request that, if granted:

- The licencing times are restricted as: Monday to Saturday 12.00 – 22.30 and Sunday 12.00 to 22.00.
- Appropriate and sufficient security is imposed by the venue to disperse customers at closing times.
- Comprehensive CCTV monitoring is installed at the premises.

We trust that the conditions requested by FOSKD in their representation will be applied. We wish to attend any hearing on the application. Please would you therefore let us know the date, time and joining details.

Please may we request that you acknowledge receipt of this email.

Yours faithfully,

Melanie and Martin Veasey

# Appendix 19

## Kathy Driver

---

**From:** Howard Redgwell [REDACTED]  
**Sent:** 16 January 2022 11:03  
**To:** Licensing  
**Subject:** Licensing Act 2003 in respect of the Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Yvette and Howard Redgwell



Tower Hamlets

Licensing Section

John Onslow House

1 Ewart Place

London

E35 EQ

E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

17 January 2022

Dear Sir/ Madam

Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP (the "**Premises**")

We are writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above Premises. We are concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

We confirm that we have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks, and we wish to add my personal support to that representation. This support is based on our personal experience on the crowds and their behaviour outside The Medieval Banquet.

The large crowds in front of the Medieval Banquet at times could certainly give a feeling of unease and restricted other pedestrians using the St. Katherine's Docks. The users of the Medieval Banquet could be inebriated, boisterous and their behaviour unsociable. It was inevitable that once they were enjoying themselves, their regard for the rights and needs of others decreased. Littering, shouting, smoking in corners and/or in groups and other anti-social behaviour could always be observed.

The area around the Premises did not feel particularly safe at times. This is not to say that the people using the other licensed premises within St. Katherine's Docks do not at times demonstrate the same problems. The issue with the Premises has always been that the numbers attending at any one time are much larger and spill out over the wider area of the Dock. The issues are multiplied due to the proximity of the Premises to residential housing, in which all ages (single persons, couples and families with children) live. The bars and restaurants located in the North-West corner of St. Katherine's Docks (for example, the Slug and Lettuce Bar) are in an office area in the Docks have the same problems. However, the consequences arising from the use of the bars and restaurants in that office area by members of the public are reduced due the isolation away from the residential housing in the Docks, although these consequences are far from being eliminated completely in respect of these other bars and restaurants.

St Katherine's Docks is not an area which is appropriate for large events. There are problems with parking, access, disruption and disturbance for residents and other users of the area concerned. Therefore, if there is any license granted it should be with strict conditions as to the use of the Premises.

We trust that the conditions requested by FOSKD in their representation will be applied. We wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Yvette and Howard Redgwell

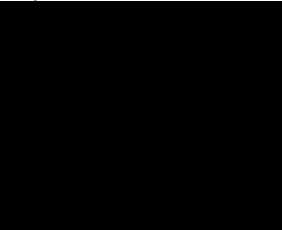
# Appendix 20

## Kathy Driver

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**From:** Hm Woodman [REDACTED]  
**Sent:** 17 January 2022 12:23  
**To:** Licensing  
**Subject:** Fwd: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

My full address is



Begin forwarded message:

**From:** Hm Woodman [REDACTED]  
**Date:** 15 January 2022 at 16:20:44 GMT  
**To:** licensing@towerhamlets.gov.uk  
**Subject:** Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Dear Sir/Madam  
Licensing Act 2003  
Premises as above

I am writing to object to the application for the unit formerly known as The Medieval Banquet at the above premises. I am very concerned that to grant such a licence will undermine two of the Licensing Objectives. It would add to public nuisance and crime and disorder problems as well as add considerably to the noise problem for the very many residents who live in close proximity to the venue.

I have read the letter of representation on this matter submitted by the Executive Committee of the Friends of St Katherine Docks. I wish to add my own comments and my personal support to that representation.

My property is close to the entrance to the venue. There have been numerous occasions when I have contacted the police about serious problems generated by the venue. There is a high volume of noise, largely from drunken individuals late at night, which disturbs hundreds of very local residents. These incidents often occur whilst large groups are waiting to be collected by coaches close to the main entrance to the Dock which is extremely close to this venue. Arguments often break out and escalate into violence. The docks are yards away from the venue and are extremely deep. There have been several cases of drowning during the time I have lived here. Deep water and alcohol are a dangerous mix. I regularly have to call security as the noise can be heard above my television and I have had concerns about things immediately outside the venue escalating to potentially dangerous levels. This is not an appropriate application for a residential area where hundreds are adversely affected.

I hope this application will be rejected. If not so the conditions requested by FOSKD will be applied. I wish to attend any hearing. Please will you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully

Helen Woodman.

Sent from my iPad

# Appendix 21



**Karin Voller,** [REDACTED]  
[REDACTED]  
[REDACTED]

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

17/01/2022

Dear Sir/ Madam  
Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

I lived in my flat, [REDACTED] for a number of years, and have rented the property out for the last few. Whilst I encourage the natural progression of the area, I am seriously concerned about the Premises License Application, namely the inability to prevent public nuisance and further to this the issues surrounding the prevention of crime and disorder . My flat has windows and balconies directly above the entrance/exit for the premises, and having lived there while the Medieval Banquet was operational, the nuisance and disturbance was truly unbearable. Whilst the license indicates 2 door managers, and signs to request guests of the premises to keep the walkways clear, and to smoke in a designated area near the Elephant Gates, I fear that a license granting daily use of up to 450 people until midnight most nights, will make these 'requests' very difficult to uphold, and will cause great disturbance to residents of Ivory House, and anyone else living in the dock.

