



# **LICENSING (HEARING) SUB COMMITTEE**

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**Date: FRIDAY, 14 APRIL 2023**

**Time: 10.00 am**

**Venue: COMMITTEE ROOMS, 2ND FLOOR,  
WEST WING, GUILDHALL**

**APPLICANT: Aura**

## **PREMISES:**

**Ground Floor, Lower Ground and Basement Floor of  
the Corn Exchange, 55 Mark Lane, EC3R 7NE.**



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## LICENSING SUB COMMITTEE PROCEDURE FOR PUBLIC HEARINGS

1. This procedure shall apply to all public hearings conducted under the provisions of the Licensing Act 2003.
2. Public hearings conducted under the provisions of the Licensing Act 2003 shall take the form of a discussion led by the licensing authority. Cross-examination will be permitted when the Sub Committee considers it to be required. The conduct of hearings shall be broadly based, subject to the discretion of the Sub Committee, on the points set out below.
3. At the start of the hearing the Chairman of the Sub Committee will introduce himself and other Members of the Sub Committee as well as the City Corporation officers present. Anyone making representations will then be asked to introduce themselves and anyone accompanying them. The applicant will then do likewise.<sup>1</sup>
4. The Chairman will then explain the purpose of the hearing and the procedure to be followed at the hearing. The Sub Committee will then make any rulings necessary in respect of requests for witnesses to heard in support of any of the parties making representations or the applicant.
5. Those making representations will then be invited to present their case. Repetition will not be permitted. Equal time will be offered to the applicant and those making representations. Where there is more than one party making representations and/or calling witnesses in support consideration should be given to having one spokesman on behalf of all parties so as to avoid repetition. Although the use of a spokesman will be encouraged by the Sub Committee, the decision rests with those parties making representations.
6. In the event of disorder or persistent disregard of the authority of the Chair, the Chairman may suspend or adjourn the hearing, or require that the person(s) causing disorder or showing disregard leave the hearing.
7. In the event that the Sub Committee has decided that cross-examination will be permitted, the applicant will be invited to ask questions of the party(s) making representations and their witnesses (if any). The party(s) making representations and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
8. The applicant will then be invited to present their case and call any witnesses in support of their application. The applicant will be entitled to the same period of time to present his case as those making representations were afforded.

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<sup>1</sup> In hearings where a licence is being reviewed, references in this procedure to ‘applicant’ should be read as references to the licence holder and references to ‘those making representations’ should be read as references to those applying for the review.

9. In the event that the Sub Committee has decided that cross-examination will be permitted, those making representations will be invited to ask questions of the applicant and their witnesses (if any). The applicant and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
10. The Chairman will ask all parties if there is anything else they would like to add in support of their respective cases.
11. Those making representations will then be invited to make closing submissions followed by the applicant.
12. The Sub Committee will then retire to consider their decision. They may call for assistance by the representatives of the Town Clerk and/or the Comptroller & City Solicitor but those persons will play no part in the decision-making process.
13. In due course, the Sub Committee will return to announce their decision or to inform those present when the decision will be given.

Committee(s): <b>Licensing Sub-Committee</b>	Hearing Date(s): <b>14/04/2023</b>	Item no.
<b>Subject</b>	<b>Licensing Act 2003 - Public Hearing in Respect of an Application for the Grant of a Premises Licence</b>	
<b>Name of Premises</b>	<b>Aura</b>	
<b>Address of Premises</b>	<b>Ground Floor, Lower Ground &amp; Basement Floor of the Corn Exchange, 55 Mark Lane, EC3R 7NE</b>	
Report of: <b>Juliemma McLoughlin – Executive Director Environment</b>	<b>Public / <del>Non-Public</del></b>	
Ward (if appropriate): <b>Tower</b>		

## 1. Introduction and Purpose

- 1.1. The purpose of this sub-committee is to consider and determine, by public hearing, an application for the grant of a premises licence under the provisions of the Licensing Act 2003, taking into consideration the representations of responsible authorities and other persons, as detailed in paragraph 4, together with policy considerations detailed in paragraph 8 of this report.
- 1.2. The decision of the sub-committee must be made with a view to promoting one or more of the four licensing objectives, namely:
- the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance
  - the protection of children from harm

## 2. Summary of Application

- 2.1. An application made by:

**NYT Aura Limited  
Flat 1, 38 Dudley Road  
Tunbridge Wells, Kent  
TN1 1LF**

was received by the City of London licensing authority on 03 February 2023 for the grant of a premises licence in respect of the premises:

**Aura, Ground Floor, Lower Ground & Basement Floor of the Corn Exchange, 55 Mark Lane, EC3R 7NE**

- 2.2. Full details of the application can be seen as Appendix 1.
- 2.3. The 28-day representation period was re-started on February 17<sup>th</sup> due to late display of the public notice.
- 2.4. The proposed application is to facilitate a premises licence to allow the sale of alcohol, regulated entertainment and late-night refreshment, with the proposed use described as ‘a restaurant use by day, a drinking establishment by evening, and Wednesday to Saturday also as a nightclub’.
- 2.5. The application seeks permission for:
  - a) the sale of alcohol for consumption on and off the premises
  - b) regulated entertainment in the form of live music, recorded music, films, performances of dance, anything of a similar description to live music, recorded music or performances of dance
  - c) the provision of late-night refreshment
- 2.6. The hours applied for each activity in the original application are shown in column 3 of the table below. On 16 March 2023, the applicant informed the Licensing team of an agreed amendment to the application (agreed with the City of London Police) and that the terminal hour for all licensable activities was to be reduced to 02:00. This amendment can be seen as Appendix 1 (a) and is reflected in column 2 of the table overleaf.



<u>Activity</u>	<u>Proposed licence after amendment</u>	<u>Proposed licence in original application</u>
Supply of alcohol for consumption on the premises	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Provision of Live Music	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Provision of Recorded Music	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Provision of Films	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Performances of Dance	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Anything of a similar description to Live Music, Recorded Music or Performances of Dance	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00
Late Night Refreshment	Mon–Sun 23:00-02:00	Sun–Tues 23:00-02:00  Weds–Sat 23:00-03:00
Opening Hours	Mon–Sun 10:00-02:00	Sun–Tues 10:00-02:00  Weds–Sat 10:00-03:00

### **3. Deregulation considerations**

3.1. The applicant has applied for Live Music and Recorded Music with some part of the hours applied for before 23:00 hours.

3.2. The following sections/paragraphs of the statutory guidance issued under S182 of the Licensing Act 2003 are particularly relevant to this part of the application (revised December 2022):

- a) Paragraph 16.6 - As a result of deregulatory changes that have amended the 2003 Act, no licence permission is required for the following activities:

**Live music:** when a performance of unamplified live music takes place between 08.00 and 23.00 on any day, on any premises. When 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, and alcohol is available for sale for consumption on those premises in accordance with the existing premises licence.

**Recorded music:** 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, and alcohol is available for sale for consumption on those premises in accordance with the existing premises licence.

- b) Paragraph 16.36 – Any conditions added on a determination of an application for a premises licence, which relate to live music or recorded music, are suspended between the hours of 08.00 and 23.00 on the same day where the following conditions are met:

at the time of the music entertainment, the premises are open for the purposes of being used for the sale or supply of alcohol for consumption on the premises; if the music is amplified, it takes place before an audience of no more than 500 people; and the music takes place between 08.00 and 23.00 on the same day.

3.3. In respect of this application, it can be noted that the proposed sale or supply of alcohol for consumption on the premises is from 10:00 hours until 02:00 hours daily. Whilst not expressed in the application, the venue can potentially accommodate over 500 people, the number to be determined by a fire safety risk assessment. In line with 3.2 above, permission for regulated

entertainment is not required for live unamplified music until 23:00 hours. Permission is not required for live amplified music or recorded music until 23:00 hours subject to an audience of less than 500 persons. Where the audience capacity is more than 500 persons, live amplified music and recorded music is always regulated. Any conditions added on the determination of this application for a premises licence which relate to live or recorded music will remain in place but are suspended before 23:00 hours when the criteria in paragraph 3.2 are met.

#### **4. Representations**

##### **Representations from Responsible Authorities**

- 4.1 There are 2 representations from responsible authorities, namely the Police and Environmental Health Pollution team. The representations highlight amendments made and certain conditions they would want to see added (were the licence to be granted) in order to uphold the aims of the licensing objectives - namely prevention of crime & disorder (in respect of the Police representation), and prevention of public nuisance (in respect of the Environmental Health representation).
- 4.2 The representations can be seen in full as Appendix 2 (a) and 2 (b).
- 4.3 The attempts at resolution from all sides has resulted in some conditions being agreed, as detailed in paragraph 5 and Appendix 3.

##### **Representations from Other Persons**

- 4.4 There are 15 representations from other persons, all against the granting of the licence on the basis that any licence granted in that location will undermine the licensing objectives of prevention of public nuisance and prevention of crime and disorder.
- 4.5 The representations can be seen in full as Appendix 2 (c) – 2 (q).

## **5 Conditions**

### **Conditions drawn from the Operating Schedule**

5.1 The operating schedule submitted with the applications suggests steps intended to be taken to promote one or more of the four licensing objectives. Conditions that are consistent with the steps described in the operating schedule and appropriate for the promotion of the licensing objectives can be included on the premises licence. A summary of such conditions is attached as Appendix 3. Where the condition has a similar effect as one from the Corporation's pool of model conditions, this has been indicated in the summary.

### **Conditions agreed with Responsible Authorities**

5.2 During the period for representations conditions were also agreed between the applicant and the City of London Police, and, separately, between the applicant and the City of London Environmental Health Pollution team. These conditions are detailed in Appendix 3.

5.3 Relevant to these agreed conditions is the Door Entry Policy, the Door Control and Dispersal Policy, and the Noise Management Policy. These policies can be seen in full as Appendix 3 (a) – 3 (c).

## **6 Licensing/Planning History of Premises**

6.1 The premises were initially occupied by City Brasserie, a wine bar falling with Class A3. This was followed by Auberge, ostensibly operating as a bar/restaurant, also under Class A3. Auberge vacated the premises circa 2011. The unit remained vacant until 2016 when Evans Cycles (a bicycle store) took possession.

6.2 To be in accordance with the permitted use of the premises, the primary use must be as a retail unit for the display or retail sale of goods, other than hot food, principally to visiting members of the public. So a material change of use requiring planning permission would likely need to be sought before the tenant could use the premises as described in the application.

## **7 Map and Plans**

- 7.1 A map showing the location of the premises, and a document detailing terminal hour for alcohol sales and late-night refreshment, are attached as Appendix 4 (a) and 4 (b).
- 7.2 The plan of the premises can be seen as Appendix 5.

## **8 Policy Considerations**

- 8.1 In carrying out its licensing functions, the Licensing Authority must have regard to its statement of licensing policy and any statutory guidance issued under s 182 of the Licensing Act 2003.

### ***City of London Corporation's Statement of Licensing Policy (2022)***

- 8.2 The following pages/sections/paragraphs of the City of London Corporation's Statement of Licensing Policy are particularly applicable to this application.
- 5.1.1 Pages 15-17 address the licensing objective 'The prevention of crime and disorder' and pages 22-25 address the licensing objective 'The prevention of public nuisance'.
- 5.1.2 Paragraph 92 states the need to strike a fair balance between the benefits to a community of a licensed venue, and the risk of disturbance to local residents and workers.
- 5.1.3 Paragraph 92 also states an overriding policy principle namely, that each application will be determined on its individual merits.
- 5.1.4 Certain aspects of paragraphs 97 – 99 are relevant as they address the need of care when controlling noise from those persons leaving a premises – which can apply equally to staff at the premises.
- 5.1.5 Paragraph 104 considers various factors that should be taken into account when considering whether any licensable activity should be permitted.
- 5.1.6 Paragraphs 138-144 (Section 13) state the City of London Corporation's policy on setting conditions which may be applicable dependant on the step(s) taken by members as stated in paragraph nine of this report.

### ***Statutory Guidance***

- 8.3 The following sections/paragraphs of the statutory guidance issued under S182 of the Licensing Act 2003 are particularly applicable to this

application (revised December 2022):

- 5.1.7 Chapter 2 of the guidance covers the four licensing objectives. In particular, paragraph 2.15 states that it is, ‘...*important that in considering the promotion of [the public nuisance licensing objective, licensing authorities] focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable.*’ Also, paragraph 2.16 indicates that the prevention of public nuisance could, in appropriate circumstances include, ‘*the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.*’
- 5.1.8 Chapter 10 refers to conditions attached to premises licences with paragraph 10.10 stating that, ‘*Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided.*’ To which is added; ‘*Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.*’

## **9 Summary**

- 9.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the licensing objectives. Each objective has equal importance. In carrying out its licensing functions, the licensing authority must also have regard to its Statement of Licensing Policy, any statutory guidance under the Licensing Act 2003 and is bound by the Human Rights Act 1998. The City of London Corporation must also fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in the City of London.

## **10 Options**

- 10.1 The Sub-committee must, having regard to the representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives:
- (a) grant the licence subject to any conditions consistent with the operating schedule modified to such extent as the Sub-committee considers appropriate for the promotion of the licensing objectives and

include the mandatory conditions contained in Ss. 19-21 of the Licensing Act 2003;

(b) exclude from the scope of the licence any of the licensable activities to which the application relates;

(c) to refuse to specify a person in the licence as the designated premises supervisor;

(d) reject the application

For the purposes of paragraph 10.1(a) conditions consistent with the operating schedule are modified if any of them are altered or omitted or any new condition is added

10.2 Where a licensing authority takes one or more of the steps stated in paragraph 10.1 above the applicant, or the holder of the licence and/or a person who made relevant representations in relation to the application, may appeal the decision to the Magistrates' Court. Any appeal must be commenced within 21 days following notification of the decision to the appellant by the licensing authority.

## **11 Recommendation**

11.1 It is therefore RECOMMENDED that your Sub-Committee determine this application for a new premises licence in accordance with paragraph 10 of this report.

