

**Knave of Clubs**

**Evidence Bundle**

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## **Proposed Conditions**

1. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly. Notices restricting the number of smokers to also be displayed at all exits;
2. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the LBTH Police Licensing Team.
  - a. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
  - b. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises.
  - c. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
  - d. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
3. 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 is 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.
4. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
5. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and/or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
6. Non-intoxicating beverages, including drinking water, shall be available to patrons throughout the permitted hours for the sale or supply of alcohol.
7. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
8. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
9. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint and shall be advertised at the premises or on its website.

10. The premises shall operate a Challenge 21 or 25 Policy. (TO BE REPLACED BY CONDITION 19)
11. A minimum of 1 SIA licensed door supervisors shall be on duty at the premises from 8pm on Fridays and Saturdays until close. They must correctly display their SIA licence(s) when on duty so as to be visible. (TO BE REPLACED BY CONDITION 16)
12. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
13. On the first and second floor of the premises, the supply of alcohol at the premises shall only be by waiter/waitress service and to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.
14. No collections of waste or recycling materials (including bottles) from the premises shall take place between 11pm and 8am hours on the following day.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of
  - a. the incident and will record the following:
  - b. all crimes reported to the venue
  - c. all ejections of patrons
  - d. any complaints received concerning crime and disorder
  - e. any incidents of disorder
  - f. all seizures of drugs or offensive weapons
  - g. any faults in the CCTV system, searching equipment or scanning equipment
  - h. any refusal of the sale of alcohol
  - i. any visit by a relevant authority or emergency service.

#### **Conditions agreed with the Police**

16. A minimum of 2 SIA licensed door supervisors shall be on duty at the premises from 20:00 hours until close Friday and Saturday. A minimum of 1 SIA licensed door supervisors shall be on duty Thursday directly before a bank holiday Friday and Sunday directly before a bank holiday Monday from 20:00 until close. Additional SIA shall be employed on a risk assessment basis. These risk assessments are to be written and reviewed yearly, and made available to Police as soon as practicable. (TO REPLACE CONDITION 11)
17. In the event that a serious assault is committed on or directly outside of the premises (where staff witness) 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. the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and

- c. such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises
18. All front of house staff shall complete welfare and vulnerability awareness training as part of their induction process to work at the premises. This training shall be documented and repeated/refreshed at yearly intervals.
19. 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 (TO REPLACE CONDITION 10)

**Conditions offered to EHO and Licensing**

20. The use of the outside area of the premises will cease at 2100 hours each day, save for a maximum of six smokers.
21. Premises licence holders should ensure that any customers drinking and/or smoking outside the premises shall do so in an orderly manner and are supervised by staff so as to ensure there is no public nuisance or obstruction of the public highway.
22. Customers permitted to temporarily leave and re-enter the premises e.g. to smoke, after 2100 shall not be permitted to take drinks or glass containers with them.
23. After the outside area is closed, the premises licence holder will, do a full sweep of the perimeter of the premises to ensure that any remaining glasses or litter attributed to the premises is removed from the street or the premises window ledges.