This is a historic area, and as mentioned in the FOSKD representation, the concept of amplified live and recorded music in a building this old that is simply not built for this purpose, again would cause great concern. In the summer months would the doors always be kept closed, and if not, how could noise and disturbance be minimised. The range of events being requested and daily potential usage would create a very challenging environment for those that call the dock a residential home. I would urge that consideration would be made to test for the noise pollution potential (as advised in FOSKD representation), that operational hours of the facility during the

weekdays was brought forwards to 22.00 and 23.00 on Friday and Saturdays, and that there was a limitation put on the number of events to be held at the premises during a calendar year, or a limited numbers of times a week at the least. For those working traditional office hours, and living in the dock, to be kept awake to beyond midnight every day of the week is unsupportable and would create some serious mental health challenges, as I found myself when living above the Medieval Banquet, and working a job that required a 5.30am alarm clock each day. There will always be considerable noise when a premises has up to 450 people leaving at a similar time, when perhaps they have consumed a few alcoholic drinks. When the Medieval Banquet was operational, whilst frequent calls to security were made, the reality is by the time the team had the opportunity to react, the partygoers may have moved on, but the disturbance they created kept me (and subsequently my tenants) awake for a long time afterwards.

I hope you can understand these concerns, and I would be happy to discuss further should you wish.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Karin Voller

# Appendix 22

## Kathy Driver

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**From:** Marco Giacomelli [REDACTED]  
**Sent:** 17 January 2022 18:52  
**To:** Licensing  
**Subject:** Licensing Act 2003. Premises: The Medieval Banquet, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Dear Sir/ Madam

Licensing Act 2003. Premises: The Medieval Banquet, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to object to the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation dated 27th February 2021 which has been submitted to the Licensing Section of Tower Hamlets Council by the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

As a resident of City Quay, I've experienced a great deal of antisocial behaviour from late night revellers. This has included fights, shouting and screaming, playing of music as well as people throwing-up due to excess drink. The previous operators (the Medieval Banquet) failed to manage patrons exiting the premises at closing time resulting in significant nuisance to residents of City Quay. The dock security also failed to make their presence felt.

I hope that the application will be rejected, but if it is accepted I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details. Please would you acknowledge receipt of this email.

Yours faithfully,

Marco Giacomelli  
[REDACTED]

# Appendix 23

## Lavine Miller-Johnson

---

**From:** Licensing  
**Sent:** 18 January 2022 17:27  
**To:** Lavine Miller-Johnson  
**Subject:** FW: Premises: Dockside Vaults, Ivory House, St Katherine's Dock

---

**From:** Oliver [REDACTED]  
**Sent:** 18 January 2022 14:17  
**To:** Licensing <Licensing@towerhamlets.gov.uk>  
**Subject:** Premises: Dockside Vaults, Ivory House, St Katherine's Dock

Oliver Lloyd

[REDACTED]

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

Monday 17th January 2022

Dear Sir/ Madam  
Licensing Act 2003  
Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

As a berthholder, with a vessel located in the West Basin which is adjacent to the premises, I have personally experienced the problems that were caused by the previous establishment.

The location is unusual in that the doors to the venue present almost directly onto the marina entrance and are immediately adjacent to a commonly used walkway. There is also a public bench located in the same vicinity which is, sadly, very inviting. In the past, patrons from the venue would congregate in this area, smoking and drinking. I have witnessed vomiting, urination, broken glass, fights and even a brick wall being pulled down. I have also personally been subject to abuse and just the awkward nuisance of routinely having to ask people to allow me through so that I might enter the marina.

The docks in general and this immediate area in particular feel under pressure and can become very busy, especially in the evenings, but the steps taken by the other restaurants close by to bring people inside after 9 and not staying open too late do make a considerable difference. Because of this I would like to emphasise my support for the hours of operation suggested by FOSKD.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Oliver Lloyd

# Appendix 24

Patricia Campion



Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

18 January 2022

Dear Sir/ Madam

**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks (the FOSKD representation letter) and I wish to add my personal support to that representation. In my support of the FOSKD representation letter, I wish to highlight the consequences that I have personally experienced during the term of operation of the previous licensee, The Medieval Banquet, in particular:

- A high level of noise generation, audible from outside the premises. Residents of the Dock and passers-by should not be subjected to such audible assault as they live, work or pass through the Dock area. If additional amplification is installed by the current applicant, the problem will substantially increase.
- Obstruction of public walkways outside the premises by patrons of the premises, which impedes access across the Dock.
- Behaviour of patrons and staff in the area outside the premises, such as shouting, singing and other noise generation (particularly late at night), drunkenness, rudeness and verbal assault on passers-by.
- Increased littering of the Dock area by patrons.



The concerning behaviour above continued as patrons moved around the general Dock area and into surrounding streets as they made their way to and from the premises. These issues greatly contribute to public nuisance and crime and disorder problems in the area. As a result I am extremely concerned that the issues will continue or increase if the application is successful, unless the additional conditions listed in the FOSKD representation letter are imposed and rigorously enforced. If additional conditions are not imposed, the lives of those living and working on the St Katharine Docks will be substantially adversely impacted. As a result I strongly support the representations made in the FOSKD representation letter. Those of us living and working here have a right to quiet enjoyment of our area.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Patricia Campion

# Appendix 25

Philip W Cook



Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

16<sup>th</sup> January 2022

Dear Sir/ Madam  
Licensing Act 2003  
Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

Already there are a disproportionately large number of licenced premises within St Katharines Docks which attract a large number of clients particularly during the tourist season. This gives rise to an ever increasing problem of noise and bad behaviour. I feel that it is essential to impose the licencing conditions proposed by FOSKD in an effort to ensure that life for those residents within the docks and its surrounding areas remains tolerable.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Philip W Cook

# Appendix 26

## Kathy Driver

---

**From:** paul mallett [REDACTED]  
**Sent:** 17 January 2022 16:17  
**To:** Licensing  
**Subject:** Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ

Dear Sir/madam

### *Licensing Act 2003*

#### *Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP*

I am writing to object to the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

As a 20 year resident of City Quay, approximately 20 meters from the entrance to the premises, I have previously experienced a multitude of antisocial behaviour from late night revellers leaving the premises. This has included fights between individuals and groups, shouting and screaming into the small hours, playing of music, people vomiting due to excess alcohol consumption and use of illegal drugs. The previous operators (the Medieval Banquet) failed to manage patrons exiting the premises resulting in significant nuisance to nearby residents. The dock owner may dispute this and suggest that the estate security tackled antisocial activities but my experience is that security personnel were never seen at night.