Prepared by Robert Breese, Licensing Officer  
Robert.breese@cityoflondon.gov.uk

### **Background Papers**

<u>BACKGROUND PAPER</u>	<u>DEPT</u>	<u>FILE</u>
Corporation of London Statement of Licensing Policy (revised Jan 2022)	MCP	3rd Floor Guild Hall
Statutory Guidance – 'Revised Guidance Issued Under Section 182 Of The Licensing Act 2003'. (December 2022)		<a href="#">Statutory Guidance</a>

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\* required information

## Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

AuraTowerBridge

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

### Applicant Details

\* First name

Yundan

\* Family name

Liu

\* E-mail

Main telephone number



Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

### Applicant Business

Is your business registered in the UK with Companies House?

Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

13579917

Business name

NYT Aura Limited

If your business is registered, use its registered name.

VAT number

-

391496069

Put "none" if you are not registered for VAT.

Legal status

Private Limited Company

*Continued from previous page...*

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

**Section 3 of 21****APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

**Confirm The Following**

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

**Section 4 of 21****NON INDIVIDUAL APPLICANTS**

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

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

Limited Company

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

\* Date of birth

\* Nationality  [Documents that demonstrate entitlement to work in the UK](#)

Add another applicant

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of 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.

The site is located on the eastern side of Mark Lane, halfway between Great Tower Street and Fenchurch Street, directly opposite the London Underwriting Centre.  
The existing building extends to basement, lower ground, ground and 7 upper floors and contains some 15,000sqm (GIA) of floorspace. The building is predominantly in B1 office use with A4 (drinking establishment) at basement, part lower ground and ground floor and flexible office medical/health/indoor sports (B1/D1/D2) at part lower ground floor.

**Continued from previous page...**

The site has a Public Transport Accessibility Level (PTAL) of 6b (highest level of accessibility), with London Fenchurch Street located a short walk to the north and Tower Hill a short walk to the east.

The immediate surrounding area is predominantly of a commercial nature with ground floor retail units and office accommodation above.

Other occupiers in the building include financial services business, for example Faraday Reinsurance, Lonmar Global Risks, Transre London Holdings and Sync NI.

Vehicular and pedestrian access is provided directly from Mark Lane. No car parking will be provided for use by staff and visitors.

The commercial unit has been vacant for many years, with marketing for various reasons. The commercial unit with no shop front, and being occupied at basement levels are not optimally ideal for most use classes. The lack of natural light is also a factor.

The commercial unit has prospective interest from Aura, whom have a successful concept model, which they want to bring to 55 Mark lane.

They are interested in a restaurant use by day, in the evening a drinking establishment, and Wednesday to Saturday also as nights as a nightclub.

The commercial unit has had various planning approvals for a change of use, particularly in 2014; Permission was granted for Change of use of part sub-basement, part basement and part ground floor from Class A3 (restaurant) to Class A4 (drinking establishment) (773sq.m) (ref: 13/01183/FULL).

As the area is close to theatres and central nightlife, and busking with users wanting similar entertainment.

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

**Section 6 of 21**

**PROVISION OF PLAYS**

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

**Section 7 of 21**

**PROVISION OF FILMS**

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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.

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the exhibition of films take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

General broadcast of blockbuster films. Music amplified.

State any seasonal variations for the exhibition of film

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where the premises will be used for the exhibition of film at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

**Section 8 of 21**

**PROVISION OF INDOOR SPORTING EVENTS**

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

**Section 9 of 21**

**PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS**

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

**Section 10 of 21**

**PROVISION OF LIVE MUSIC**

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

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.

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

Indoors       Outdoors       Both

State 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.

Amplified music to cater for live band and singing performances.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

## Section 11 of 21

### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Yes       No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End



Continued from previous page...

WEDNESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

Amplified music played via the indoor speakers.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 12 of 21**

**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes                       No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of dance take place indoors or outdoors or both?

- Indoors                       Outdoors                       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State 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.

Cabaret, salsa, dance shows with music amplified.

Continued from previous page...

State any seasonal variations for the performance of dance

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of dance at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

### Section 13 of 21

#### PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes  No

#### Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Give a description of the type of entertainment that will be provided

Will this entertainment take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

State any seasonal variations for entertainment

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for entertainment at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

Will you be providing late night refreshment?

- Yes                       No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors                       Outdoors                       Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State 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.

Bar and nightclub setting. Music to be amplified.

**Continued from previous page...**

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

Yes                       No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

Will the sale of alcohol be for consumption:

- On the premises     Off the premises     Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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

**Name**

First name

Family name

Date of birth

Continued from previous page...

**Enter the contact's address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text" value="United Kingdom"/>
Personal Licence number (if known)	<input type="text" value="073170"/>
Issuing licensing authority (if known)	<input type="text" value="London Borough of Redbridge"/>

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

None. Children will be allowed if accompanied by the parent or authorised adult up to 22:00 hrs when there is no club nights (wednesday to saturday). During club nights, children will not be allowed to stay on the premises after 21:00 hrs.

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

Page 32  
End

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.



Continued from previous page...

TUESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

WEDNESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="03:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="02:00"/>
Start	<input type="text"/>	End	<input type="text"/>

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Christmas Eve, New Years Eve, Halloween, Easter Day and whenever TENS are applied for.

**Section 18 of 21**

**LICENSING OBJECTIVES**

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

a) General – all four licensing objectives (b,c,d,e)

**Continued from previous page...**

List here steps you will take to promote all four licensing objectives together.

The Licensee shall ensure that all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder. The Licensee shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons. Records will be kept of training and refresher training.

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

1. Door Supervisors will be in attendance at the entrance of the premises from 22.00hrs until the main exit doors to the premises are closed and at any time when patrons may be queuing for access.
2. Door Supervisors will be correctly registered with the Security Industry Authority (S.I.A.).
3. Door Supervisors will display the correct name / Identification Badge.
4. Door Supervisors will carry an SIA licence at all times.
5. On club nights, from 22:00 hrs door supervisor ratio will be 1: 100.
6. A female door supervisor will be available if searches are to be conducted on female customers.
7. Door Supervisors will wear clothing that can be easily and clearly identifiable on Closed Circuit Television (CCTV).
8. Door Supervisors will be issued with multi-channel radios capable of communicating with other door supervisors, the designated premises supervisor and Town Centre radio link.
9. A Door Supervisor Register is kept and includes names, dates and times of the persons employed in such capacity.
10. The CCTV system will be maintained and service annually and records kept to that effect.
11. CCTV shall be operational at all times that members of the public or staff are on the premises.
12. Images will be retained for a period of at least 28 days by whatever means the licence holder deems appropriate.
13. The Police or Local Authority will have access to these images at any reasonable time and in any case within 48 hours of the request of the image being made.
14. Copies of recordings or images will be provided within 48 hours of the initial request being made by either the Police or Local Authority.
15. Staff will be fully trained in the CCTV system and there will be at least one member of staff on duty during trading hours who is able to provide a recording of any incident at the request of Police or Local Authority.
16. A logbook will be kept detailing all incidents that occur at the premises. This will be a bound book which will detail the following:
  - The day, date and time of the incident
  - The member of staff making the entry
  - All members of staff involved in the incident
  - Any other details thought relevant
17. A register will be kept of all security staff working at the premises for every time that the premises are open for trading. This register will be a bound book and it will contain the following information:
  - Day and date of entry
  - Time that member of security staff starts and finishes work
  - Full name
  - SIA registration number
  - Signature of the member of security staff
18. No open vessels, bottles or other type of container will be allowed outside of the licensed premises.
19. No glass bottles to be passed over the bar and all bottled drinks will be decanted (excluding prosecco, champagne and wine) after 22.00 hrs.
20. Toughened or polycarbonate "pint glasses" to be used after 22.00 hrs.
21. All staff will be fully trained in their responsibilities under the Licensing Act 2003 and the training will be fully auditable and available to any responsible authority on request.
22. All staff including door supervisors to have incident and awareness training to be conducted yearly.
23. All staff will be fully trained in Challenge 25 and the training will be fully auditable and available to any responsible authority on request
24. Notices to advise customers that Challenge 25 is in force and notices will be prominently displayed at the entrance and within the premises.
25. The only proof of age that will be accepted will be a passport, photographic driving licence or Home Office issued National Identity Card.

**Continued from previous page...**

26. A personal licence holder will be present at all times that the premises are trading for the sale of alcohol.
27. Smoking will only be allowed in the designated smoking area.

**c) Public safety**

1. A suitable Fire Risk Assessment at the premises and implemented the necessary control measures.
2. All exit doors are easily operable without the use of a key, card, code or similar means.
3. Exit doors are regularly checked to ensure they function satisfactorily. 49. Records of all these checks are kept and can be produced on request.
4. All removable security fastenings are removed whenever the premises are open to the public or staff.
5. All fire doors are maintained unobstructed and effectively selfclosing and will not be held open other than with approved devices.
6. Fire resistant doors to service shafts, ducts and cupboards are kept locked shut.
7. Step and stair edges are appropriately highlighted so as to be conspicuous.
8. Hangings, curtains and temporary decorations are maintained in a flame retardant condition.
9. Upholstered seating is fire retardant and complies with current fire safety regulations.
10. Curtains, hangings and temporary decorations are located so as not to obstruct exits, fire safety signs or fire-fighting equipment.
11. Notices detailing the actions to be taken in the event of fire or other emergency are prominently displayed and maintained in good condition.
12. Access is provided for emergency vehicles and kept clear and free from obstruction at all times.
13. Fire drill and emergency lighting tests are conducted monthly. Records of these tests are available upon request.
14. An evacuation policy is in place that is to the satisfaction of the Fire Authority. All staff members have been trained in fire and emergency evacuation procedures.
15. Wall and ceiling finishes are fire resistant to the appropriate standard.
16. Exit doors open outwards or are secured in the open position if this is not the case.
17. Disabled People: Adequate arrangements exist to enable the safe movement within the premises of disabled people and their safe evacuation in the event of an emergency.
18. Adequate and appropriate First Aid equipment and materials are available on the premises.
19. At least one suitable trained First Aider will be on duty when the public are present.
20. If more than one First Aider is present, their respective duties will be clearly defined.
21. First Aiders are trained to deal with drug and alcohol related problems.
22. Fire Safety - Lighting : In the absence of adequate daylight suitable and sufficient artificial lighting is provided and maintained in any area accessible to the public.
23. Fire safety signs are adequately illuminated.
24. Emergency lighting is installed and regularly maintained.
25. Emergency lighting batteries are fully charged before the admission of the public.
26. The emergency lighting battery has a capacity of 15 minutes to allow adequate evacuation of the premises.
27. Emergency lighting tests are conducted monthly. Records of these tests are available upon request.
28. The premises at all times of operation have either a current and satisfactory National Inspection Council (for) Electrical Installation Contracting (N.I.C.E.I.C.) or Electrical Contractors Association (E.C.A.) periodic electrical installation report.
29. If there is a gas supply, the premises have a current Council (for) Registered Gas Installers (C.O.R.G.I.) certificate of inspection in respect of any gas boiler, calorifier or appliance.
30. The premises to have current and suitable Public Liability Insurance in the sum of £5 million. A certificate will be obtained each year and displayed at the premises.
31. The premises to have current certificates of inspection for all portable fire fighting equipment.
32. Free drinking water will be available at all times when the premises is open to the public and taps are labelled as such.
33. A chill out area to the satisfaction of the Police and Licensing Authority to be provided.
34. A policy is in place for escorting all patrons from the premises to a licensed taxi or private hire vehicle should a request be made.
35. A continuous and accurate record is maintained of the number of patrons within the premises.

**d) The prevention of public nuisance**

1. There will be a door control policy that outlines clear instruction and understanding of the door supervisors' responsibilities at the premises. This policy will contain

**Continued from previous page...**

- a. How door staff will prevent overcrowding.
  - b. Supervise the queue to ensure that it is managed in a way that avoids rowdy, unpleasant behaviour and to keep customers quiet to not disturb neighbours in the vicinity
  - c. A procedure for door staff engaged in searching persons as a condition of entry
  - d. To ensure the dispersal of patrons from the curtilage and grounds of the licensed premise immediately after the end of licensable activities
  - e. Prevent patrons from leaving the premises with open containers and bottles
  - f. To provide evidence by written statement to police in any criminal investigation as and when required
  - g. The toilets shall be regularly monitored
2. The premises shall have a written drug policy, this will detail the strategies to minimise the use and supply of illegal drugs within the premises. This will entail an agreed procedure for the handling and retention of any article seized. Where premises consider a drug's safe to deposit drugs found, there will be a clear policy for the handling and packaging seized items. For premises with a suitable drug safe the items within the safe would not be considered as being in possession. For premises that do not have a drug safe they must have a written agreement with police as to a procedure in the collection or delivery of drugs to police.
  3. Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
  4. A noise management plan will be devised and in operation at the premises.
  5. Noise or vibration from the premises will be maintained at a level that will not be audible at the façade of any neighbouring noise sensitive premises.
  6. Doors and windows will be kept closed when regulated entertainment is taking place.

e) The protection of children from harm

1. The hours of the day during which age restrictions apply are between 21:00 hrs on club nights or 22:00 hrs.
2. Alcohol is not available on the premises when only under 18s are permitted.
3. The premises will operate a proof of age policy.
4. All staff will be trained for underage sales prevention regularly.
5. A register of refused sales shall be kept and maintained on the premises.

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

### **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.

*Continued from previous page...*

- 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 EHIC 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.

*Continued from previous page...*

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.

## **Section 20 of 21**

### **NOTES ON REGULATED ENTERTAINMENT**

*Continued from previous page...*

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:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o 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.
  - o 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.
  - o 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.
  - o 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:
  - o 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.
  - o 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.
  - o 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.



**Continued from previous page...**

- 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:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o 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;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o 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.

**Section 21 of 21**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

\*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £125000	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

\* Fee amount (£)

**DECLARATION**

**Continued from previous page...**

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name	<input type="text" value="YunDan Liu"/>
* Capacity	<input type="text" value="Shareholder"/>
* Date	<input type="text" value="02"/> / <input type="text" value="02"/> / <input type="text" value="2023"/> dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/city-of-london/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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

**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**

**OFFICE USE ONLY**

Applicant reference number	<input type="text" value="AuraTowerBridge"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)

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**From:** [LicensingOffice](#)  
**To:** [M&CP - Licensing](#); [Minas, Aggie](#)  
**Subject:** FW: Application Aura 55 Mark Lane  
**Date:** 17 March 2023 14:21:46

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**From:** [REDACTED]  
**Sent:** 16 March 2023 14:52  
**To:** LicensingOffice <LicensingOffice@cityoflondon.police.uk>  
**Cc:** Robert.Breese@cityoflondon.gov.uk; Crosby, Siobhan <siobhan.crosby@cityoflondon.gov.uk>; Robin Whitehouse <robin.whitehouse@cityoflondon.gov.uk>; Caroline Hay <Caroline.Hay@cityoflondon.police.uk>; LicensingOffice <LicensingOffice@cityoflondon.police.uk>; Alexandra Wilson <Alexandra.Wilson@cityoflondon.police.uk>  
**Subject:** RE: Application Aura 55 Mark Lane

Dear Paul,

After much deliberation and taking into account the licensing objective of the prevention of crime and disorder, the terminal hours of 02:00 hrs throughout the week is agreed. The licence application is therefore amended to show closing times of 02:00 hrs from Monday to Sunday.