1880

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KNAVE  
OF  
CLUBS



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6



WATTEL'S

HENNESSY'S

FINE & BROWN

BRANDIES

PUBLIC  
BAR

7

# Main Visual





# Saloon Visual



# Dining Vignettes



Main Visual



# Kitchen Visual



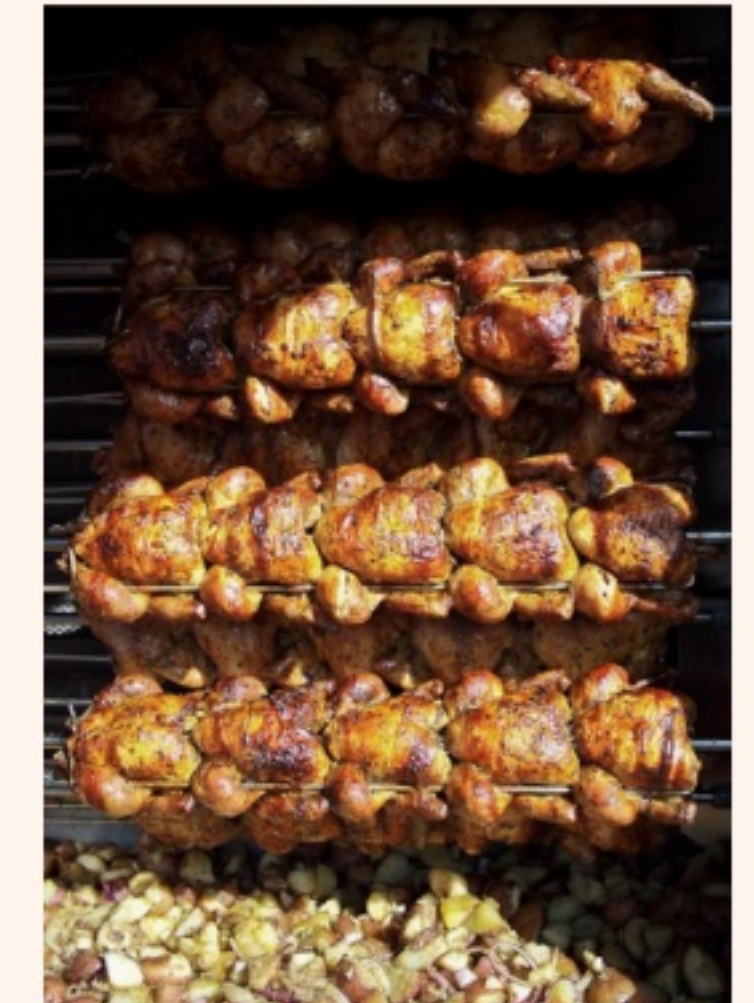
# FOOD & DRINK

Taking inspiration from both the simple rotisserie restaurants you find in French food markets, and the tradition of Sunday roasts this side of the Channel, rotisserie chicken will be the signature dish at The Knave of Clubs.

At lunch, (club) sandwiches and salads, while at dinner the menu will feature rotisserie chicken platters, porchetta and seasonal vegetables from the grill.

At the bar, alongside the pub classics - expertly poured Guinness, and local craft beers - we'll have negronis on tap and a short, quality list of wines, also available by the carafe.

Our team will know how to make a proper classic cocktail, and we'll offer several non-alcoholic options, including draught beers.



# SAMPLE MENUS

## LUNCH

### SALADS

- House Salad with Rotisserie Chicken and Avocado - 12
- Salad Nicoise - 12
- Roasted Cauliflower Salad - 9

### SANDWICHES

- Rotisserie Chicken, Pickles, Mayo & Jus - 12.5
- Rotisserie Pork, Pate, Radishes, Carrot - 12
- Whipped Ricotta with Roasted Peppers and Romesco - 11
- Grilled Cheese on Sourdough with House Pickles - 12
- Guest Chef Sandwich - 12

### SIDES

- House Salad - 5
- Fries - 5
- Chicken Fat Potatoes - 5
- Baguette - 3.5

### LUNCH SET MENU

- Salad or Sandwich + Side + Coffee - £18

## DINNER

### BAR SNACKS

- Olives - £4
- Bowl of Crisps - £3
- Spiced Nuts - £3

### TOASTS to SHARE

- Chicken Liver Pate - 9
- Mackerel Pate - 9
- Mrs Kirkham's Lancashire Cheese Rare Bit - 9
- Whipped Ricotta - 8

### FROM the ROTISSERIE

- Half a Rotisserie Chicken - 18
- Rotisserie Porchetta - 18
- Roasted Whole Cauliflower - 16

- The Knave Special - 26
- Half a Rotisserie Chicken,  
Chicken Fat Potatoes  
Butterhead Lettuce Salad  
Baguette & Aioli

### SIDES

- House Salad - 5
- Fries - 5
- Chicken Fat Potatoes - 5
- Baguette - 3.5

# SAMPLE MENUS

## 1 CLUB ROW

### Snacks

Carta di Musica, Prosciutto & Parmesan - 9  
Radicchio & Endives w/ Whipped Ricotta - 9  
Anchovy Stuffed Olives - 5

### Raw Bar

Half a Dozen Oysters w/Mignonette- 24  
Seafood Tower - 38  
Tuna Crudo w/Avocado & Jalapeño - 14  
Daily Special Crudo - 16  
Steak Tartare - 18

### Pasta

Spaghetini Pomodoro - 14/18  
Pappadelle Funghi e Limone - 14/18  
Lobster Tagliatelle - 38