City Quay provides public seating areas along Sun Walk for the enjoyment of dock visitors. These are frequented during the daytime by office workers and tourists enjoying the views. However, these areas also tended to attract patrons exiting the Medieval Banquet at closing-time. My apartment is directly above the nearest such seating and I have had many nights of badly disturbed sleep due to the aforementioned behaviour, particularly in the summer months and at weekends.

If a decision is made to accepted the application, I ask that at the very least the license conditions requested by Friends of St Katharine Docks (FOSKD) in their letter of representation be applied. I confirm that I have read the letter of representation on this matter from the FOSKD Executive Committee.

I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Paul Mallett

# Appendix 27

## Lavine Miller-Johnson

---

**From:** Lavine Miller-Johnson on behalf of Licensing  
**Sent:** 19 January 2022 10:37  
**To:** Lavine Miller-Johnson  
**Subject:** FW: PREMISES: Dockside Vaults, Ivory House, St Katharine's Dock East Smithfield E1W 1BP

---

**From:** Richard and Sally Unwin [REDACTED]  
**Sent:** 18 January 2022 17:46  
**To:** Licensing <Licensing@towerhamlets.gov.uk>  
**Subject:** PREMISES: Dockside Vaults, Ivory House, St Katharine's Dock East Smithfield E1W 1BP

[REDACTED]

Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

[REDACTED]

18<sup>th</sup> January, 2022

Dear Sir/ Madam  
Licensing Act 2003  
Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

Whilst I fully support the Dockside Vaults being brought back into commercial use, given the size of the space involved, the single entrance/exit and the numbers of Customers being accommodated, I also totally endorse all the additional conditions which the Executive Committee of the Friends of St Katharine Docks have asked to be applied to this application. This is to ensure the safety of the surrounding walkways with their proximity to deep water and in particular to ensure that local Residents are able to enjoy a peaceful and healthy environment in which to live and work.

I ask that all the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully,

Sally A Unwin (Mrs)



# Appendix 28

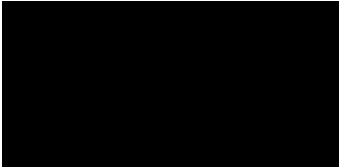
**Lavine Miller-Johnson**

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**From:** Tom Walshaw [REDACTED]  
**Sent:** 25 January 2022 14:58  
**To:** Lavine Miller-Johnson  
**Subject:** Re: Dockside vaults, Ivory House, London E1W 1BP

Dear Lavine,

My address is



Kind regards.

Tom Walshaw.

> On 25 Jan 2022, at 13:34, Lavine Miller-Johnson [REDACTED]  
>  
> Dear Objector,  
>  
> Thank you for your email below, however we are unable to accept your representation without your full address.  
>  
> The deadline has now passed for any further objections. With this in mind, as I am responding to you passed the  
deadline we will include your representation if you respond by the end of the working day 25th January 2022.

> Kind Regards

> Lavine Miller-Johnson



> [https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.towerhamlets.gov.uk%2F&data=04%7C01%7CLavine.Miller-Johnson%40towerhamlets.gov.uk%7C4c15ad42259d41caf88b08d9e0130c60%7C3c0aec87f983418fb3dcd35db83fb5d2%7C0%7C0%7C637787194680273758%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=fQHB4YfA3pzNUdwFPE6HP47uNQtf0HccilfctDWzGp4%3D&reserve\\_d=0](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.towerhamlets.gov.uk%2F&data=04%7C01%7CLavine.Miller-Johnson%40towerhamlets.gov.uk%7C4c15ad42259d41caf88b08d9e0130c60%7C3c0aec87f983418fb3dcd35db83fb5d2%7C0%7C0%7C637787194680273758%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=fQHB4YfA3pzNUdwFPE6HP47uNQtf0HccilfctDWzGp4%3D&reserve_d=0) · licensing@towerhamlets.gov.uk

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

> From: Licensing <Licensing@towerhamlets.gov.uk>  
> Sent: 20 January 2022 08:28

> To: Lavine Miller-Johnson [REDACTED]  
> Subject: FW: Dockside vaults, Ivory House, London E1W 1BP

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

> From: Tom Walshaw [REDACTED]  
> Sent: 19 January 2022 21:12  
> To: Licensing <Licensing@towerhamlets.gov.uk>  
> Subject: Dockside vaults, Ivory House, London E1W 1BP

>  
> Dear Sirs,

>  
> I am writing as a local resident to express concern about the application for a premises licence for the unit here. I have lived in the area for five years, and worked in the area for over 20 years. I often walk by the area, and have for many years.

>  
> Without any doubt, this venue because of the size is a major source of noise, disturbance, drunken behaviour, urination and rowdy shouting and general anti social behaviour. Restrictions in my view should be put on the licence to limit this. I wish to add my support to the representations made by the Exec. Committee of the Friends of St Katharine's dock. I have set out above my experience and views.

>  
> The conditions requested by the Friends are sensible, and i urge them to the committee. There is a clear attempt by them and developers working together over the last few years to improve the area, and this opportunity should be taken to improve it further, and make this a nice place to live, work and visit, rather than being greeted by leering drunkards after dark either leaving the venue or taking time out of it for air/smoking.