Furthermore, the inclusion of the conditions and policy document attached in your email dated 15 March 2023 are approved, as drawn.

Many thanks for your assistance throughout.

Regards

---

**From:** [LicensingOffice](#)  
**Sent:** 15 March 2023 15:05  
**To:** [TK - Aura](#)  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](#); [Crosby, Siobhan](#); [Robin Whitehouse](#); [Caroline Hay](#); [LicensingOffice](#); [Alexandra Wilson](#)  
**Subject:** Application Aura 55 Mark Lane

I have amended the section regarding the start time to reflect 21.00 as you suggested which was useful. I am not satisfied with your proposal to make the terminal hour on Friday and Saturday 02.30 although we do agree that you should commence the "wind down" of the evenings before the terminal hour when ever that is. This is taken as good practice and would be expected in any case. We do not want the night to suddenly come to an end, turn off the music and put up all the lights. There must be a lead up to closing.

In addition, I understand that the dispersal policy may not be finalised yet with the noise team. The last date for representations is the 17<sup>th</sup> March 2023 and so if you are in a position to agree to our requests then you need to notify the licensing Authority and ourselves by the end of tomorrow 16<sup>th</sup> March 2023. I have attached the conditions and policy again for your

information.



**Paul Holmes**  
**Licensing Officer**  
Partnership & Prevention - Licensing  
[REDACTED]  
e [paul.holmes@cityoflondon.pnn.police.uk](mailto:paul.holmes@cityoflondon.pnn.police.uk)  
w [www.cityoflondon.police.uk](http://www.cityoflondon.police.uk) † [www.twitter.com/citypolice](https://www.twitter.com/citypolice)

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**From:** TK - Aura [REDACTED] >  
**Sent:** 14 March 2023 12:49  
**To:** Paul Holmes <[Paul.Holmes@cityoflondon.police.uk](mailto:Paul.Holmes@cityoflondon.police.uk)>  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](mailto:Robert.Breese@cityoflondon.gov.uk); Crosby, Siobhan <[siobhan.crosby@cityoflondon.gov.uk](mailto:siobhan.crosby@cityoflondon.gov.uk)>; Robin Whitehouse <[robin.whitehouse@cityoflondon.gov.uk](mailto:robin.whitehouse@cityoflondon.gov.uk)>; Caroline Hay <[Caroline.Hay@cityoflondon.police.uk](mailto:Caroline.Hay@cityoflondon.police.uk)>; LicensingOffice <[LicensingOffice@cityoflondon.police.uk](mailto:LicensingOffice@cityoflondon.police.uk)>; Alexandra Wilson <[Alexandra.Wilson@cityoflondon.police.uk](mailto:Alexandra.Wilson@cityoflondon.police.uk)>  
**Subject:** RE: Aura 55 Mark Lane

Dear Sirs,

Thank you for your email, the contents of which have been carefully considered.

We are agreeable to varying the terminal hour to 02:00 hrs on all days, save for Fridays and Saturdays at 02.30 hrs. We have reduced all hours, as recommended. The reasonings behind the extra 30 mins for Fridays and Saturdays:

1. We will be investing considerable amount of monies in the venue and the extra half hour before is crucial to the business;
2. Our dispersal policy is based on a gradual emptying of the venue, which means that people will be encouraged to leave 30 mins before the end of the night so to that effect, at the end of the nights there will not be as many customers left in the venue;
3. If we close at 02:00 hrs, there may be a potential issue dispersing people from the area due to the fact that Proud is open until 03:00 hrs and some of our customers might end up queuing at their doors for admittance; and
4. Finally, having spoken with Proud's manager JR, it transpired that their dispersal policy will have a minimum impact on ours given that they disperse on Dunstan Court and up towards Fenchurch Street. Our dispersal will be geared towards Great Tower Street (referred as High Street in other documents). Map attached to illustrate the proposal.

We have considered the proposed door entry policy and note that the door supervisors start times have not been specified. Whist we agree that door staff will not be required during the day, can we please add the door staff shifts from 21:00 hrs, for clarity?

Many thanks.

**From:** [Paul Holmes](#)  
**Sent:** 08 March 2023 11:52  
**To:** [TK - Aura](#)  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](mailto:Robert.Breese@cityoflondon.gov.uk); [Crossby, Siobhan](#); [Robin Whitehouse](#); [Caroline Hay](#); [LicensingOffice](#); [Alexandra Wilson](#)  
**Subject:** Aura 55 Mark Lane

Dear Sir, following our meeting on site yesterday we would request that the application be amended to reflect a terminal hour of 02.00 throughout the week and not 03.00 on Wednesday to Saturday. Our reason for this request remains our concern that crime and disorder may occur with patrons exiting your venue at the same time as other similar venues in the area, this would be contrary to the licensing objective of the prevention of crime and disorder.

In addition, and as discussed, we request the inclusion of the conditions and policy document attached, which again are all aimed at upholding the aims of the crime & disorder objective.

I look forward to hearing from you shortly. The last date for representations in this case is the 17th March.



**Paul Holmes**  
**Licensing Officer**  
Partnership & Prevention - Licensing  
[Redacted]  
[paul.holmes@cityoflondon.pnn.police.uk](mailto:paul.holmes@cityoflondon.pnn.police.uk)  
w [www.cityoflondon.police.uk](http://www.cityoflondon.police.uk) † [www.twitter.com/citypolice](https://www.twitter.com/citypolice)

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# Appendix 2

## Aura, 55 Mark Lane, EC3R 7NE

### **CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND APPROPRIATE FOR THE PROMOTION OF THE LICENSING OBJECTIVES**

1. After 2200 hours, no glass bottles are to be passed over the bar and all bottled drinks will be decanted (excluding prosecco, champagne and wine).
2. After 2200 hours, all glasses in use at the premises shall be either toughened glass or polycarbonate material (**similar to MC10**)
3. The premises shall have a written drug policy, this will detail the strategies to minimise the use and supply of illegal drugs within the premises. This will entail an agreed procedure for the handling and retention of any article seized. Where premises consider a drug's safe to deposit drugs found, there will be a clear policy for the handling and packaging seized items. For premises with a suitable drug safe the items within the safe would not be considered as being in possession. For premises that do not have a drug safe they must have a written agreement with police as to a procedure in the collection or delivery of drugs to police.
4. Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
5. Doors and windows will be kept closed when regulated entertainment is taking place.

### **CONDITIONS AGREED WITH RESPONSIBLE AUTHORITIES**

#### **AGREED WITH CITY OF LONDON POLICE**

1. The premises shall install and maintain a comprehensive digital colour CCTV system. All public areas of the licensed premises, including all public entry and exit points will be covered enabling facial identification of every person entering in any light condition. The CCTV cameras shall continually record whilst the premises are open to the public and recordings shall be kept available for a minimum of 31 days with date and time stamping. A staff member who is conversant with the operation of the CCTV system shall be present on the premises at all times when they are open to the public. This staff member shall be able to show the police or the Licensing Authority recordings of the preceding two days immediately when requested.
2. Promoted events will not be held at the premises. A promoted event is an event involving music and dancing where the musical entertainment is provided at any time by a disc jockey or disc jockeys one or some of whom are not employees of the licensee (premises licence holder) and the event is (independent of the licensee) promoted to the general public.
3. A Challenge 25 age verification policy will be operated. The only acceptable forms of identification are a passport, photocard driving licence, military identification or any other UK/EU government approved form of identification. Challenge 25 signs will be on display within the premises.
4. A refusals register will be maintained detailing all refusals of alcohol sales. That register will be made available to officers of the responsible authorities on request.

5. An incident book, or record, will be kept and maintained at the premises. Each entry made shall carry the day, date and time that each report was made. The DPS shall retain the incident book for a minimum of 12 months. The incident book will be made available to any of the responsible authorities on request. It will record the following:
  - a. All crimes reported to the venue
  - b. All ejections of patrons, with details of the individual(s) if known.
  - c. All complaints received (whether of a criminal or licensing nature).
  - d. All incidents of disorder.
  - e. The seizure of drugs and offensive weapons.
  - f. All visits by a responsible authority or emergency service.
  - g. Any faults in the CCTV system, searching equipment or scanning equipment.
6. On Thursday, Friday, Saturday & Sunday night a door entry policy will be operated. A copy of that policy will be retained on site and made available to officers of the responsible authorities on request.
7. A dispersal policy will be in place at all times having been agreed with Police and Environmental Health Noise Department. A copy of that policy will be retained on site and made available to officers of the responsible authorities on request.
8. No open vessels, bottles or other type of container will be allowed outside of the licensed premises. All of sales will be in sealed containers.

### **AGREED WITH CITY OF LONDON ENVIROMENTAL HEALTH POLLUTION**

1. The noise management plan and dispersal policy shall be kept on site at all times and made available for inspection on request by an authorised officer of the local authority or Police.
2. No servicing of the premises shall be carried out between the hours of 23:00 on one day and 08:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 08:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

## **Aura Door Entry Policy**

1. On Thursday, Friday, Saturday & Sunday nights from 22.00 hours the licence holder shall install and maintain an identification and age verifier such as club scan or similar, which will provide a full-face photograph. No patrons shall be admitted or re-admitted to the premises unless they have provided sufficient documentation for recording on the device. The details recorded by the ID scanner system shall be made available to the police and the Local Authority upon request.

2. Door supervisors will be employed on Thursday, Friday, Saturday & Sunday from 21.00 at a ratio of 1:75. This should include one female door supervisor.

2. During hours where door supervisors are on shift, customers entering the premises will be subject to the following search procedures;

- Bag searches. Every customer entering the venue will have their bag searched.
- Pat down searches. Until 10pm pat down searches will be conducted at random. Customers subject to search will be chosen at random. From 22:00 hours until close every customer entering the venue will be searched.

### **Rules of Search:**

- All searches are to be conducted in full view of CCTV.
- Any full body searches will be conducted in the presence of Management and in full view of CCTV.
- All searches are to be recorded on a search log every 30 minutes, detailing how many searches have been conducted and details of any items confiscated.
- Police will be notified of any drugs or weapons that are found and confiscated. All confiscated items will be held in an evidence bag in the venues safe.
- All searches will be conducted by the same sex.
- Where possible, and where safe to do so, any person found with drugs or weapons will be detained until Police attend.
- Metal detection wands will be available for use at the front door of the venue.

**PEOPLE WHO REFUSE TO BE SEARCHED WILL NOT BE GRANTED ENTRY.**

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# Aura Tower Bridge

## Dispersal Policy/Door Control Policy

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Aura Nightclub takes its licensing responsibilities seriously and has a duty to promote the licensing objectives which are:

- The Prevention of Crime & Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

This dispersal /Door Control Policy outlines our duties to relation to ensuring people leave the venue in an orderly manner and do not cause a nuisance to local residents.

All staff and security have a responsibility to ensuring this policy is carried out.

### The Policy

#### Wind down and Last Orders

It is important that the venue gradually disperses and as such the following procedures are in place:

- Wind down music to be played for 30 minutes prior to end of all entertainment;
- Music within the club will be reduced 15 minutes before the venue closes;
- Lighting levels will be adjusted prior to closing to inform customer the venue is closing;
- Customers sat at tables will be advised the venue is closing 15 minutes before closure;
- Staff will be redeployed to the cloakroom where necessary;
- The venue will implement a 'drinking up' time of 15 minutes after last orders;
- The DJ will make an announcement 2 minutes before closure reminding customers to leave quietly and respect the neighbours;
- New customers will not be admitted to the premises an hour before closure.

Available staff will remind customers that they may not leave the venue with their drink. Customers will also be reminded to leave the venue in a quiet and orderly manner.

#### Security

On Thursday, Friday, Saturday, Sunday and Event nights there will be a minimum of 4 door staff starting at 21.00 hrs, a step up at 22:00 hrs of 2 additional door staff and thereafter any additional door staff will be assessed on a 1:75 customers' ratio. The door team supplier will be contracted on the proviso that staff will be made available when requested. Contact has already been made two door suppliers who are able and willing to compliment this arrangement, with one of the suppliers working with venues within a 2 miles radius with a surplus of 4 door staff as from 22:00 hrs.

On non-Event nights for Monday, Tuesday and Wednesday, there will be a minimum of 2 door staff with any additional door staff added on a 1:75 customers' ratio. It is not expected non-Event Monday, Tuesday and Wednesday nights to be as busy. This of course, may be subject to changes once trading begins.

Door staff will be contracted for a minimum of 30 mins extra post closure of the venue or until such times that satisfactory dispersal has been achieved.

Security plays a crucial role in managing the dispersal of customers. The following procedures will be in place to ensure dispersal is effective.

**Thursday, Friday, Saturday, Sunday and Event Nights Security Provision** – a minimum of 2 door staff from 21:00 hrs will be deployed on the front door to ensure that any people forming a queue at the entrance to the premises, or people leaving the premises, are orderly and supervised in such way so that they do not cause a nuisance to other nearby businesses, residents, passing pedestrians or traffic. On other occasions a minimum of 2 door staff will be engaged as from 21:00 hrs.

The lobby is intended to be manned normally at all times to guide customers with or without reservation to their designated space. On Thursday, Friday, Saturday, Sunday and Event Nights, there will be at least one staff manning the lobby throughout the night.

At the end of the night, there will be an additional staff handing out lollipops with a view of implementing the campaign of 'leave quietly and have a sweet journey home'. Customers may not want to take up the offer of a free lolly but this initiative will re-emphasise the point that it's time to quiet down as they go home in a fun way of putting the point across.