### Entrees

Steak au Poivre - 32  
Sole Meunière - 28  
Moules Frites - 24  
House Burger - 21  
Whole Roman Artichoke - 18  
Leeks Vinaigrette - 18

### Sides

House Salad - 5  
Tomato & Shallots - 5  
Fries - 5

### Dessert

Polenta Cake - 7  
Creme Brulee - 7

### Aperitifs

Aperol/Campari Spritz  
Elena Penna Timorasso Vermouth, Piedmont  
Istine Rosato Vermouth, Tuscany

### Cocktails

Club Row Martini  
Daiquiri  
French 75  
Gimlet  
Manhattan  
Margarita  
Mojito  
Negroni  
Old Fashioned  
Paloma  
Whiskey Sour

### By The Glass

#### CHAMPAGNE

Billecart-Salmon Brut Réserve, NV  
Louis Roederer Brut Collection 244, NV  
M Gonet, Extra Brut Blanc de Blancs, 2019

#### WHITE

Chardonnay, Macon-Villages, Verget 2022  
Riesling, "Wiebelsberg", Marc Kreydenweiss 2019  
Verdicchio, La Distesa 2022

#### RED

Barbera Lodi Corazza 2019  
Beaujolais, Marcel Lapierre, 2023  
Nebbiolo, Barolo, Burzi 2017

## 1 CLUB ROW

## James Dye

### Past experience

James Dye is a serial entrepreneur who over the past 10 years has been responsible for creating and developing some of London's most popular and award-winning bars, restaurants and pubs including:

Frank's Cafe, (Best Rooftop Bar in Europe - Time Out, 2023) and The Camberwell Arms (Best Sunday Lunch in the UK - The Guardian, 2017).

James also holds a BSc in Economic History from the London School of Economics, an MSc in Business Management from Imperial College Business School and an MSc in Real Estate from University College London (UCL).

### Current Sites

- Bambi, Founder (2023-present) - A wine bar and restaurant in London Fields.
- The Camberwell Arms, Director (2017 - Present) A public house and restaurant in Camberwell that has won numerous awards
- Frank's Cafe, Director (2015 - Present) rooftop bar and restaurant on the top floor of a formerly derelict car park in Peckham that is widely recognised as one of the most iconic summer destinations in London
- Gladwells, Founder (2022 - Present) - A deli, wine and grocery store in a beautifully restored Grade II listed bank on Camberwell Arms that developed out of a trial during the pandemic.

### Past Successes

- Bambi was awarded Vogue 30 Hottest Restaurants in London (2023)
- Frank's Cafe was recognised as the Best Rooftop Bar in Europe by Time Out in 2023
- The Camberwell Arms has won numerous awards including Best Sunday Lunch in the U.K. in The Guardian (2017) and an Observer Food Monthly Award (2015) as well as being recognised in the Top 50 Gastropubs in the U.K., The World's 50 Best Discovery List and a 4 Star Review from Fay Maschler in Evening Standard
- James was recognised in the CODE Hospitality's 30 Under 30 in 2019
- Gladwell's has been recognised by publications such as Sunday Times and The Infatuation as leading the next generation of high end delis and grocery stores in London



## Benjy Leibowitz

### Past experience

Over the course of a decade in New York, Benjy helped lead the NoMad team to a Michelin Star before founding a hospitality start-up connecting leading restaurants around the world with each other's best regulars. Recognised internationally for his expertise in guest experience he went on to join the senior team of the widely-acclaimed JKS Restaurants on his return to the UK

### Past Successes

- As Director of Strategic Projects for JKS, and one of only three directors alongside the founders, Benjy helped lead the team on areas of; Strategic Planning and Growth, International Expansion, Brand Development, Profile Building, and Guest Experience.
- As Founder & CEO of inHouse, Benjy closed \$2.6mm across two rounds of financing, built teams in New York & London, and helped lead the team in partnering with over 100 of the best restaurant teams around the world. inHouse also successfully built proprietary tech, including a Webby-nominated app, and hosted more than 50 sold-out events, including several trans- Atlantic restaurant pop-ups. (inHouse was a hospitality program connecting restaurants & regulars. Partners were a collection of the most dynamic restaurant teams around the world. Members were their best regulars.)
- As Director of Guest Relations for the NoMad, NYC, Benjy helped lead the team to a Michelin Star, #67 in The World's 100 Best Restaurants, 3\* from The New York Times, and numerous James Beard Awards.
- Benjy was recognised as #33 in Business Insider's international list of 'The 100 Coolest People in Food & Drink in 2019



## Hospitality industry

● This article is more than 1 month old

# Fifty pubs a month shut in first half of year in England and Wales, figures show

Number of pubs open fell to 39,096 by end of June and experts say tax rises in 2025 could result in more closures

**Jack Simpson**

Mon 23 Sep 2024 05:00 BST

Fifty pubs a month closed for good across [England](#) and Wales in the first half of this year, with experts warning that tax rises in 2025 could make it even harder for some businesses to keep their doors open.