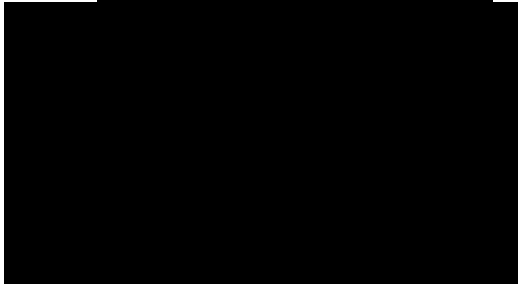
>  
> Please acknowledge receipt.

>  
> Tom Walshaw.

>  
>

# Appendix 29

**Peter Waller and Erica Zimmer**



Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ  
E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)  
20 January 2022

Dear Licensing Team

**Licensing Act 2003**

**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

We are writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises.

We are concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

We should begin by explaining that in July last year we bought our flat as our permanent and only home. It is on the first floor of City Quay with a ground floor terrace and directly overlooks the roundabout and parking area outside the entrance to Ivory House. We are thus the nearest residential property to the exit doors from the premises concerned – and any issues arising as people leave the premises will have more impact on us than any other residential property, including those in Ivory House itself.

We have seen the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and wish to add our personal support to that representation. There are, however, two specific points we wish to emphasise as follows.

1. At this point, we really have no idea what the applicants business model is for the premises. That business model could be based on reasonably regular but still limited live music or comedy events ending at a reasonable hour and with a mixed audience, something which would not concern us unduly. Alternatively the business plan might be based on opening the premises as a dance club seven nights a week, closing at midnight and attracting a predominately teenage and younger audience. The latter would have a significant detrimental impact on our property and we believe that

**Peter Waller and Erica Zimmer**



sufficient conditions should be imposed on the license to prevent the premises being used in that way.

2. The roundabout outside the premises is currently regularly used as a taxi and Uber pick-up point for people who have been in St Katharine Docks but are going home or moving on elsewhere. That can currently cause occasional noise but if people are leaving intermittently in small groups it is not a major concern.

But if a large number of people leave the premises at the same time they are bound to congregate at the roundabout as they wait for their transport – or simply use the space to continue to drink and socialise. As the application stands, it would be entirely possible for several hundred people to be disgorged on to the roundabout area every day after midnight (and spilling over onto Sun Walk which is in front of the residential properties in City Quay). And the position would be considerably exacerbated if people are able to buy alcohol to take away from the premises which they will undoubtedly start drinking while outside. It seems to us inevitable that this will lead to noise, potential violence and other anti-social behaviour immediately outside our living room and one of our bedrooms. We are concerned that the staff at the premises will regard this as outside the boundaries of their premises and thus not their responsibility to control.

Our preference would be for the application to be rejected outright. We recognise, of course, the economic case for making use of the premises which are currently empty. But without the additional licence conditions recommended by the Friends of St Katharine Docks, it is hard to see how the application can be brought within reasonable limits.

We wish to attend any hearing on the application. Please would you therefore let us know the date, time and joining details. We would also ask that you acknowledge receipt of this email.

We are copying this letter to our Ward Councillors, Denise Jones and Abdal Ullah.

*Peter Waller and Erica Zimmer*

Peter Waller and Erica Zimmer

# Appendix 30

## To: Tower Hamlets - Licensing Section

20<sup>th</sup> January 2022

John Onslow House, 1 Ewart Place  
London E35 EQ E-mail [licensing@towerhamlets.gov.uk](mailto:licensing@towerhamlets.gov.uk)

Dear Sir/ Madam

Licensing Act 2003

Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

I am writing to make representations about the application for a Premises Licence for the unit formerly known as The Medieval Banquet at the above premises. I am concerned that the licence, if granted without further conditions attached, will undermine two of the Licensing Objectives in that it will substantially add to the public nuisance and crime & disorder problems as well as contribute to additional noise problems already experienced by residents in St Katharine Docks.

I confirm that I have read the letter of representation on this matter from the Executive Committee of the Friends of St Katharine Docks and I wish to add my personal support to that representation.

St Katherine docks and surrounding London Docks are well developed residential area. It requires peace and quiet surrounding especially in the evening and night-time to match the residential tranquillity. Based on the experience

- (1) the proposed venue with drink license has in the past caused numerous issues on abusive behaviours during the opening hours and after the closing hours with drunken patrons and smokes with cigarettes stubs everywhere. This is public nuisance.
- (2) As there will be many visitors to the venue, this has attracted drugs crime and criminal behaviours such as theft and robbing. This is unwanted in quiet residential area.
- (3) Street smoking outside the venue is posing health and safety to the residents. This is especially bad for the people living upstairs at the Ivory House and people living at City Quay. There is no solution provided for this by the venue operator.
- (4) Drunken behaviours and smoking create a bad example for children living within the vicinity of Ivory house and City Quay. Children should not be encouraged to drink or smoke.

I trust that the conditions requested by FOSKD in their representation will be applied. I wish to attend any hearing on the application. Please would you therefore let me know the date, time and joining details.

Please would you acknowledge receipt of this email.

Yours faithfully

**Mr SJ and Mrs JSY Pitayanukul**





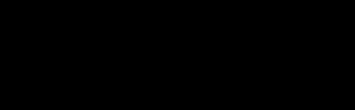
# Appendix 31

## Lavine Miller-Johnson

---

**Subject:** FW: Licensing Act 2003 Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP

From:  
Penelope Viscountess Cobham CBE



Email: 

To:  
Tower Hamlets  
Licensing Section  
John Onslow House  
1 Ewart Place  
London  
E35 EQ

20<sup>th</sup> January 2022

Dear Sir/ Madam

**Licensing Act 2003**  
**Premises: Dockside Vaults, Ivory House, St Katherine's Dock, East Smithfield, London E1W 1BP**

I sit on the Executive Committee of the Friends of St Katharine Docks and fully support the letter of representation on this matter.

I spent 20 years of my life organising corporate and private functions in our home and therefore am extremely conscious of the impact on the residents in Ivory House of noise, pollution of all sorts and general nuisance. It is critical for the well being of a whole community of interests that note is taken in the formal context of licence conditions of these matters.