When leaving the premises, customers shall be instructed:

- Not to go across the road when they leave the premises (before the end of normal club opening hours)
- Customers who insist on crossing the road shall not be readmitted to the club

Security and management will be clearly visible to provide a deterrent to any nuisance.

### **Queue Management**

Where a queue forms, door staff will monitor to ensure the behaviour of those queuing is conducive with the entry policy. Any person who appears to be drunk or intoxicated will be removed from the queue prior to them reaching the front.

While monitoring the queue the door staff will remove alcohol from anyone consuming alcohol while queuing or if they are unwilling to give up their alcohol remove them from the queue and advise them they will be refused entry as a result.

The door staff will ask people to have their ID ready to show at the door, and have it readily available in preparation for the ID scanner.

Door staff will also seek to control the noise from any person queuing outside the premises in order to reduce the potential for noise. This will be achieved by politely reminding customers that anyone not complying with the request will be refused entry to the premises.

Door staff will be responsible in managing the queue and endeavour that the queue shall not be longer than 50 people. The venue shall open its doors to customers at least an hour before any event to ensure that there is not a rush of customers trying to gain entry, at any one time. Admittance will be gradual and customers will be encouraged via 'early bird's ticket/promotions' to attend early, hence avoiding peak times.

### **Smoking Area**

The venue will operate a controlled smoking area at the front of the building, next to the entrance. The maximum number of customers permitted in the smoking area at any one time is restricted to 15.

The number of people using the smoking area will be controlled by door staff to ensure that the maximum number is not exceeded at any time. The smoking area will be specifically for smokers and no drinks, glasses or bottles are permitted in this area.



Once customers have finished smoking, they should be directed back inside the premises to reduce the noise generated outside the premises. A maximum of 10 minutes will be allocated per customer staying in the smoking area.

In addition to the door staff reminding customers before they are allowed in the smoking area to keep all noise down, there will also be a sign requesting customers to keep the noise down whilst being in the smoking area. Any persistent noise makers in the smoking area will relinquish the right to use the the area for the rest of the night.

The smoking area will be closed 30 minutes prior to the closure of the premises.

Gradual changes will be implemented to refine will be made to perfect the right balance.

### Smoking Area and Queue Location



X denotes the smoking area and Y denotes the Queuing area. X is not in use after 19:00 hrs everyday and for smokers before 19:00 hrs, they are allowed to use the designated areas next to the gates, which are already in use as a smoking area by the other building occupiers.

### Signage

The following signage will be placed on all exit doors, lobby and smoking area (where applicable):

- Please respect our neighbours by leaving the premises quietly
- No drinks are permitted to leave the premises
- Notices on front door warning customers that everyone will get searched as a condition of entry, those who refuse are not allowed in.
- Smoking area: Please respect our neighbours and keep all noise down. Persistent noise makers will be asked to leave the smoking area with no re-admission.

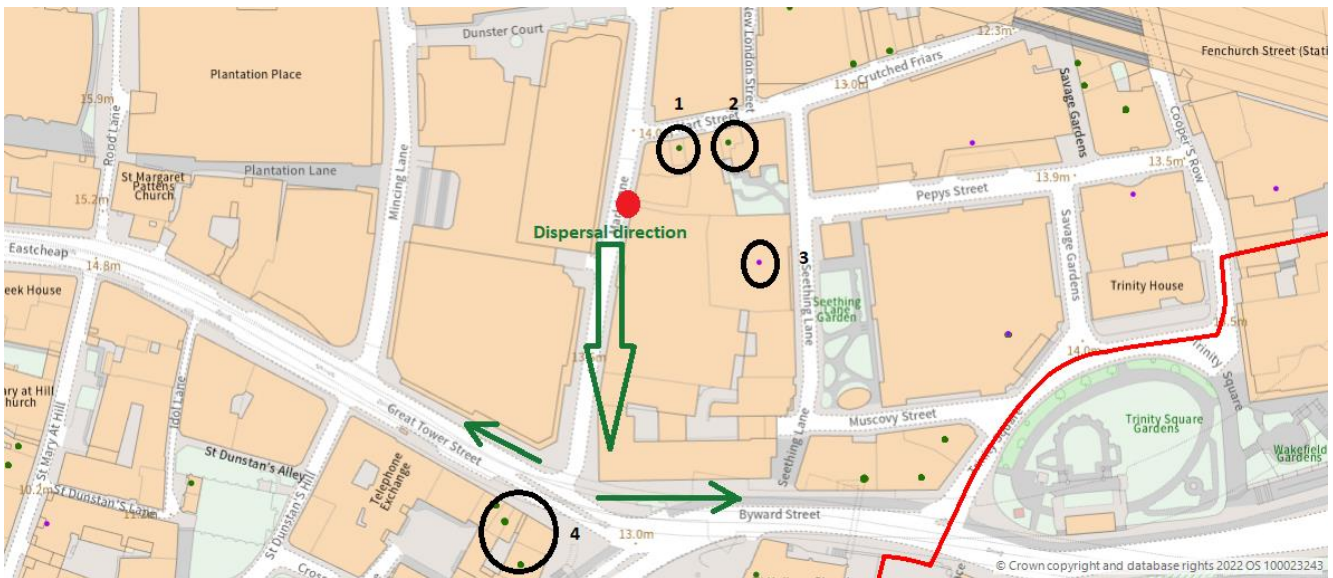
### Residents Contacting the Venue

Residents will be given a mobile phone number which shall be always carried by a member of management. This number will be used to deal with any complaints from residents which will be logged.

Mitigating factors:

- We have ropes and poles on door to ensure everyone gets in a queue and gets searched.
- When leaving the club at the end of night, we have all securities and staff moving people away from the venue towards Great Tower Street, hence avoiding the identified residents 1, 2 and Apex City of London Hotel at 3 (circled in the plan below).
- Great Tower Street is a relatively busy road but residents circled in 4 will also be provided with the mobile phone number as customers will be heading in their direction.

- Door staff present on the door from 21:00 hrs and they tell people to leave quietly and that we have neighbors around us.
- We have a notice displaying that please leave quietly and respect our neighbors.
- Implementing 'leave quietly and have a sweet journey home'.
- Decorating the lobby as a toned down and calm space.
- A sign board telling customers that no drinks are allowed to be taken outside the premises, and securities on door do the same.
- Notices on front door warning customers that everyone will get searched as a condition of entry, those who refuse are not allowed in as a deterrent for customer's frequency of going to the smoking area.
- The mobile phone number will be listed on the venue's website under a tab labelled as 'Local Residents' Concerns Contact Number' in the contact us page and the number will also be made available to Residents in the lobby.



## Venue Location

The venue is located on the eastern side of Mark Lane, halfway between Great Tower Street and Fenchurch Street, directly opposite the London Underwriting Centre.

The existing building extends to sub-lower ground, lower ground, ground and 7 upper floors and contains some 15,000 sqm (GIA) of floorspace. The building is predominantly B1 office use. Other occupiers in the building include financial services business, for example Faraday Reinsurance, Lonmar Global Risks, Transre London Holdings and Sync NI.

The immediate surrounding area is predominantly of a commercial nature with ground floor retail units and office accommodation above. By doing searches on various portals, we have not been able to identify any residential property directly opposite or to the immediate side of the venue.

The premises has a Public Transport Accessibility Level (PTAL) of 6b (highest level of accessibility), with London Fenchurch Street located a short walk to the north and Tower Hill a short walk to the east. During the operating hours, customers will be encouraged to use public transport. London Fenchurch Street also benefits from a substantial taxi rank and given its proximity to the premises, customers in need of transport will be directed to this location.

In the events where customers prefer to use Uber or similar services on club nights, we will ensure that any cars attending will be streamlined on one side of the road by trained staff to prevent any gridlock. Any cars waiting for longer than 5 minutes will be asked to move away.

### **Nearby Venues**

We have checked the opening hours of Brewdog Outpost Tower Bridge on Great Tower Street and also Proud Cabaret on 1 Mark Lane, venues that may have an effect on our dispersal plan. For Brewdog Outpost Tower Bridge, we have concluded that this will be minimal given that its hours of operation at latest is 12.00 am.

As for Proud Cabaret, the only conflicting closing times identified are Thursdays and Fridays. We intend to work with management at Proud Cabaret with a view of minimising any potential complaints or conflicts with our dispersal policy.

We have also identified a small pub around the corner on Hart Street, The Ship, as a potential conflict but given the size and its opening hours, we do not anticipate any issue.

No car parking will be provided for use by the venue's staff and customers.

### **Dispersal after the venue closes**

Once the premises is closed, available staff and door staff on duty shall assist with the dispersal of customers from the area.

Customers will not be allowed to take any open vessels, bottles or other type of container outside of the licensed venue. Any such an attempt will be stopped and the open vessel, bottle or other type of container will be confiscated and disposed of by the venue.

The purpose is to ensure that customers leave the area quickly, quietly and in an orderly manner. The most effective approach to dispersal is to be friendly and helpful, understanding that one of the effects of alcohol is to inhibit the effective decision-making ability.

Customers loitering may be doing so because they are unable to make a decision or easily access the information they require; often they will disperse when they are given this information.

Staff will be trained to offer options and assistance to these customers.

Door staff to provide a highly visible presence on Mark Lane, providing reassurance to residents and controlling antisocial behaviour from customers.

They will have two key responsibilities:

- (a) To monitor and control organised taxi ranks.
- (b) To patrol and monitor the vicinity of the venue to ensure that customers disperse effectively and do not contribute to anti-social behaviour.

Door staff will be expected to have a detailed knowledge of all transport options in the area and provide directions for customers who may be loitering in the vicinity of the premises. Door staff will be easily identifiable by way of their uniform and a high visibility jacket/vest. They will have direct communication with the premises via a two-way radio and to the police on the appropriate local emergency number.

### **Rubbish Patrol**

The venue will send out a 'Rubbish Patrol' following closure. They will pick up bottles and food wrappings up and down Mark Lane (These may be from sources other than the venue – but will be collected and disposed of to ensure the street remain free of rubbish outside the immediate vicinity of the venue.

### **Future Steps**

Dealing with complaints or issues is detrimental for the venue. This policy is subject to positive changes which will take place gradually with the evolving nature of the business.

It will be one of the key responsibilities of the Designated Premises Supervisor to ensure that this policy is enforced and regularly updated the policy to meet the requirements of the business.

# Aura Tower Bridge

## Noise Management Policy

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This noise policy outlines how Aura will manage noise in and outside the premises. Noise engages the Prevention of Public Nuisance licensing objective which we must promote at all times. This will help us operate as good neighbours to other businesses and any residents.

### Internal Noise

It is important that noise does not escape from inside our premises and therefore we must consider:

- Noise from people
- Noise from amplified and non-amplified sources such as speakers and live musical instruments
- Other noise such as building works

### Noise from People

We will tackle noise from people by:

- Keeping external windows closed
- Keeping external doors closed
- Staff and security engaging with customers who may be too loud and asking them to be quiet

For this particular premises, we do not anticipate a big challenge in dealing with this most of the activity in the venue is primarily in the lower ground and lower basement level of the premises. The underground nature will not amplify any such noise, given that we do not have any immediate neighbours nor any windows or doors (save for the one window and one door on the ground floor level (lobby – external pictured below as well)) which will be managed and kept closed when not in use.

Loud customers inside the venue will be managed by trained staff and/or door staff who will engage with any of them causing such issues.

### Noise from amplified and non-amplified sources such as speakers and live musical instruments

The area of the premises where music will be played is primarily in the lower ground and lower basement level of the premises. Amplified and live music will be controlled by venue management to ensure there is no music breakout from the venue.

To assist, a plan showing the proposed location of the speakers in the venue are attached.

There will be sound checks before any club nights/event to comply with noise limits which will be set for all nights by the manager with a view of causing as little disturbance to any party that may be affected.

The lobby will be used as an entrance and exit area to the premises. There is no intention to have any speakers in this area. The lobby will be manned at relevant times whereby trained staff will politely ask all leaving customers to be respectful to our neighbours by keeping all noises down. Notices will also be clearly displayed requesting customers to leave quietly.

On club nights, two minutes before closing the DJ shall make an announcement to remind customers to treat our neighbours with respect by leaving the club as quietly as possible and also not forget to collect their free lollipops before they exit.

Music level during club nights will be reduced fifteen minutes before the closure of the venue. The level will be set by the manager of the premises with a view of gradually encouraging customers to disperse from the premises.

### **Other noise such as building works**

Other noise produced by building works and other works individual assessed by the venue and shall follow the guidance for 'Best Practicable Means' as set out in the City of London's Code of Practice for Construction and Deconstruction Sites (9<sup>th</sup> Edition) or as may be amended.

There is no intention for any structural works or major building works for the venue to start operating. The majority of the works will be cosmetic and non-structural with all noise kept to a minimum.

### **External Noise**

External noise can emanate from a range of sources:

- Noise from people
- Noise from machinery such as aircon units
- Delivery noise
- Noise from glass bin emptying

### **Noise from people**

**Dispersal** – noise may be generating from customers entering or leaving the venue. The mitigation for this is contained in the Dispersal Policy.

### **Noise from machinery such as aircon units**

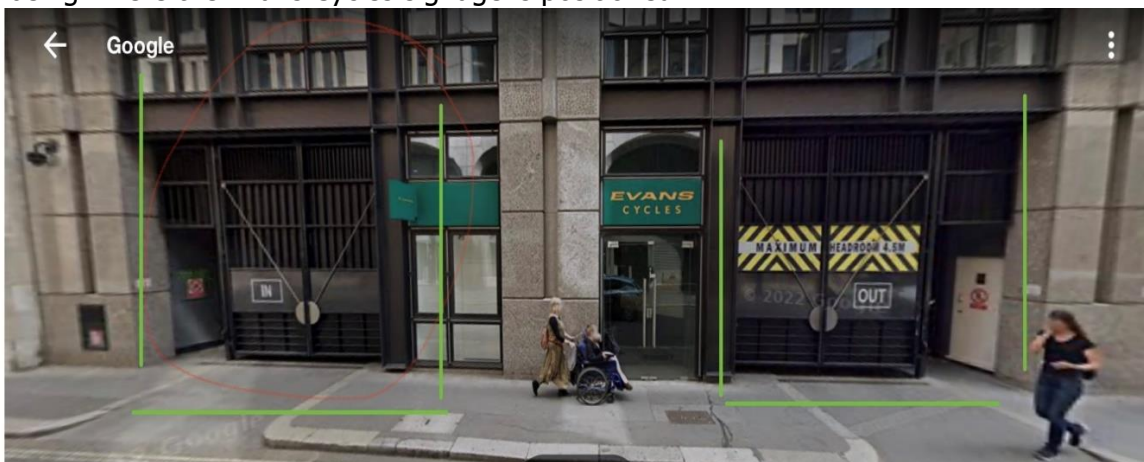
Machinery will be serviced regularly to ensure that it is operating optimally and not creating excess noise. The air conditioning plant is central and maintenance is part of the service charges. Acoustic report will be prepared and maintained to show that the plant noise is managed as per the terms of the planning conditions.