Analysis by the real estate intelligence company Altus found that 305 pubs were forced to shut their doors permanently in the first six months of the year, meaning the number of pubs in England and [Wales](#) fell to 39,096 at the end of June.

The total figure also includes pubs that are vacant and being offered to let, meaning the number of operational pubs is even lower.

Pubs that have “vanished” from the communities they once served have either been demolished and/or converted into other types of use such as homes, offices or even day nurseries, according to Altus.

The rate of closure is lower than the first half of 2023, when 383 pubs vanished, the equivalent to 64 pubs closing every month.

Alex Probyn, the president of property tax at Altus Group, said even more pubs could be forced to close their doors next year as they faced a “double whammy” of extra costs because of inflation and the removal of business rates relief.

Hospitality businesses were given 100% business rates relief by the government between 2020 and 2022 in response to the Covid-19 pandemic. This was then cut to 75%, but will be removed from next April. UKHospitality has estimated that this could cost businesses an extra £928m and lead to bills for some companies quadrupling.

Probyn said: “The last thing pubs need is an average business rates hike of £12,160 next year through inflationary rises and the loss of the discount.”

A spokesperson for the British Beer and Pub Association said: “While we know that brewers and pubs pour billions into the economy, their massive contribution to society is priceless, which is why any closure is devastating. Government must use this budget to cut beer duty, reform business rates, and maintain 75% business rates relief so that pubs can remain a home from home.”

The analysis by Altus found that the north-west of England was the worst hit, with 46 pubs closing during the six-month period. The south-west and the East Midlands were the areas with the next highest closures, with 37 each, while Wales had the fewest closures at 15.

Meanwhile, reports suggest the chancellor, Rachel Reeves, is considering raising alcohol duties in next month's budget as she looks to plug what Labour says is a £22bn hole in the public finances. However, this will be damaging for wine and spirits producers, who say they are **still dealing with the fallout** of the largest single duty increase in 50 years last year, when there was a 20% rise on 85% of wines.

On Friday, figures from HM Revenue and Customs showed there had been a £1.3bn drop in alcohol duty receipts in the 12 months up to the end of August, which the Wine and Spirit Trade Association attributes to a drop in sales caused by the higher duties.

Miles Beale, the chief executive of the WSTA, said: "Last year's damaging reforms to the alcohol excise duty system, including the largest single duty hike in almost 50 years, have hit businesses, consumers and the government purse. Prices have risen, sales are down, and so is duty income by over £1.3bn."

It is calling on the government to freeze duty on wine and spirits for at least two years to allow sales to recover.

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## More on this story

Rachel Reeves could make it easier for pubs to sell beers from local breweries

27 Oct 2024



UK unions fear not all staff will get fair share as tip-sharing law comes into force

1 Oct 2024



Wetherspoon's boss calls academics' smaller beer glass proposal 'slightly daft'

4 Oct 2024



UK service sector growth 'seizes up' as firms put plans on hold before election

3 Jul 2024



'He's hilarious' Clarkson far from opening of C

23 Aug 2024



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## Most viewed

## Felix Faulkner

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**Sent:** 10 October 2024 09:22  
**To:** Felix Faulkner  
**Cc:**  
**Subject:** Re: Knave of Clubs, 1 Club Row, E1 6JX PCX:000085000003704

Hey thanks, il call you after 5pm if ok?

I didn't realise it was a Bambi esque place I thought it was going to be a dingy nightclub so apologies if I held it up just still naturally afraid of the overspill after it closes.

Speak later, thanks!

On Thursday, October 10, 2024, Felix Faulkner [REDACTED] wrote:

Thanks a lot Rebecca – please do not hesitate to give me a call if you have any questions.