For some time I was Chairman of the Civic Trust (now Civic Noise) and we did a lot of work on the night time economy. If everybody's interests are not considered at the very beginning it is a very corrosive atmosphere in which to subsequently resolve.

I trust that the Licensing Committee will give due time and consideration to all of the issues raised to ensure the future prosperity of the residents and the commercial operations within the docks.

Perhaps you would be kind enough to acknowledge receipt of this email.

Yours faithfully

PENELOPE, VISCOUNTESS COBHAM CBE

# Appendix 32

[REDACTED]

Licensing  
London Borough of Tower Hamlets

[REDACTED]

**BY EMAIL ONLY:**  
[Licensing@towerhamlets.gov.uk](mailto:Licensing@towerhamlets.gov.uk)

13 January 2022

Dear Sirs,

**Re: Premises Licence Variation Application  
Ivory House, St Katharine Docks, East Smithfield, London E1W 1BP (the “Property”)**

We have been instructed to make a representation to the above application on behalf of our clients, the freeholders of the Property and the St Katharine Docks development, MPG St Katharine Nominee Limited and MPG St Katharine Nominee Two Limited.

Our clients make a representation based upon all four licensing objectives and support the application made by Dockside Vaults Limited.

Since the liquidation of The Medieval Banquet our clients have thought carefully about prospective uses and considered several prospective new tenants but have chosen to proceed with the applicant for the following principal reasons:

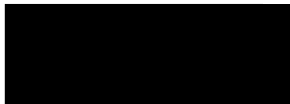
- Whilst The Medieval Banquet premises licence was *in situ* for decades without being reviewed, our clients believe that an events venue, as is proposed, will significantly reduce the risk of public nuisance that could otherwise have or could occur.
  - An events venue will diversify the leisure and hospitality options available in St Katharine Docks and appeal to both residents and visitors alike. Our clients recognise that The Medieval Banquet offer had limited appeal to those living nearby.
  - Our clients are extremely impressed with the applicant’s management team which is professional and experienced in running events in mixed use schemes. The team has been willing to engage closely with our clients to address operational matters which impact on licensing and has already met with Ms Sue Hughes from the Friends of St Katharine Docks via video call to discuss the proposed operation.
- [REDACTED]

- Not only has the applicant proffered numerous conditions above and beyond those on the previous premises licence, but the management team has also agreed to several tenant's covenants, including the adoption of a management plan, which will give our clients additional oversight they previously did not have.

It is for these reasons our clients consider that a new premises licence should be granted on the terms sought so that a lease may be completed with the applicant.

Further oral submissions will be made at the licensing sub-committee hearing (if other representations are made) and we look forward to receiving an update in due course.

Yours faithfully,



**Keystone Law Solicitors**



# Appendix 33

## Lavine Miller-Johnson

---

**From:** Nicola Cadzow  
**Sent:** 20 January 2022 15:48  
**To:** Licensing  
**Cc:** Barry.D.Leban [REDACTED] Alun Thomas  
**Subject:** 144943 New premises license application for The Vaults Ivory House East Smithfield London

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

Good afternoon Licensing,

I have no objections to the new premises license application for The Vaults Ivory House East Smithfield London, ref 144943, following agreement by the applicant to the following condition, and amended condition, as below (see also email trail):-

**Condition to apply:** Noise Limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an acoustic consultant who is a member of the Institute of Acoustics so as to ensure that no noise nuisance is caused to local residents or businesses. The operation panel of the noise limiter shall then be secured by a key or password to the satisfaction of the acoustic consultant and access shall only be by persons authorised by the Premises Licence Holder. No alteration or modification to any existing sound system(s) should be affected without prior agreement with an acoustic consultant. No additional sound generating equipment shall be used on the premise without being routed through the sound limiter device.

**Condition to amend:** **Condition 11 to read:** - Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to ~~14~~ **10** persons at any one time. Smokers will be directed to smoke in designated areas near the Elephant Gates

Kind regards

Nicola Cadzow  
Environmental Protection Team  
Place Directorate  
London Borough of Tower Hamlets  
Mulberry Place Town Hall  
5 Clove Crescent  
London E14 2BG

[REDACTED]

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**From:** Alun Thomas [REDACTED]  
**Sent:** Thursday, January 20, 2022 3:38 PM

To: Nicola Cadzow [REDACTED]

Subject: Re: 144943 New premises license application for The Vaults Ivory House East Smithfield London

Nicola

These conditions are agreed:

**Condition to apply:** Noise Limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an acoustic consultant who is a member of the Institute of Acoustics so as to ensure that no noise nuisance is caused to local residents or businesses. The operation panel of the noise limiter shall then be secured by a key or password to the satisfaction of the acoustic consultant and access shall only be by persons authorised by the Premises Licence Holder. No alteration or modification to any existing sound system(s) should be affected without prior agreement with an acoustic consultant. No additional sound generating equipment shall be used on the premise without being routed through the sound limiter device.