### **Delivery noise**

Deliveries will take place between 07:00-19:00 hrs Monday to Saturday.

### **Noise from glass bin emptying**

Bottling will take place between 07:00-19:00 hrs Monday to Saturday. Bin collections is managed by the Landlord in an area non accessible to the public. The area is located in the middle of the building behind the 'in' and 'out' gates as pictured. The Landlord's area is u shaped behind the lobby. Lobby area being where the Evans Cycles signage is positioned.



## **Noise Management**

The manager of the premises will monitor and have overall control over sound levels and with authority to require others to comply with the noise management policy including finish times.

## **Noise Complaint Review**

If a noise complaint has been made, an evaluation report will be produced within 21 days of the event detailing:

- complaints received
- results of noise monitoring
- any problems that arose and remedial actions taken
- logs completed at the time of the event and noise monitoring results
- recommendations for further events/review of the noise management policy.

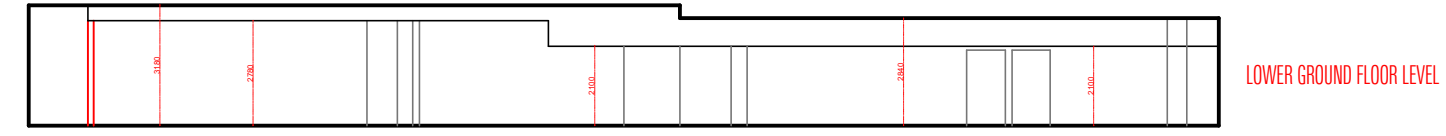
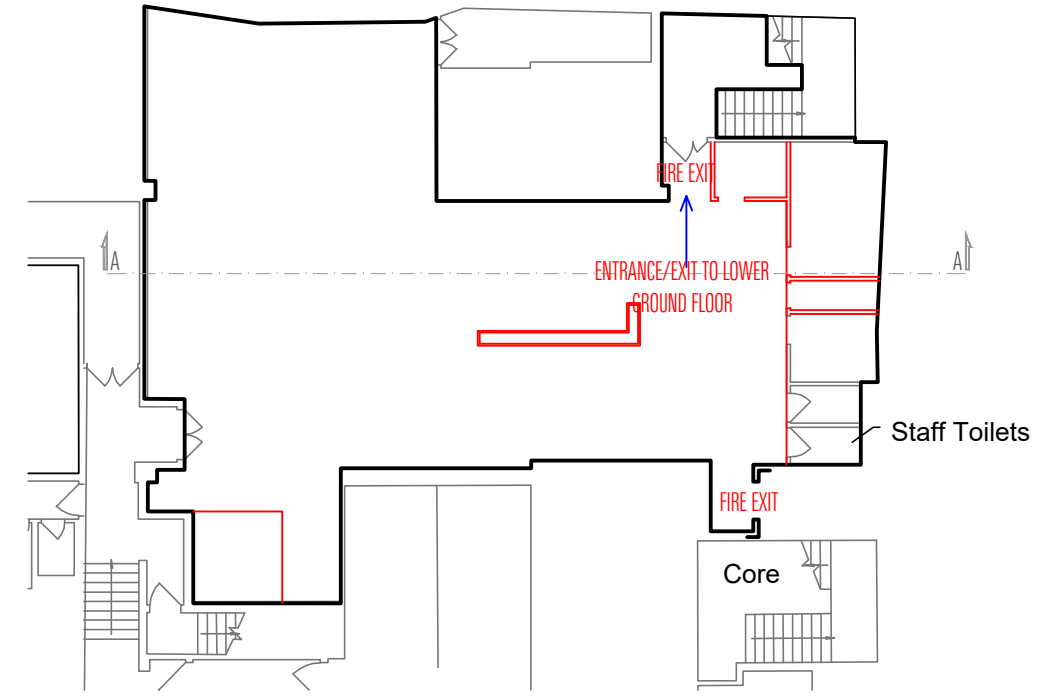
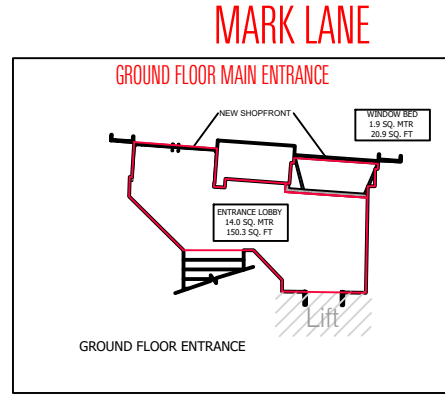
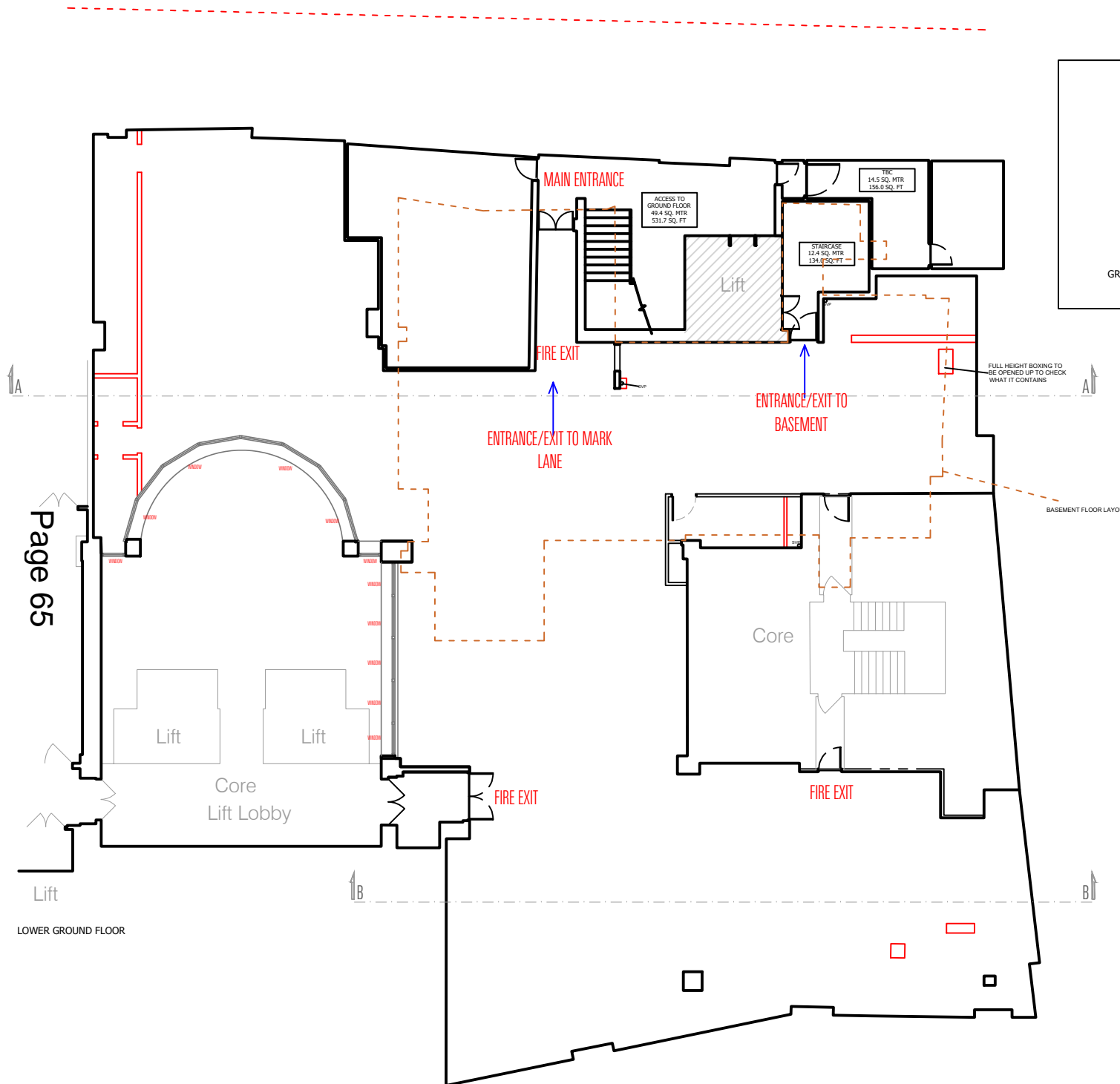
## **City of London's Point of Contact**

Details for the person responsible for sound systems with full control over sound levels and authority will be provided to City of London, once trading begins. This will include an on-site contact detail of someone from either City of London Police, Licensing or Environmental Health department can contact during opening hours and an off-site contact detail for any out of hours discussions.

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MARK LANE



Page 65

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**From:** [Paul Holmes](#)  
**To:** [Minas, Aggie](#); [Caroline Hay](#)  
**Cc:** [Licensing Office](#); [M&CP - Licensing](#); [Crossby, Siobhan](#)  
**Subject:** REPRESENTATION - Aura 55 Mark Lane  
**Date:** 17 March 2023 16:44:36  
**Attachments:** [image001.png](#)  
[Door Entry Policy.docx](#)  
[Premises Licence Conditions.docx](#)

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On behalf of the City of London Police we would make a representation against the above application, based on licensing objective of the prevention of crime & disorder. We have been in discussions with the applicant since the application was received and have made headway in reaching an understanding on our request for certain license conditions which see as important in upholding the aims of the licensing objectives. In addition, they have agreed to amend the terminal hour for all licensable activity to 02.00. I have attached a schedule of the conditions we seek to have included in the licence as well as a copy of the door entry policy by which we want the premises operated.

We have also asked that we be party to an agreed noise and dispersal policy which will mitigate local disturbance and potential anti-social behaviour. This has been worked on by the noise pollution team but I believe it isn't finalised.



**Paul Holmes**  
**Licensing Officer**  
Partnership [redacted] ntion - Licensing  
P [redacted]  
E [paul.holmes@cityoflondon.pnn.police.uk](mailto:paul.holmes@cityoflondon.pnn.police.uk)  
W [www.cityoflondon.police.uk](http://www.cityoflondon.police.uk) † [www.twitter.com/citypolice](https://www.twitter.com/citypolice)

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**From:** LicensingOffice  
**Sent:** 15 March 2023 15:04  
**To:** [redacted]  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](mailto:Robert.Breese@cityoflondon.gov.uk); [Crossby, Siobhan <siobhan.crossby@cityoflondon.gov.uk>](mailto:Crossby, Siobhan <siobhan.crossby@cityoflondon.gov.uk>); [Robin Whitehouse <robin.whitehouse@cityoflondon.gov.uk>](mailto:Robin Whitehouse <robin.whitehouse@cityoflondon.gov.uk>); [Caroline Hay <Caroline.Hay@cityoflondon.police.uk>](mailto:Caroline.Hay@cityoflondon.police.uk); [LicensingOffice <LicensingOffice@cityoflondon.police.uk>](mailto:LicensingOffice@cityoflondon.police.uk); [Alexandra Wilson <Alexandra.Wilson@cityoflondon.police.uk>](mailto:Alexandra.Wilson@cityoflondon.police.uk)  
**Subject:** Application Aura 55 Mark Lane

I have amended the section regarding the start time to reflect 21.00 as you suggested which was useful. I am not satisfied with your proposal to make the terminal hour on Friday and Saturday 02.30 although we do agree that you should commence the "wind down" of the evenings before the terminal hour when ever that is. This is taken as good practice and would be expected in any case. We do not want the night to suddenly come to an end, turn off the music and put up all the lights. There must be a lead up to closing.

In addition, I understand that the dispersal policy may not be finalised yet with the noise team.

The last date for representations is the 17<sup>th</sup> March 2023 and so if you are in a position to agree to our requests then you need to notify the licensing Authority and ourselves by the end of tomorrow 16<sup>th</sup> March 2023. I have attached the conditions and policy again for your information.



**Paul Holmes**  
**Licensing Officer**  
Partnership & Prevention - Licensing  
[REDACTED] 5  
[paul.holmes@cityoflondon.pnn.police.uk](mailto:paul.holmes@cityoflondon.pnn.police.uk)  
w [www.cityoflondon.police.uk](http://www.cityoflondon.police.uk) † [www.twitter.com/citypolice](https://www.twitter.com/citypolice)

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**From:** TK - Aura <[tk@auranight.club](mailto:tk@auranight.club)>  
**Sent:** 14 March 2023 12:49  
**To:** Paul Holmes <[Paul.Holmes@cityoflondon.police.uk](mailto:Paul.Holmes@cityoflondon.police.uk)>  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](mailto:Robert.Breese@cityoflondon.gov.uk); Crosby, Siobhan <[siobhan.crosby@cityoflondon.gov.uk](mailto:siobhan.crosby@cityoflondon.gov.uk)>; Robin Whitehouse <[robin.whitehouse@cityoflondon.gov.uk](mailto:robin.whitehouse@cityoflondon.gov.uk)>; Caroline Hay <[Caroline.Hay@cityoflondon.police.uk](mailto:Caroline.Hay@cityoflondon.police.uk)>; LicensingOffice <[LicensingOffice@cityoflondon.police.uk](mailto:LicensingOffice@cityoflondon.police.uk)>; Alexandra Wilson <[Alexandra.Wilson@cityoflondon.police.uk](mailto:Alexandra.Wilson@cityoflondon.police.uk)>  
**Subject:** RE: Aura 55 Mark Lane

Dear Sirs,

Thank you for your email, the contents of which have been carefully considered.