Kind regards

Felix



Felix Faulkner | Solicitor

Poppleston Allen

[REDACTED] | [REDACTED]

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[REDACTED]  
[REDACTED] <[REDACTED]>  
Cc: [REDACTED]  
[REDACTED] [Row, E1 6JX](#)

Hi both, apologies I have been so ill the past week, I will get back to you by end of the week - thanks.

On Thu, Oct 3, 2024 at 11:06 AM Felix Faulkner <[REDACTED]> wrote:

Dear Rebecca,

My name is Felix Faulkner and I am a solicitor at Poppleston Allen. I act for Club Row Limited, the applicant of a new premises licence for [1 Club Row, E1 6JX](#).

I am in receipt of your representation which I attach.

I wanted to reach out to you to explain a little bit more about our application and provide a little bit more clarity around exactly what my client is proposing to do here.

My client, Club Row Limited is co founded by James Dye, copied in. James is an experienced and well respected hospitality entrepreneur and has had many years working in the industry owning and operating some incredible venues such as the Camberwell Arms and Bambi in London Fields.

As you will know, the premises at 1 Club Row has traditionally been a pub dating back to the 1800s, however has laid empty for a number of years. The proposal here by James is to reinvigorate the premises back to its former glory and introduce a new local high-end pub and restaurant to the Shoreditch area.

I must stress that this application is not for a nightclub. The premises will operate as a high-end pub with a strong food downstairs and a New York style white tablecloth restaurant upstairs with a high-quality food and drink offering.

The hours we have applied for the premises are for the sale of alcohol Monday to Thursday 9am to 11pm, Friday and Saturday 9am to midnight and Sunday 9am to 10.30pm.

The representation from yourself is the only residential representation we have received and therefore we would like to invite to meet with you on site to show you around the incredible listed building and for you to hear a little bit more from James as to his vision for this premises.

Alternatively, I will be happy to organise a meeting with you and James on site at either Bambi or the Camberwell Arms so you could see the style of operation that James runs and to discuss further what he is looking to bring to Club Row.

Please also find attached a zip folder which includes some proposed photos of how the premises will look downstairs, an informative description of the style of food and drink offering and a photo of the sample menu. This is for the ground floor pub area. The upstairs dining room will be at a higher price point and a much more formal food offering.

James and I would really appreciate the opportunity to speak with you and meet on site to discuss James's plans for the site and to hopefully come to an amenable solution.

Please could you let me know when you would be free next week to meet on site to discuss the application. We will be happy to do this either during work time or after 5pm, whichever is easiest for you.

Alternatively, if you would like to speak to me on the phone please do not hesitate to give me a call on [REDACTED]

I look forward to hearing from you.

Kind regards

Felix



Felix Faulkner | Solicitor

**Poppleston Allen**

[REDACTED]

W: [www.popall.co.uk](http://www.popall.co.uk) (->  
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## Felix Faulkner

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**From:** James Anderson  
**Sent:** 12 September 2024 17:11  
**To:** CEMailbox-.TowerHamletsLicensing@met.police.uk  
**Cc:** Felix Faulkner; Licensing@towerhamlets.gov.uk; Corinne Holland; Alex Tomlinson  
**Subject:** RE: Premises Licence Application -- 171592 PCX:000028000001420

Kieran, thanks very much for this;

My client is content to accept all of these as amendments to the Operating Schedule and consequently, conditions on the licence.

1 and 4 will replace similar conditions which were offered.

Regards, James.

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**From:** [REDACTED] uk> On Behalf Of CEMailbox-.TowerHamletsLicensing@met.police.uk  
**Sent:** 12 September 2024 15:30  
**To:** James Anderson [REDACTED]  
[REDACTED] k>; Licensing@towerhamlets.gov.uk  
**Subject:** FW: Premises Licence Application -- 171592

Hi James,

With regards to the conversation we had earlier. I would request if consideration could be given to add the following conditions to the license as proposed. This is two additions and two amendments. The reason for this is keeping in line with the licensing act 2003, subsequent 182 guidance and the Tower Hamlets Licensing Policy I believe these changes will allow the venue to adhere to the licensing objectives and operate as a responsible license holder:

1- A minimum of 2 SIA licensed door supervisors shall be on duty at the premises from 20:00 hours until close Friday and Saturday. A minimum of 1 SIA licensed door supervisors shall be on duty Thursday directly before a bank holiday Friday and Sunday directly before a bank holiday Monday from 20:00 until close. Additional SIA shall be employed on a risk assessment basis. These risk assessments are to be written and reviewed yearly, and made available to Police as soon as practicable.