**Condition to amend:** **Condition 11 to read:** - Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to ~~14~~ 10 persons at any one time. Smokers will be directed to smoke in designated areas near the Elephant Gates

---

**From:** Nicola Cadzow [REDACTED] >

**Date:** Thursday, 20 January 2022 at 14:27

**To:** Alun Thomas <[REDACTED]>

**Subject:** 144943 New premises license application for The Vaults Ivory House East Smithfield London

Hi Alun

As discussed below condition/amendment

Regards

Nicola Cadzow  
Environmental Protection Team  
Place Directorate  
London Borough of Tower Hamlets  
Mulberry Place Town Hall  
5 Clove Crescent  
London E14 2BG

[REDACTED]

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---

**From:** Nicola Cadzow

**Sent:** Wednesday, January 19, 2022 10:17 AM

**To:** [REDACTED]



Cc: Mark Perry [REDACTED]

Subject: 144943 New premises license application for The Vaults Ivory House East Smithfield London

Dear Mr Peermamode,

I am reviewing your Client's premises license application for The Vaults Ivory House East Smithfield London, ref 144943 with particular attention to the licensing objective for the prevention of public nuisance and I wish for the following noise condition/amendment to apply as below:

**Condition to apply:** Noise Limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an acoustic consultant who is a member of the Institute of Acoustics so as to ensure that no noise nuisance is caused to local residents or businesses. The operation panel of the noise limiter shall then be secured by a key or password to the satisfaction of the acoustic consultant and access shall only be by persons authorised by the Premises Licence Holder. No alteration or modification to any existing sound system(s) should be affected without prior agreement with an acoustic consultant. No additional sound generating equipment shall be used on the premise without being routed through the sound limiter device.

**Condition to amend:** **Condition 11 to read:** - Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to ~~14~~ **10** persons at any one time. Smokers will be directed to smoke in designated areas near the Elephant Gates

Await your confirmation

Kind regards

**Nicola Cadzow**

Environmental Health Officer  
Environmental Protection Team  
Place Directorate  
London Borough of Tower Hamlets  
Mulberry Place Town Hall  
5 Clove Crescent  
London E14 2BG

[REDACTED]

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# Appendix 34

## **Noise while the premise is in use**

### General Advice

If they conclude this is a problem Members should consider whether it is possible to carry out suitable and proportionate noise control measures so that noise leakage is prevented. In addition Members may consider that only certain activities are suitable.

The hours of operation also need to be considered (see below).  
If Members believe that there is a substantial problem of noise while the premises are in use and it cannot be proportionately address by licensing conditions they should refuse the application.

### Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. (**See Sections 9.1 of the Licensing Policy**). While all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. (**See Section 14.10**).

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. (**See Section 9.2 of the Licensing Policy**).

The Licensing Authority will consider attaching conditions to prevent nuisance. In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a "beer garden", or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly
- Conditions controlling the use of explosives, pyrotechnics and fireworks
- Conditions controlling the placing of refuse
- Conditions controlling noxious smells
- Conditions controlling lighting (this needs to be balanced against potential crime prevention benefits)

## Police Powers

Part 8 of the Licensing Act 2003 enables a senior police officer to close down a premises for up to 24 hrs where public nuisance is being caused by noise coming from the premises and the closure of the premises is necessary to prevent that nuisance.

## Guidance Issued under Section 182 of the Licensing Act 2003

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community (2.15).

Licence conditions should not duplicate other legislation (1.16).

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.19) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder.

## Other Legislation

The Environmental Protection Act 1990, Part 111 gives Environmental Health Officers the power to deal with statutory nuisances.

The Anti-social Behaviour Act 2003, Sections 40 and 41 give Environmental Health Officers the power of closure up to 24 hours in certain circumstances.

# Appendix 35

## Access and Egress Problems

Such as:

Disturbance from patrons arriving/leaving the premises on foot

Disturbance from patrons arriving/leaving the premises by car

Lack of adequate car parking facilities

Close proximity to residential properties

### Comment

The above have been grouped together as egress problems. Of course the particular facts will be different for each alleged problem.

Egress only is referred to-if necessary access can be added or substituted in.

### General Advice

In considering concerns relating to disturbance from egress, Members need to be satisfied that the premises under consideration has been identified as the source of the actual or potential disturbance. If they are satisfied that this is a problem, then proportionate conditions should be considered.

The hours of operation also need to be considered.

If Members believe that there is a substantial problem concerning egress and it cannot be proportionately addressed by licensing conditions, they should refuse the application.

### Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. (**See Section 10 of the Licensing Policy**).

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. (**See Section 10.2 of the Licensing Policy**).

The policy also recognises that staggered closing can help prevent problems at closure time (**See Section 15.1**).

However, while all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. (**See Section 15.5**)

The Council has adopted a set of framework hours (**See 15.8 of the licensing policy**). This relates to potential disturbance caused by late night trading.

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Pool of Conditions relating to the prevention of Public Nuisance. (**See Annex G of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a “beer garden”, or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly

#### Guidance Issued under Section 182 of the Licensing Act 2003

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community. (2.15).

Licence conditions should not duplicate other legislation (1.16).

Any conditions should be tailored to the type, nature and characteristics of the specific premises. Licensing authorities should be aware of the need to avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are very expensive to purchase and install and are likely to be a considerable burden for smaller venues. (2.19)

Measures can include ensuring the safe departure of customers, these can include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.19) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder.

# Appendix 36



## Anti-Social Behaviour on the Premises

### Licensing Policy

The Licensing Authority expects the applicant to have addressed all crime and disorder issues relating to the premises in their operating schedule and to have sought appropriate advice. (**See Section 6 of the Licensing Policy**)

The Licensing Authority will consider attaching conditions to deter crime and disorder and these may include conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. (**See Appendix 3 of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- Methods of management communication
- Use of registered Door Supervisors
- Bottle Bans
- Plastic containers
- CCTV
- Restrictions on open containers for “off sales”
- Restrictions on drinking areas
- Capacity
- Proof of Age scheme
- Crime prevention notices
- Drinks promotions-aimed at stopping irresponsible promotions
- Signage
- Seating plans
- Capacity

If Members believe that there is a substantial problem of anti-social behaviour and it cannot be proportionately addressed by licensing conditions they should refuse the application.

### Police Powers

The Licensing Act 2003, Part 8 gives a senior police officer the power to close a premises for up to 24 hours where the officer believes there is, or is likely to be disorder on or in the vicinity and closure is necessary in the interests of public safety.

### Guidance Issued under Section 182 of the Licensing Act 2003

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

The key role of the Police and SIA is acknowledged (2.1-2.2).