We are agreeable to varying the terminal hour to 02:00 hrs on all days, save for Fridays and Saturdays at 02.30 hrs. We have reduced all hours, as recommended. The reasonings behind the extra 30 mins for Fridays and Saturdays:

1. We will be investing considerable amount of monies in the venue and the extra half hour before is crucial to the business;
2. Our dispersal policy is based on a gradual emptying of the venue, which means that people will be encouraged to leave 30 mins before the end of the night so to that effect, at the end of the nights there will not be as many customers left in the venue;
3. If we close at 02:00 hrs, there may be a potential issue dispersing people from the area due to the fact that Proud is open until 03:00 hrs and some of our customers might end up queuing at their doors for admittance; and
4. Finally, having spoken with Proud's manager JR, it transpired that their dispersal policy will have a minimum impact on ours given that they disperse on Dunstan Court and up towards Fenchurch Street. Our dispersal will be geared towards Great Tower Street (referred as High Street in other documents). Map attached to illustrate the proposal.

We have considered the proposed door entry policy and note that the door supervisors start times have not been specified. Whist we agree that door staff will not be required during the

day, can we please add the door staff shifts from 21:00 hrs, for clarity?

Many thanks.

**From:** [Paul Holmes](#)  
**Sent:** 08 March 2023 11:52  
**To:** [TK - Aura](#)  
**Cc:** [Robert.Breese@cityoflondon.gov.uk](mailto:Robert.Breese@cityoflondon.gov.uk); [Crosby, Siobhan](#); [Robin Whitehouse](#); [Caroline Hay](#); [LicensingOffice](#); [Alexandra Wilson](#)  
**Subject:** Aura 55 Mark Lane

Dear Sir, following our meeting on site yesterday we would request that the application be amended to reflect a terminal hour of 02.00 throughout the week and not 03.00 on Wednesday to Saturday. Our reason for this request remains our concern that crime and disorder may occur with patrons exiting your venue at the same time as other similar venues in the area, this would be contrary to the licensing objective of the prevention of crime and disorder.

In addition, and as discussed, we request the inclusion of the conditions and policy document attached, which again are all aimed at upholding the aims of the crime & disorder objective.

I look forward to hearing from you shortly. The last date for representations in this case is the 17th March.



**Paul Holmes**  
**Licensing Officer**  
Partnership & Prevention - Licensing  
P [redacted]  
e [paul.holmes@cityoflondon.pnn.police.uk](mailto:paul.holmes@cityoflondon.pnn.police.uk)  
w [www.cityoflondon.police.uk](http://www.cityoflondon.police.uk) † [www.twitter.com/citypolice](https://www.twitter.com/citypolice)

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**From:** [Crossby, Siobhan](#)  
**To:** [M&CP - Licensing](#); [Minas, Aggie](#)  
**Cc:** [Alexander-Newton, Kate](#); [Pye, Rachel](#); [Paul, Holmes](#)  
**Subject:** Premises License Application - Aura 55 Mark Lane - Representation  
**Date:** 17 March 2023 14:58:09  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[2. Door Control and Dispersal Policy - 16.03.23.pdf](#)  
[2. Noise Management Policy - 16.03.23.pdf](#)

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Good afternoon,

This department have been closely engaging with the applicant regarding dispersal policies and noise management plans with the aim of reducing public nuisance.

This department wishes to make a representation, as it is felt that the addition of the following conditions would support the mitigation of public nuisance.

1. The noise management plan and dispersal policy shall be kept on site at all times and made available for inspection on request by an authorised officer of the local authority or Police.
2. No servicing of the premises shall be carried out between the hours of 23:00 on one day and 08:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 08:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

I have also attached copies of their noise management plan and dispersal policy documents, which should be considered as dynamic, and amendable should the need arise.

Kind Regards

Siobhan



**Siobhan Crosby | Environmental Health Officer – Pollution Team**

Switchboard: 020 7606 3030

City of London | Environment Department | Guildhall | London | EC2V  
7HH

[siobhan.crossby@cityoflondon.gov.uk](mailto:siobhan.crossby@cityoflondon.gov.uk)



- [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

- Juliemma McLoughlin  
Executive Director Environment

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**NOTE: Saturdays working hours throughout the City are 09:00 to 14:00.**

Register non-road mobile machinery (NRMM) via this link: [nrm.london](http://nrm.london)





**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** NYT Aura Limited  
**Date:** 15 March 2023 09:07:16

THIS IS AN EXTERNAL EMAIL

To whom it may concern

I am writing to express my strong objection to the application by NYT Aura Limited ([REDACTED]) for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

The proposed operating hours of the establishment until 3am, combined with the potential noise and disturbance that it will generate are of great concern to myself and many other residents in the area.

I also write as a director of the Pepys Street RTM Company Limited representing nearly 200 residents occupying 90 homes only 3-5 minutes walk from the site.

As you are no doubt aware, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.

Moreover, the licensing policy also sets out the requirement for applicants to provide a plan for how they will mitigate the impact of their establishment on the local community.

I have yet to see any such viable plan from the applicant, and it is therefore unclear how they intend to prevent the noise and disturbance that will inevitably be generated by the proposed late night drinking establishment/nightclub, especially after the great number of proposed patrons, many of whom will be under the influence of alcohol have left the venue and are walking Mark Lane and the surrounding streets. Many such patrons will be stopping to eat take away food in the early hours of the morning causing sustained disturbance. Kindly note para 39 of STATEMENT OF LICENSING POLICY 2022 where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway."

Para 96 of the STATEMENT OF LICENSING POLICY 2022, PUBLIC SAFETY acknowledges the difficulty a licence holder has in preventing anti-social behaviour by individuals once they are beyond the direct control of that licence holder. However, it will also take into account that the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly engage in anti-social activities to the detriment of nearby residents or businesses. Furthermore, it will also take into account its responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the City. Residents are often impacted by noise between the hours of 23:00 and 7:00 so frequently that most do not bother reporting it any more. This does not mean it does not happen and that their health and well being are not impacted. The applicant is unable to control disorder at these times, to the detriment of local residents. I note that the applicant intends to open at the weekends also which will likely attract a large mass of

patrons from outside the vicinity, most of whom, based on experience, are likely to be oblivious to residents welfare despite any signs displayed to that fact.

Para 40 STATEMENT OF LICENSING POLICY 2022, PUBLIC NUISANCE requires detail of the steps an applicant is taking to comply with the licensing objectives and in particular, how the outside areas will be managed to prevent noise, smell, or obstruction nuisance to neighbours. There is no viable plan presented to to mitigate the issues outlined especially after patrons have left the venue.

I draw the Licensing Authority's attention to para 64 of STATEMENT OF LICENSING POLICY 2022 CRIME AND DISORDER where the City Corporation recognises that drug use by young people in a club environment is not something that applies to all licensed premises. However, many entertainment venues, such as night clubs and dance venues, can be popular with both drug users and suppliers. Apart from the clear dangers mismanagement of drugs prevention measures has on users, there will be a massive and disproportionate impact on the surrounding area being chiefly business and residential if the applicant is not able to effectively manage this risk.

The applicant has not been able to demonstrate how the safety of vulnerable individuals will be ensured pursuant to paras 76-78 STATEMENT OF LICENSING POLICY 2022 after they leave the immediate vicinity. Most patrons, many of whose senses will be impaired under the influence of alcohol, will not be familiar enough with the area and so safety officers should be provided to monitor and assist. Such measures have not been addressed in the application apart from mentions of security and cctv at the vicinity.

The huddled nature of buildings in this area amplifies sounds to such a degree that every shout, scream and jeer is heard throughout the community. Each City resident is a living witness to such disturbances. Such disturbances are made worse in the late spring, summer and early autumn months when windows are left open. Please refer to para 24 of STATEMENT OF LICENSING POLICY 2022 where the City Corporation takes account of the provisions of the Crime and Disorder Act 1998. This requires local authorities to have regard to the likely effect of the exercise of their functions on crime and disorder in their area and to do all they can to prevent such crime and disorder.

The applicant's application for closing at 2am and 3am will mean that underground transport will not be available to leaving patrons. This will mean a marked increase in the number of mini cabs called to the area as well as crowds waiting at bus stops. Kindly note para 29 STATEMENT OF LICENSING POLICY 2022, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00. Sleep is always disturbed when jeering is heard in streets in the early hours. The applicant is not able to control this. The applicant has failed to make due regard to the proximity of residents in their application (Para 30 STATEMENT OF LICENSING POLICY 2022).

I would also like to draw your attention to the fact that the area in which the proposed establishment is located is already subject to a number of other late night alcohol serving bars/clubs where there is a high level of foot traffic and noise pollution, particularly during the late hours of the evening/early morning. I draw the Licensing Authority's attention to Chapter 12 STATEMENT OF LICENSING POLICY 2022, CUMULATIVE IMPACT where the Licensing Authority recognises that the cumulative impact of licensed premises can be experienced by residents in areas even where there is no current cumulative impact policy. Cumulative impact is not defined in the Licensing Act but is addressed in national guidance which defines it as "the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area" There are

at least 20 late evening alcohol serving establishments already in the immediate vicinity with another night club across the road. There are many more behind 0.2 miles. I request the Licensing Authority to seriously consider, amongst other things, whether the grant of a further premises licence, or club premises certificate, would significantly add to the cumulative impact of a number of other premises thereby undermining one or more of the licensing objectives (para 134 STATEMENT OF LICENSING POLICY 2022).

The addition of a late night drinking establishment/nightclub in this area is only likely to exacerbate the problems identified and will make it even more difficult for residents, many of whom are City of London workers, to enjoy a peaceful and undisturbed night's sleep. Granting this application will go against the City of London's pledge to "Create healthy homes, space to thrive and vibrant communities"(para 14 STATEMENT OF LICENSING POLICY 2022). I ask the Licensing Authority to make due regard when making their decision to para 38 STATEMENT OF LICENSING POLICY 2022 where in "all cases, the granting of a licence will depend on the impact of an activity, particularly on local residents or late-night businesses. Consideration will be given to relevant matters including, but not limited to, the level of noise and vibration, litter, people coming and going, queuing and any potential for criminal activity or disorder including the potential for a terrorist attack."

Para 39 addresses many areas of concern residents have with respect to this application in regard to their well being where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway."

I strongly urge you to reject this application for a late night drinking establishment/nightclub in the City of London. The proposed operating hours and the potential noise and disturbance it will generate are simply not acceptable in an area that houses many residential units and hotels and the applicant has failed to provide any viable plan for how they intend to mitigate these issues.

We implore the committee to act to "prevent residents or businesses being disturbed" (para 18 STATEMENT OF LICENSING POLICY 2022) and we respectfully request that the Corporation in reaching their decision gives due regard to the provisions of the European Convention on Human Rights in that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions. The Human Rights Act 1998 makes it unlawful for a public authority to act in a way that is incompatible with a convention right (para 20 STATEMENT OF LICENSING POLICY 2022)

Further, kindly note para 30 STATEMENT OF LICENSING POLICY 2022, where the Licensing Authority "will impose conditions with respect to premises that operate during the daytime and early evening as a restaurant style venue and then as the evening progresses become alcohol led, changing significantly in nature and creating risks in terms of health and safety as well as negatively impacting on the licensing objectives. For applications such as these that are subject to a hearing, the Licensing Authority will impose conditions appropriate to the style of operation and category of the business.

I trust that you will take these concerns seriously and act accordingly.

Sincerely,  
Salim Chatoo  
■ Pepys Street

**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** NYT Aura Limited  
**Date:** 14 March 2023 19:51:58

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THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I am writing to express my strong objection to the application by NYT Aura Limited [REDACTED] [REDACTED] for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

The proposed operating hours of the establishment until 3am, combined with the potential noise and disturbance that it will generate are of great concern to myself and many other residents in the area.

As you are no doubt aware, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.

Moreover, the licensing policy also sets out the requirement for applicants to provide a plan for how they will mitigate the impact of their establishment on the local community.

I have yet to see any such viable plan from the applicant, and it is therefore unclear how they intend to prevent the noise and disturbance that will inevitably be generated by the proposed late night drinking establishment/nightclub, especially after the great number of proposed patrons, many of whom will be under the influence of alcohol have left the venue and are walking Mark Lane and the surrounding streets. Many such patrons will be stopping to eat take away food in the early hours of the morning causing sustained disturbance. Kindly note para 39 of STATEMENT OF LICENSING POLICY 2022 where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway."

Para 96 of the STATEMENT OF LICENSING POLICY 2022, PUBLIC SAFETY acknowledges the difficulty a licence holder has in preventing anti-social behaviour by individuals once they are beyond the direct control of that licence holder. However, it will also take into account that the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly engage in anti-social activities to the detriment of nearby residents or businesses. Furthermore, it will also take into account its responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the City. Residents are often impacted by noise between the hours of 23:00 and 7:00 so frequently that most do not bother reporting it any more. This does not mean it does not happen and that their health and well being are not impacted. The applicant is unable to control disorder at these times, to the detriment of local residents. I note that the applicant intends to open at the weekends also which will likely attract a large mass of patrons from outside the vicinity, most of whom, based on experience, are likely to be oblivious to residents welfare despite any signs displayed to that fact.

Para 40 STATEMENT OF LICENSING POLICY 2022, PUBLIC NUISANCE requires detail of the steps an applicant is taking to comply with the licensing objectives and in particular, how the outside areas will be managed to prevent noise, smell, or obstruction nuisance to neighbours. There is no viable plan presented to mitigate the issues outlined especially after patrons have left the venue.

I draw the Licensing Authority's attention to para 64 of STATEMENT OF LICENSING POLICY 2022 CRIME AND DISORDER where the City Corporation recognises that drug use by young people in a club environment is not something that applies to all licensed premises. However, many entertainment venues, such as night clubs and dance venues, can be popular with both drug users and suppliers. Apart from the clear dangers

mismanagement of drugs prevention measures has on users, there will be a massive and disproportionate impact on the surrounding area being chiefly business and residential if the applicant is not able to effectively manage this risk.

The applicant has not been able to demonstrate how the safety of vulnerable individuals will be ensured pursuant to paras 76-78 STATEMENT OF LICENSING POLICY 2022 after they leave the immediate vicinity. Most patrons, many of whose senses will be impaired under the influence of alcohol, will not be familiar enough with the area and so safety officers should be provided to monitor and assist. Such measures have not been addressed in the application apart from mentions of security and cctv at the vicinity.