(With regards to the above, if your client wishes to add in conditions around the first floor being a restaurant only I'd be happy for it to be 1 SIA)

- 2- In the event that a serious assault is committed on or directly outside of the premises (where staff witness) 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) the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
  - c) such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises

3- All front of house staff shall complete welfare and vulnerability awareness training as part of their induction process to work at the premises. This training shall be documented and repeated/refreshed at yearly intervals.



Also further to our original conversation, the policy for challenging ID for protection of children from harm, can this be given consideration to be amended to the following:

4-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

Subsequently the wave training link is below:

Tower Hamlets:

[https://billetto.co.uk/e/welfare-and-vulnerability-training-tickets-923212?utm\\_source=organiser&utm\\_medium=share&utm\\_campaign=copy\\_link&utm\\_content=923212](https://billetto.co.uk/e/welfare-and-vulnerability-training-tickets-923212?utm_source=organiser&utm_medium=share&utm_campaign=copy_link&utm_content=923212)



Kind Regards,

Kieran.



PC Kieran Wells  
P244838  
CE Licensing Team: Tower Hamlets  
Central East BCU (*Hackney & Tower Hamlets*)  
Metropolitan Police Service  
a: Bethnal Green Police Station, 12 Victoria Park Square, E2 9NZ  
w: [www.met.police.uk](http://www.met.police.uk) e: [REDACTED]



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## Felix Faulkner

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**From:** Felix Faulkner  
**Sent:** 14 October 2024 12:04  
**To:** Nicola Cadzow  
**Subject:** FW: Knave of Clubs, 1 Club Row, E1 6JX PCX:000085000003732

Good afternoon, Nicola,

I hope you are well.

Please can you let me know your thoughts on the below, and whether you would be in a position to withdraw your representation following the additional conditions offered.

Kind regards  
Felix

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**From:** Felix Faulkner <[REDACTED]>  
**Sent:** 03 October 2024 14:03  
**To:** Corinne Holland <[REDACTED]>; Nicola Cadzow  
[REDACTED]  
**Subject:** Knave of Clubs, 1 Club Row, E1 6JX

Hi Corinne and Nicola

Many thanks for your time meeting at site yesterday, it was really beneficial to show you around the premises and discuss what we have planned for the site.

As we discussed, the application is for a new pub and restaurant, with the pub on the ground floor and the restaurant on the first floor with a private dining room on the second floor.

The premises, as you know currently holds a licence which is held by a landlord which was a shadow licence previously held by Dirty Bones.

Dirty Bones did previously have a premises licence, (licence number 21557) but this licence unfortunately lapsed when the holding company went into administration. I note this licence did have both on and off sales.

With regards to the operation, as we discussed one of the fundamental parts of my clients intention for the premises is the ability to have outside drinking. The premises benefits from being on a corner of Club Row and Bethal Green Road and has a large pavement area outside both corners and big open glass windows spanning the whole length of the premises.

Although previously, the shadow licence held by the landlord had off sales refused by the committee, as we discussed at site the request for off sales was to allow for deliveries during the Covid period (refused in September 2020, and was not in relation to drinkers stood outside).

With regards to additional conditions please see below four additional conditions my client is happy to offer

1. The use of the outside area of the premises will cease at 2100 hours each day, save for a maximum of six smokers.

2. Premises licence holders should ensure that any customers drinking and/or smoking outside the premises shall do so in an orderly manner and are supervised by staff so as to ensure there is no public nuisance or obstruction of the public highway.
3. Customers permitted to temporarily leave and re enter the premises eg to smoke, after 2100 shall not be permitted to take drinks or glass containers with them.
4. After the outside area is closed, the premises licence holder will, do a full sweep of the perimeter of the premises to ensure that any remaining glasses or litter attributed to the premises is removed from the street or the premises window ledges.

My client is happy to offer these additional conditions, on the basis of the withdrawal of your representations, to help alleviate your concerns with regards to the operation of the premises.

As you know, we have only had one representation from a member of public behind on Whitby Street. Their representation refers to the premises being a nightclub, which as you know this premises is not. I have contacted that resident to meet on site and explain the proposed premises.