Conditions attached to licences cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder

and their staff or agents, but can directly impact on the behaviour of customers in the immediate vicinity of the premises as they seek entry or leave (1.16).

Conditions are best targeted on deterrence and preventing crime and disorder (2.3) communication, CCTV, police liaison, no glasses, capacity limits are all relevant (2.3 - 2.6).

The Guidance recognises working with Home Office Immigration Enforcement in the prevention of immigration crime. Licence conditions that are considered appropriate for the prevention of illegal working in licensed premises might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check are retained at the licensed premises.

#### Guidance Issued under Section 182 of the Licensing Act 2003

Conditions can be imposed for large capacity “vertical consumption” premises (10.23 – 10.24).

#### Guidance Issued by the Office of Fair Trading

This relates to attempts to control minimum prices.

#### Other Legislation

- The Council has a duty under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder

## Licensing Policy, updated November 2018

### Crime and Disorder

- 7.1 Licensed premises, especially those offering late night / early morning entertainment, alcohol and refreshment for large numbers of people, can be a source of crime and disorder problems and to store prescribed information.
- 7.2 When addressing crime and disorder the applicant should initially identify any particular issues (having regard to their particular type of premises and / or activities) which are likely to adversely affect the promotion of the crime and disorder licensing objective. Such steps as are required to deal with these identified issues should be included within the applications operating schedule. Where the Metropolitan Police, acting as a responsible authority, makes recommendations in respect of an application relating to the licensing objectives the Licensing Authority would expect the applicant to incorporate these into their operating schedule.
- 7.3 Applicants are recommended to seek advice from Council Officers and the Police as well as taking into account, as appropriate, local planning and transport policies, with tourism, cultural and crime prevention strategies, when preparing their plans and Schedules.
- 7.4 In addition to the requirements for the Licensing Authority to promote the licensing objectives, it also has duties under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in the Borough and to share prescribed information.
- 7.5 The Licensing Authority, if its discretion is engaged, will consider attaching Conditions to licences and permissions to deter and prevent crime and disorder both inside and immediately outside the premises and these may include Conditions drawn from the Model Pool of Conditions relating to Crime and Disorder given in the Secretary of State's Guidance.
- 7.6 **CCTV** - The Licensing Authority, if its discretion is engaged, will attach conditions to licences, as appropriate where the conditions reflect local crime prevention strategies, for example the provision of closed circuit television cameras.

7.7 **Touting** – This is soliciting for custom. There has been a historic problem with Touting in the borough, mainly in relation to restaurants, and as such in 2006 the Council introduced a byelaw under Section 235 of the Local Government Act 1972 for the good rule and government of the London Borough of Tower Hamlets and for the prevention and suppression of nuisances.

As a result, in relation to premises where there is intelligence that touting is, or has been carried out, the Licensing Authority, where its discretion is engaged will insert a standard condition that prohibits 'touting' as follows:-

- 1) No person shall be employed to solicit for custom or be permitted to solicit for custom for business for the premises in any public place within a 500 meters radius of the premises as shown edged red on the attached plan.( marked as Appendix -)
- 2) Clear Signage to be placed in the restaurant windows stating that the premises supports the Council's 'No Touting' policy.

7.8 **Responsible Drinking** - The Licensing Authority expects alcohol to be promoted in a responsible way in the Borough. This should incorporate relevant industry standards, such as the Portman Group Code of Practice. Where appropriate and proportionate, if its discretion is engaged, the Licensing Authority will apply conditions to ensure responsible drinking. The Licensing Authority also recognises the positive contribution to best practice that "Pubwatch" and other similar schemes can make in promoting the licensing objectives and is committed to working with them.

Model Pool Conditions can be found in the Secretary of State's Guidance.

7.9 **Criminal Activity** - There is certain criminal activity that may arise in connection with licensed premises which the Licensing Authority will treat particularly seriously. These are the use of the licensed premises:

- for the sale and distribution of drugs controlled under the Misuse of Drugs Act 1971 and the laundering of the proceeds of drugs crime;
- for the sale and distribution of illegal firearms;
- for the evasion of copyright in respect of pirated or unlicensed films and music, which does considerable damage to the industries affected;
- for the illegal purchase and consumption of alcohol by minors which impacts on the health, educational attainment, employment prospects and propensity for crime of young people;
- for prostitution or the sale of unlawful pornography;
- by organised groups of paedophiles to groom children;

- as the base for the organisation of criminal activity, particularly by gangs;
- for the organisation of racist activity or the promotion of racist attacks;
- for employing a person who is disqualified from that work by reason of their immigration status in the UK;
- for unlawful gambling; and
- for the sale or storage of smuggled tobacco and alcohol.

The Secretary State's Guidance states that it is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and this Licensing Authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence, even in the first instance, should be seriously considered.

7.10 In particular the Licensing Authority is mindful of the Secretary of State's Guidance "Reviews arising in connection with crime".

7.11 From 1 April 2017, businesses which sell alcohol (for example, retailers of alcohol and trade buyers) will need to ensure that the UK wholesalers that they buy alcohol from have been approved by HMRC under the Alcohol Wholesaler Registration Scheme (AWRS). They will need to check their wholesalers Unique Registration Number (URN) against the HMRC online database which will be available from April 2017. This is an ongoing obligation and if a business is found to have bought alcohol from an unapproved wholesaler, they may be liable to a penalty or could even face criminal prosecution and their alcohol stock may be seized. Any trader who buys alcohol from a wholesaler for onward sale to the general public (known as a 'trade buyer') does not need to register unless they sell alcohol to other businesses. Examples of trade buyers would be pubs, clubs, restaurants, cafes, retailers and hotels. However, they will need to check that the wholesaler they purchase alcohol from is registered with HMRC. Further information may be found at: <https://www.gov.uk/guidance/the-alcohol-wholesaler-registration-scheme-awrs>.