The huddled nature of buildings in this area amplifies sounds to such a degree that every shout, scream and jeer is heard throughout the community. Each City resident is a living witness to such disturbances. Such disturbances are made worse in the late spring, summer and early autumn months when windows are left open. Please refer to para 24 of STATEMENT OF LICENSING POLICY 2022 where the City Corporation takes account of the provisions of the Crime and Disorder Act 1998. This requires local authorities to have regard to the likely effect of the exercise of their functions on crime and disorder in their area and to do all they can to prevent such crime and disorder.

The applicant's application for closing at 2am and 3am will mean that underground transport will not be available to leaving patrons. This will mean a marked increase in the number of mini cabs called to the area as well as crowds waiting at bus stops. Kindly note para 29 STATEMENT OF LICENSING POLICY 2022, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00. Sleep is always disturbed when jeering is heard in streets in the early hours. The applicant is not able to control this. The applicant has failed to make due regard to the proximity of residents in their application (Para 3 STATEMENT OF LICENSING POLICY 2022).

I would also like to draw your attention to the fact that the area in which the proposed establishment is located is already subject to a number of other late night alcohol serving bars/clubs where there is a high level of foot traffic and noise pollution, particularly during the late hours of the evening/early morning. I draw the Licensing Authority's attention to Chapter 12 STATEMENT OF LICENSING POLICY 2022, CUMULATIVE IMPACT where the Licensing Authority recognises that the cumulative impact of licensed premises can be experienced by residents in areas even where there is no current cumulative impact policy. Cumulative impact is not defined in the Licensing Act but is addressed in national guidance which defines it as "the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area" There are at least 20 late evening alcohol serving establishments already in the immediate vicinity with another night club across the road. There are many more behind 0.2 miles. I request the Licensing Authority to seriously consider, amongst other things, whether the grant of a further premises licence, or club premises certificate, would significantly add to the cumulative impact of a number of other premises thereby undermining one or more of the licensing objectives (para 134 STATEMENT OF LICENSING POLICY 2022).

The addition of a late night drinking establishment/nightclub in this area is only likely to exacerbate the problems identified and will make it even more difficult for residents, many of whom are City of London workers, to enjoy a peaceful and undisturbed night's sleep. Granting this application will go against the City of London's pledge to "Create healthy homes, space to thrive and vibrant communities"(para 14 STATEMENT OF LICENSING POLICY 2022). I ask the Licensing Authority to make due regard when making their decision to para 38 STATEMENT OF LICENSING POLICY 2022 where in "all cases, the granting of a licence will depend on the impact of an activity, particularly on local residents or late-night businesses. Consideration will be given to relevant matters including, but not limited to, the level of noise and vibration, litter, people coming and going, queuing and any potential for criminal activity or disorder including the potential for a terrorist attack."

Para 39 addresses many areas of concern residents have with respect to this application in regard to their well being where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway."

I strongly urge you to reject this application for a late night drinking establishment/nightclub in the City of London. The proposed operating hours and the potential noise and disturbance it will generate are simply not acceptable in an area that houses many residential units and hotels and the applicant has failed to provide any

viable plan for how they intend to mitigate these issues.

We implore the committee to act to “prevent residents or businesses being disturbed” (para 18 STATEMENT OF LICENSING POLICY 2022) and we respectfully request that the Corporation in reaching their decision gives due regard to the provisions of the European Convention on Human Rights in that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions. The Human Rights Act 1998 makes it unlawful for a public authority to act in a way that is incompatible with a convention right (para 20 STATEMENT OF LICENSING POLICY 2022)

Further, kindly note para 30 STATEMENT OF LICENSING POLICY 2022, where the Licensing Authority “will impose conditions with respect to premises that operate during the daytime and early evening as a restaurant style venue and then as the evening progresses become alcohol led, changing significantly in nature and creating risks in terms of health and safety as well as negatively impacting on the licensing objectives. For applications such as these that are subject to a hearing, the Licensing Authority will impose conditions appropriate to the style of operation and category of the business.

I trust that you will take these concerns seriously and act accordingly.

I await to hear from you.

Regards,  
Phoebe Chau  
■ Pepys Street

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**From:** |  
**To:** [M&CP - Licensing](#)  
**Subject:** NYT Aura Limited  
**Date:** 16 March 2023 10:37:06

THIS IS AN EXTERNAL EMAIL

**To whom it may concern.**

I am writing to object to the application by NYT Aura Limited, for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

**Some background facts**

I understand establishment, proposes to operate until 3am.

I note that there is a lack of detail in the application in regard to the floor layout, patron number, designation of outside space and strategies for customer management prior to admission and dispersal afterwards.

The application is in an area already served by many nightclubs and late night drinking establishments.

The local area is NOT served by night time tube and rail public transport (these stop at midnight) and by only 1 night bus, hence all transport from venues is on foot or by car and taxi.

I have suffered considerable distress as a result of the antisocial behaviour associated with late night early morning club trade within my local area, and I have made numerous reports to the Corporation, Wars Councilmen and the police in regard to this.

I consider the negative impact of granting this licence would increase noise disturbance; negatively impact highway safety and cleanliness, both customers and the general population. It would also increase the potential for criminal activity (particularly drug use and sale, but also incidents of criminal damage in the area).

I have been a resident of the Ward for 12 years, I live very close Mark Lane and I would like to share with you some of my experiences.

**Noise**

I am woken on a regular basis by noise coming from the street. The nature of the noise is as follows:

screaming, shouting, laughing, fights, people running, people being sick. Music from car stereos or personal stereos, sounds of

groups of people gathering around this music. Car horns, car engines revving and wheel spinning. Smashing glass on the street (possibly bottles or glasses), sounds of doors being kicked (often my front door and that of the business next to me) or rattled, street furniture being kicked or damaged.

The disturbances are at their worst in the early hours of the morning on Friday, Saturday and Sunday, and Monday but sometimes on other days of the week. The disturbances begin at a time when when the surrounding nightclubs typically close. It persists until the morning proper.

The noise is from a large number of people, (not one or two), Similarly, the disturbances caused by cars and taxis is from a number of vehicles, not one or two.

The area where I live is surrounded by arches and small streets, there are residential buildings and offices. Aside from this onslaught of disturbance described above, the area is quiet. The local environment described above means sound is amplified, distorted and completely out of keeping with this quiet area of the city.

Many of the roads (mine included) are set back from the highways of Trinity Square and Cruched Friars. The small roads are frequent targets for the antisocial behaviour described above. Clubbers congregate in these little roads. Furthermore these small roads are used by clubbers when trying to get to the larger roads to get cabs or cars. This adds to the disturbance in the local area.

I always attempt to contact the City of London noise team, but over the past couple of years no one answers the phone and my complaint is not recorded. The disturbances are still happening, I just cannot contact the Corporation to tell them!

I contact Marianne (our councilman) and Caroline Fisk our community police officer. They provides good practical support, but obviously I cannot call them in the middle of the night.

I have also called the police 101 service and 999, again they provide immediate assistance.

### **Litter and other damage to the highway and pavements.**

Litter, including broken bottles, broken glasses, human waste of all kinds, cigarette butts, fast food wrappers and food are a constant

hazard in the area around my home. There is also an element of drug paraphernalia and used sodastream cartridges left on the street.

These issues are particularly bad on Friday and at the weekend. The littering is on the pavements, in doorways, on or by street furniture. It is dangerous to users of the highway and pavements and poses a health hazard, both in itself and due to encouraging mice, rats and pigeons. This is true both at the time that it occurs and for hours or days after, basically for as long as it takes the Corporation to clear the mess up.

I always report these incidents to the corporation and (when it is particularly bad to Marianne and Caroline).

Of particular recent concern has been a cigarette butt causing a fire in some rubbish discarded near my property (see above complaint on litter). The fire was close to the gas inlet to a property. The fire was small and put out quickly, but the threat still remains.

In a separate issue there was concern that people were selling drugs or engaging in criminal activity in a sheltered area opposite my property. This was investigated by the police and steps taken to physically secure this particular area. Again although this particular area has been made safer, the threat has not gone away.

Even though these issues are reported and actioned upon by the relevant authorities, the problems still persist.

### **Criminal behaviour, particularly drug related.**

I have reported discarded drug paraphernalia discarded on the streets in the immediate area. And I feel sure drugs are bought and sold under the arches close to my home. I cannot say for sure this is entirely associated to the night club scene, but I feel that the presence of clubbers will only add to this use and trade in street drugs.

All of the above issues have a negative effect on me. They promote a feeling of fear and anxiety, they promote physical danger and they lead to considerable lack of sleep.

The City's Statement of Licensing policy (2022), states that:

'residents (which includes hotel guests) have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00' (chapter 8, para 91, page 23). I consider that this licence application does not consider this, and that the applicant has failed to make due regard to the proximity of residents and the dispersal of patrons, in their application (page 10 para 30 of the city's licensing statement).

The 2022 City statement on Licensing refers to prevention of public nuisance by patrons who regularly engage in anti social behaviour once night club patrons, and are beyond the control of the licence holder, (para 96). There is further provision to take into account responsibilities under the Crime and Disorder Act. My experience is that night club patrons repeatedly and vairiedly engage in antisocial behaviour. And on occasions criminal behaviour. This behaviour is reported, wherever, possible to the Corporation and the police. I feel that the licensing committee should consider these reports and experiences when considering this current application.

The city's licensing policy recognises the cumulative impact of licence premises (chapter 12). There are numerous late night establishments in the immediate vicinity and their negative impact is very great, this has been documented and reported many times. I urge the licensing committee to consider the cumulative effect when considering yet another night club.

Yours faithfully

Dr. Jayne Evans

**From:** [REDACTED]  
**To:** [M&CP - Licensing](#); [Stedman, Gavin](#); [Pye, Rachel](#); [Breese, Robert](#); [Minas, Aggie](#)  
**Cc:** [The Rt. Hon. The Lord Mayor, Nicholas Lyons \(Alderman\)](#); [Tumbridge, James](#); [Groves, Jason](#); [D'Souza, Aaron](#)  
**Subject:** Re: Objection to Aura Nightclub 55 Mark Lane EC3R 7NF  
**Date:** 17 March 2023 23:58:29

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Dear City Licensing Team,

I am writing in my capacity as Deputy for the Ward of Tower, to object to the Application for a new Premises Licence for Aura Nightclub 55 Mark Lane, London, City of London, EC3R 7NF.

This application was raised at our Wardmote on Wednesday 15th March, and the Ward voters present raised very strong objections to yet another late night venue in the Ward.

We are objecting on the following licensing principles, the promotion of the prevention of public nuisance and promotion of the prevention of crime and disorder.

The applicant is seeking to license premises located at 55 Mark Lane, that used to be Evans Cycles, until a terminal hour of 03.00. This venue is just a stones throw away from Proud Cabaret, another night club, and around the corner from another late night venue on Hart St/New London Street. We have three further night clubs, one located on Crutched Friars, and two on the Minories. The area is already at saturation point with these existing night clubs and the numerous pubs, some of which also have late-night licenses.

The proposed premises are directly adjacent to the rear section of the Apex Hotel, which has 29 bedrooms directly on Mark Lane overlooking the narrow pavement area where patrons will be queuing up to get into the venue, and depart, as well as the area it is assumed patrons will use to smoke. The hotel

bedroom windows open into this pavement area.

Just around the corner is the vicarage where the Vicar and his family live, and the Hart Lane section of the Apex Hotel with bedrooms facing onto the very narrow Hart Street, which is one way from Mark Lane.

A key concern residents and the businesses have is the detrimental impact on them as clubbers arrive and depart, especially around parking. Mark Lane is one way leading into Hart St and Crutched Friars, Pepys st, Muscovy St, Seething Lane and further up into the Ward in India Street and the Minories, these roads are already heavy used by clubbers attending the existing late night premises. The arrival and dispersal late at night/early hours of the morning causing noise issues and disturbance, and is not one the licence holder can address or control once their patrons have left the premises. Unfortunately, residents and businesses already have plenty experience of these issues with the existing venues.

Public transport is not available late at night, as Tower Hill Station and Monument St are not on the night tube network, and trains from Fenchurch St usually finish around 00.41. Typically patrons arrive to the current late night venues by car.

I note the City's Statement of Licensing policy 2022, states in paragraph 91 on page 23, 'residents (which includes hotel guests) have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00'

We are unable to comment in detail at this moment in time on layout of the venue or the proposed smoking area mention in the application, as the premise's plans are lacking detailed information, there's no bar, no furniture and fixtures identified or patrons toilet provision, neither is the smoking area location

outside the premises marked up. I believe this information should have been submitted with the application, as it forms an important part of the licence application and therefore wonder if without this information the application is actually a valid one?

Therefore we will be submitting further comments as and when the applicant provide the necessary information. We also confirm we will attend the license hearing.

In summary, our residents, students and hotel guests have a reasonable expectation that their sleep should not be unduly disturbed between the hours of 2300 and 0700, this is supported by the World Health Organisation Night Noise Guidelines for Europe and the City of London Statement of Licensing Policy.

Therefore, we strongly urge the Licensing Panel to refuse the application to prevent further public nuisance and crime and disorder issues in the Ward of Tower.

With my best wishes  
Marianne

Deputy Marianne Fredericks  
On behalf of the Ward of Tower.

Tower Ward Common Councillors CC'd

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**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** Licencing Application from NYT Aura Limited - Corn Exchange EC3R 7NE  
**Date:** 13 March 2023 13:41:25

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THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I wish to object to the new license application for premises located at 55 Mark Lane. Living in Savage Gardens, we already suffer noise and disturbance from enough late night clubbers attending one of the four in the local area, let alone the numerous bars which already contribute to this problem, and which in turn feed the clubs. This is uncontrollable by the venue owners once patrons have left, and us residents bear the brunt - vomit, litter, singing, shouting, arguments, peeing under the bridge and so on.

I do not see any grounds for extending this nuisance, especially till 3am, and on a Sunday. There is no reason for it other than commercial greed and an utter disregard for its contribution to over indulgence in alcohol and the effect that has on us who live here.

Yours sincerely  
Bev Hurley.

Bev Hurley CBE, MSc, MIH, MIED  
Holder of the Queen's Award for Enterprise Promotion  
Chief Executive, YTKO Group



YTKO Limited is registered in England and Wales, company number 1392147.  
Registered office: [REDACTED]

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Timothy Jordan  
Flat [REDACTED] 25 Savage Gardens  
London EC3N 2AR  
Phone: [REDACTED]  
[REDACTED]

16 March, 2023

Licensing Authority, City of London Corporation

Dear Sir or Madam:

I refer to the application by NYT Aura Limited ([REDACTED] [REDACTED]) for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

I would like to register my objection to the granting of the license, on the basis that a night club operating until 3am will adversely impact the lives of the surrounding residents. I have seen no evidence that there are any clear plans to address the noise, safety, nuisance, drug usage/supply and traffic issues that are caused by a night club establishments of this nature.