My client is fully aware of the responsibility of managing an outside area and will have strong operational policies and procedures in place to ensure that this area is managed effectively and without causing any nuisance to local nearby residents or obstructing the highway. With regards to numbers, my client is not expecting to have any more than 35 people outside at any one time. As we discussed at site, it will be difficult for us to offer this as a condition as the premises will not have door supervisors on at all times and therefore would be an unnecessary burden on my client to employ someone specifically to count numbers of people outside at all times.

If off sales is not permitted, it is highly likely my client will not take the site and it will remain disused and empty. As explained yesterday, the premises has been a pub since the 1800s with the incredible mirrors and flooring, and we really want to restore the site to its former beauty.

I would be grateful if once you have spoken to your managers, you will come back to me with any thoughts on the above conditions and whether you would be happy to withdraw your representation.

I will keep you updated with my discussions with the resident who I am hoping once we have explained her proposal will be in a position to withdraw, also.

Again, many thanks for your time at the meeting earlier, it was lovely to see you both.

Kind regards

Felix



Felix Faulkner | Solicitor

**Poppleston Allen**

[REDACTED]

W: [www.popall.co.uk](http://www.popall.co.uk) (->  
[uk.content.exclaimer.net](http://uk.content.exclaimer.net))

**London Office:** The Stanley Building, 7 Pancras Square, London, N1C 4AG

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## **Letter in support of the re-opening of The Knave of Clubs at 1 Club Row**

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We, the undersigned, represent a mix of local businesses eager to express our support for the re-opening of The Knave of Clubs at 1 Club Row and the licence application under review.

Amongst us are owners, founders and entrepreneurs with businesses that date back 20 years in the neighbourhood, and collectively, we continue to support experienced operators who wish to develop new, thoughtful, and high-quality projects in the area.

Many of us who represent hospitality businesses in the area have known the Directors of Club Row Limited for many years as colleagues in the industry and can speak to their professionalism and integrity.

Others of us have met the Directors of Club Row Limited more recently during their work to revive this historic pub. We too can attest to the care and consideration of a project that we wholeheartedly believe will be a net positive to the neighbourhood.

Above all, together, we believe this team are the right team to be custodians of a building with over 150 years of history, and we support the endeavours to revive a pub when so many are closing across the city and country.

As local business owners, we also recognise how essential outdoor drinking is for the High Note team in launching a sustainable new hospitality business in a competitive landscape to avoid further turnover of the site, or worse yet, another period where the building sits empty for multiple years without a tenant.

We believe the provision of outdoor drinking is not only fair and appropriate for a pub in this location, but essential in the spirit of an authentic, revived, East London pub, and we look forward ourselves to the opportunity to enjoy a pint outdoors on a summer's day as prospective customers!

---

Jamie Fobert CBE  
**Founder, Jamie Fobert Architects**

Margot Henderson OBE  
**Chef/Owner, Rochelle Canteen**

Brian Trollip  
**CEO, Dishoom**

Daisy Hardman  
**Founder, Daisy Hardman Studio**

Arran Scott Lidgett  
**Founder, Everything in Between**

James Lowe  
**Chef/Owner, Lyle's**

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

To: James Dye [REDACTED]  
Date: Fri, 8 Nov 2024 at 15:39  
Subject: Re: Knave of Clubs

Dear Tower Hamlets,

As a local resident and business owner (co-owner of Mother at 10 Redchurch Street and part of the onRedchurch community interest company) I fully support the applicant's plans to revive the former Knave of Clubs.

The area desperately needs a high quality public house and it is a huge shame that the building has been left empty for so long.

Anyone restoring a heritage building and creating jobs in this climate should have the council's full support.

Yours sincerely,

Matt Clark

Partner - Ventures



Mother Family, Biscuit Building

10 Redchurch Street, London, E2 7DD

Date: Fri, 8 Nov 2024 at 09:04

Subject: Rumi - letter of support?

To: [REDACTED]  
[REDACTED]

Dear Tower Hamlets,

As a local business and property professional I fully support the applicant's plans to revive the former Knave of Clubs.

The applicant will be restoring a remarkable building, making the area safer and creating jobs for people in Tower Hamlets.

The licensing hours are reasonable and in line with other operators in the area and I think they should be fully supported by the licensing authorities at Tower Hamlets.

Yours sincerely,

Richard Wassell

Owner of Twenty Retail based at Marlow Workshops, Arnold Circus, Calvert Avenue, London, E2 7JN.