## **Smuggled goods**

7.12 The Licensing Authority will exercise its discretion to add a standard condition as follows:-

- 1) The premises licence holder and any other persons responsible for the purchase of stock shall not purchase any goods from door-to-door sellers other than from established traders who provide full receipts at the time of delivery to provide traceability.
- 2) The premises licence holder shall ensure that all receipts for goods bought include the following details:
  - i. Seller's name and address
  - ii. Seller's company details, if applicable
  - iii. Seller's VAT details, if applicable
  - iv. Vehicle registration detail, if applicable
- 3) Legible copies of the documents referred to in 2) shall be retained on the premises and made available to officers on request.
- 4) The trader shall obtain and use a UV detection device to verify that duty stamps are valid.
- 5) Where the trader becomes aware that any alcohol may be not duty paid they shall inform the Police of this immediately.

## **Olympic Park – Football Ground**

7.13 Premises where Police intelligence shows that football supporters congregate within the borough should consider in their application form the following conditions:

- 1) On Match Days for premises licensed for the supply of alcohol for consumption on the premises:
  - a) Drinks shall only be supplied in polypropylene or similar plastic and all bottled drinks shall be poured into such drinking vessels before being handed to the customer. These should be made of recyclable materials.
  - b) Registered door staff shall be employed to control the entry and exits to the premises and to manage any licensed outside area(s).

# Appendix 37

## **Anti-Social Behaviour from Patrons Leaving the Premises**

### General Advice

Members need to bear in mind that once patrons have left a premises they are no longer under direct control. Members will need to be satisfied that there is a link between the way the premises is operating and the behaviour that is complained of. An example of this would be that irresponsible drinking is being encouraged. Before deciding that any particular licensing conditions are proportionate, Members will also need to be satisfied that other legislation is not a more effective route. For example, if the problem is drinking in the street it may be that the Council should designate the area as a place where alcohol cannot be consumed in public.

Members may also wish to consider whether the hours of opening relate to any problems of anti-social behaviour.

If Members believe that there is a substantial problem of anti-social behaviour and it cannot be proportionately addressed by licensing conditions they should refuse the application.

### Licensing Policy

The policy recognises that other legislation or measures may be more appropriate but also states that licensing laws are “a key aspect of such control and will always be part of an overall approach to the management of the evening and night time economy” (**see Section 4.15 and 4.16 of the Licensing Policy**).

The Licensing Authority expects the applicant to have addressed all crime and disorder issues relating to the premises in their operating schedule and to have sought appropriate advice. (**See Sections 6.2 of the Licensing Policy**)

The Licensing Authority will consider attaching conditions to deter crime and disorder and these may include Conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. (**See Appendix 3 of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- Bottle Bans
- Plastic containers
- CCTV (outside the premises)
- Restrictions on open containers for “off sales”
- Proof of Age scheme
- Crime prevention notices
- Drinks promotions-aimed at stopping irresponsible promotions
- Signage



## Cumulative Impact

There is a process by which the Licensing Authority can determine that an area is saturated following representations. However, the process for this involves wide consultation and cannot come from representations about a particular application. (**See Section 8 of the Licensing Policy**).

## Police Powers

The Licensing Act 2003, Part 8 gives a senior police officer the power to close a premises for up to 24 hours where the officer believes there is, or is likely to be disorder on or in the vicinity and closure is necessary in the interests of public.

## Guidance Issued under Section 182 of the Licensing Act 2003

The key role of the Police is acknowledged (2.1).

Conditions attached to licences cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder, but can relate to the immediate vicinity of the premises as they seek entry or leave (1.16).

Conditions are best targeted on deterrence and preventing crime and disorder (2.3) CCTV inside & out, communication, police liaison, no glasses are all relevant

There is also guidance issued around public nuisance (2.15 – 2.21).

The pool of conditions, adopted by the Council is recommended (see Appendix 3 of the Licensing Policy). Licence conditions should not duplicate other legislation (1.16).

Necessary and appropriate conditions should normally focus on the most sensitive periods and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder (2.18/2.21).

Licensing law is not the primary mechanism for the general control of nuisance and anti-social behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned (14.13).

## Other Legislation

### Crime and Disorder Act 1998

The Council has a duty under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder.

The Act also introduced a wide range of measures designed to address anti-social behaviour committed by adults and young people. These include:

- Anti-Social Behaviour Orders
- Child Curfew Schemes
- Truancy
- Parenting Orders
- Reparation Orders
- Tackling Racism

# Appendix 38

## **Planning**

An application for a Premises Licence can be made in respect of a premises even where the premises does not have relevant Planning Permission. That application has to be considered and Members can only refuse the application where the application itself does not promote one of more of the Licensing Objectives. Members cannot refuse just because there is no planning permission. Where a Premises Licence is granted and which exceeds what is allowed by the Planning Permission and that Premises then operates in breach of planning then the operator would be liable to enforcement by Planning.

# Appendix 39

## **Licensing Policy Relating to Hours of Trading**

All applications have to be considered on their own merits.

The Council has however adopted a set of framework hours as follows:

- Monday to Thursday, from 06:00 hrs to 23:30 hrs
- Friday and Saturday, from 06:00 hrs to 00:00 hrs (midnight)
- Sunday, from 06:00 hrs to 22:30 hrs

(see 14.8 of the Licensing Policy)

In considering the applicability of framework hours to any particular application regard should be had to the following

- Location
- Proposed hours of regulated activities, and the proposed hours the premises are open to the public
- The adequacy of the applicant's proposals to deal with issues of crime and disorder and public nuisance
- Previous history
- Access to public transport
- Proximity to other licensed premises, and their hours

(See 14.9 of the licensing policy)

Subject to any representations to the contrary in individual cases the following premises are not generally considered to contribute to late night anti-social behaviour and will therefore generally have greater freedom

- Theatres
- Cinemas
- Premises with club premises certificates