I am not qualified to address the specific legal issues relating to this application. As a resident and council taxpayer, my expectation is that the Licensing committee is sufficiently willing and able to interpret and consider my concerns and observations in the context of the law and relevant policies.

My specific concerns are:

- **Noise and crowd control.** With late night venues closing after the last underground and mainline trains having departed, cars are frequently used for transport to and from these clubs. Whilst the clubs in American Square and Minories were operating, these cars were often used as a place to congregate with loud music, drinking, continual revving of engines and shouting. I have observed some of these cars race around the local streets at high speeds with music, "pimped up" engine noise and shouting, causing concern for the safety of people walking around the streets. Clientele of some of these venues would also loiter around the entrances of Fenchurch Street Station, waiting for it to open and would make a racket in the process, which echoes under the rail arches.
- **Antisocial behavior.** It is an extremely common occurrence to be greeted by scenes and smells outside our properties, generated by the patrons of these establishments. Public urination on the outside of our buildings and the adjacent Doubletree Hotel is very common, as is vomiting on our doorsteps. It is also not unusual to get groups of people leaving these bars/clubs - congregating outside in the street and talking loudly and smoking, which pollutes the flats – particularly unpleasant when trying to sleep.

- **Drug supply and usage.** I have observed numerous instances of patrons of local late night club venues using recreational drugs (both smoked or orally/nasally ingested) outside my window. I have not seen it as much of late, due to the reduction in number of late night venues since the pandemic, but it would be a reasonable expectation that it would return with new similar venues opening nearby.

The concerns I have are not theoretical. We have experienced significant issues in the past from the clientele of other late night venues, particularly Revolution (and its successors) in America Square and Dirty Martini on Minories. Since both venues closed, we have not been negatively impacted in the same way. I believe there is a reasonable assumption that the problems I have noted will recur if this license is granted without the appropriate protections in place.

As I understand it, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.

We are a resilient community, having already to cope with the problems and antisocial behavior generated by drinking establishments on our doorstep; as well as venues that are slightly further afield that capture a late night crowd (often cutting through to access Fenchurch Street station or other transport options). The pure concentration of venues compounds this problem, and opening another without any clear and effective measures is clearly compromises the licensing guidelines.

It is not unreasonable as a resident to expect to be able to maintain the peace and quiet of their respective properties as purchased and/or occupied. Residents should not suffer from issues created by having a large number of inebriated people noisily passing/gathering on foot or in noisy cars, particularly when trying to sleep.

I request you review the licensing application, and strongly consider the right to a peaceful lifestyle of all residents at any time of the day or night. Additionally, the licensing hours given the residential nature of the neighborhood are unreasonable, and should be significantly reduced.

Sincerely,

Timothy Jordan

**The Parochial Church Council of the Ecclesiastical Parish of St Olave, Hart Street, and All  
Hallows Staining, with St Catherine Coleman**

St Olave's Church,  
Hart Street,  
London,  
EC3R 7NB.

Town Clerk  
(Licensing)  
City of London  
Guildhall  
London,  
EC2P 2EJ.

16<sup>th</sup> March 2023

Dear Sir,

**Objection to license application (Tower Ward) by NYT Aura Limited (ground, lower ground  
and basement level of the Corn Exchange, 55 Mark Lane, City of London EC3R 7NE**

I write on behalf of the Parochial Church Council to express in the strongest possible terms  
our objection to the licence application for these premises.

In summary the application proposes late night opening, with alcohol sales, music,  
entertainment etc every night of the week until 2am (3am Wednesdays to Saturdays),  
including Sundays. This is unacceptable.

We have a duty of care to the Rector of this church, and to his wife, relatives and those  
living in or near the Rectory, located above the church. The activities of night-time venues  
in the area have already for many years caused much distress in this previously quiet and  
peaceful corner of the City. We believe this licence application should be rejected. At  
the very least we would ask that the closing time be set at no later than 11.00pm although  
even that is far from ideal.

Our objections relate to the following licensing objectives:

**Prevention of crime and disorder**

- We know from current experience of local premises with late night licences that  
patrons will spill out in an uncontrolled way in large numbers in the early hours of  
the morning. They are frequently drunk and disorderly, with arguments and fights  
breaking out. To date there has been little attempt to manage/police these

disturbances, so the addition of another nightclub venue will inevitably result in further disorder, to the great detriment of those living/staying nearby.

#### **Public safety**

- As above, past and current experience shows there are grave concerns about the ability of the management of such premises to control the behaviour of patrons. The Rector and members of his family, as well as other local residents and visitors should not have to worry about their safety when returning home late at night. By virtue of his role, the Rector will sometimes be required to make visits during the night (to minister to the dying, for example) and it is unacceptable that his safety should be put at risk during encounters with drunk or aggressive patrons outside the premises.

#### **Prevention of public nuisance**

- A major concern relates to increased all-night road traffic in the small streets in this area. Public transport is not an option for patrons: there is no night tube service and few night buses. They will be using taxis, Ubers or private cars. The venue is in a one-way system of narrow streets, meaning all vehicles will need to drive directly past the Rectory bedroom windows and many hotel room windows. Patrons from existing venues (as well as parked up cars awaiting their passengers) already create noise and disturbance in these streets as they disperse. Yet another venue with a late licence will add significantly to this problem.
- Again, from past experience, music is likely to be played at loud volume throughout the evening into the early hours, seven nights a week. It prevents anyone living locally, including in the Rectory, from getting any sleep. This is followed, when the premises close, by a further great surge of noise as patrons come out and stand around in the street outside, and is clearly a major public nuisance.
- There is already a great deal of noise disturbance, often at 4:00am, from patrons of the Proud City nightclub.

#### **Protection of children from harm**

- There are now many more family groups who stay in nearby hotels when visiting the City for leisure. It is inappropriate and harmful for them to be exposed to late night noise and disturbance, including shouting and swearing.

#### **Cumulative impact**

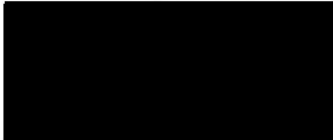
- The licensing authorities must take into account the cumulative negative impact that late night premises have on the health and wellbeing of those living close by. Residents, including the Rector and his wife, are regularly subjected to appalling disturbance causing anxiety and loss of sleep. Giving a licence to NYT Aura will simply worsen the problem, which the authorities to date seem powerless to control. Regular calls by the Rector to the noise complaint/public protection service and the police have no effect.

Other premises close by St Olave's, including the large hotels, share our objections to this licence application. All individuals living or staying in this area have a right to undisturbed sleep. I would particularly draw your attention to paragraph 91 on page 23 of your Statement of Licensing Policy 2022 which states that residents (including hotel guests) have

a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00.

If you need us to elaborate on any of these points, please do not hesitate to contact me.

Yours faithfully



Graham Mundy  
Churchwarden and Lay Vice Chair  
On behalf of the PCC

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**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Cc:** [Fredericks, Marianne \(Deputy\)](#)  
**Subject:** Objection to Aura Nightclub 55 Mark Lane License  
**Date:** 17 March 2023 14:07:48

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THIS IS AN EXTERNAL EMAIL

Dear City Licensing Team,

I am writing to object to the Application for a Premises Licence - Aura Nightclub 55 Mark Lane, London, City of London, EC3R 7NF.

I am a local resident in Tower Ward and am objecting on the following basis:

The club will add to Public Nuisance.

Chapter 8 of the City's Statement of Licensing policy 2022 notes that the promotion of the prevention of Public Nuisance is a ground for rejecting applications like this one. The roads around the application site are already often used by people visiting the existing late night premises (Proud Cabaret, the venue at Hart St/Crutchd Friars, the venue on Jewry Street, Cococure on Minories. The patrons' arrival and departure already causes noise issues and disturbance – especially the departure. We notice this in our flat on Minories in the early morning hours. The licence holders have so far, in our six years' residence, been unable to address or control what their patrons do after leaving the premises. They frequently shout, yell, sing, urinate and, very occasionally, fornicate. There is much honking of car horns and many slamming doors. This is usually present at around 2am and 4am, when the existing clubs close.

I encourage you to limit the hours of operation to those of pubs in the area so as not to add to the public nuisance and to ensure that I am and my neighbours can sleep through the night.

Thank you and best regards,  
Brian

Brian Noone  
Flat [REDACTED], Fenchurch House  
136-138 Minories  
EC3N 1NT

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**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** NYT Aura Limited  
**Date:** 13 March 2023 14:04:11

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THIS IS AN EXTERNAL EMAIL

To whom it may concern

I am writing to express my strong objection to the application by NYT Aura Limited ([REDACTED]) for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

The proposed operating hours of the establishment until 3am, combined with the potential noise and disturbance that it will generate are of great concern to myself and many other residents in the area.

I also write as a director of the Pepys Street RTM Company Limited representing nearly 200 residents occupying 90 homes only 3-5 minutes walk from the site.

As you are no doubt aware, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.

Moreover, the licensing policy also sets out the requirement for applicants to provide a plan for how they will mitigate the impact of their establishment on the local community.

I have yet to see any such viable plan from the applicant, and it is therefore unclear how they intend to prevent the noise and disturbance that will inevitably be generated by the proposed late night drinking establishment/nightclub, especially after the great number of proposed patrons, many of whom will be under the influence of alcohol have left the venue and are walking Mark Lane and the surrounding the streets. Many such patrons will be stopping to eat take away food in the early hours of the morning causing sustained disturbance. Kindly note para 39 of STATEMENT OF LICENSING POLICY 2022 where the “City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway.”

Para 96 of the STATEMENT OF LICENSING POLICY 2022, PUBLIC SAFETY acknowledges the difficulty a licence holder has in preventing anti-social behaviour

by individuals once they are beyond the direct control of that licence holder. However, it will also take into account that the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly engage in anti-social activities to the detriment of nearby residents or businesses. Furthermore, it will also take into account its responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the City. Residents are often impacted by noise between the hours of 23:00 and 7:00 so frequently that most do not bother reporting it any more. This does not mean it does not happen and that their health and well being are not impacted. The applicant is unable to control disorder at these times, to the detriment of local residents. I note that the applicant intends to open at the weekends also which will likely attract a large mass of patrons from outside the vicinity, most of whom, based on experience, are likely to be oblivious to residents welfare despite any signs displayed to that fact.

Para 40 STATEMENT OF LICENSING POLICY 2022, PUBLIC NUISANCE requires detail of the steps an applicant is taking to comply with the licensing objectives and in particular, how the outside areas will be managed to prevent noise, smell, or obstruction nuisance to neighbours. There is no viable plan presented to mitigate the issues outlined especially after patrons have left the venue.

I draw the Licensing Authority's attention to para 64 of STATEMENT OF LICENSING POLICY 2022 CRIME AND DISORDER where the City Corporation recognises that drug use by young people in a club environment is not something that applies to all licensed premises. However, many entertainment venues, such as night clubs and dance venues, can be popular with both drug users and suppliers. Apart from the clear dangers mismanagement of drugs prevention measures has on users, there will be a massive and disproportionate impact on the surrounding area being chiefly business and residential if the applicant is not able to effectively manage this risk.

The applicant has not been able to demonstrate how the safety of vulnerable individuals will be ensured pursuant to paras 76-78 STATEMENT OF LICENSING POLICY 2022 after they leave the immediate vicinity. Most patrons, many of whose senses will be impaired under the influence of alcohol, will not be familiar enough with the area and so safety officers should be provided to monitor and assist. Such measures have not been addressed in the application apart from mentions of security and cctv at the vicinity.

The huddled nature of buildings in this area amplifies sounds to such a degree that every shout, scream and jeer is heard throughout the community. Each City resident is a living witness to such disturbances. Such disturbances are made worse in the late spring, summer and early autumn months when windows are left open. Please refer to para 24 of STATEMENT OF LICENSING POLICY 2022 where the City Corporation takes account of the provisions of the Crime and Disorder Act 1998. This requires local authorities to have regard to the likely effect of the exercise of

their functions on crime and disorder in their area and to do all they can to prevent such crime and disorder.

The applicant's application for closing at 2am and 3am will mean that underground transport will not be available to leaving patrons. This will mean a marked increase in the number of mini cabs called to the area as well as crowds waiting at bus stops. Kindly note para 29 STATEMENT OF LICENSING POLICY 2022, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00. Sleep is always disturbed when jeering is heard in streets in the early hours. The applicant is not able to control this. The applicant has failed to make due regard to the proximity of residents in their application (Para 30 STATEMENT OF LICENSING POLICY 2022).

I would also like to draw your attention to the fact that the area in which the proposed establishment is located is already subject to a number of other late night alcohol serving bars/clubs where there is a high level of foot traffic and noise pollution, particularly during the late hours of the evening/early morning. I draw the Licensing Authority's attention to Chapter 12 STATEMENT OF LICENSING POLICY 2022, CUMULATIVE IMPACT where the Licensing Authority recognises that the cumulative impact of licensed premises can be experienced by residents in areas even where there is no current cumulative impact policy. Cumulative impact is not defined in the Licensing Act but is addressed in national guidance which defines it as "the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area" There are at least 20 late evening alcohol serving establishments already in the immediate vicinity with another night club across the road. There are many more behind 0.2 miles. I request the Licensing Authority to seriously consider, amongst other things, whether the grant of a further premises licence, or club premises certificate, would significantly add to the cumulative impact of a number of other premises thereby undermining one or more of the licensing objectives (para 134 STATEMENT OF LICENSING POLICY 2022).

The addition of a late night drinking establishment/nightclub in this area is only likely to exacerbate the problems identified and will make it even more difficult for residents, many of whom are City of London workers, to enjoy a peaceful and undisturbed night's sleep. Granting this application will go against the City of London's pledge to "Create healthy homes, space to thrive and vibrant communities"(para 14 STATEMENT OF LICENSING POLICY 2022). I ask the Licensing Authority to make due regard when making their decision to para 38 STATEMENT OF LICENSING POLICY 2022 where in "all cases, the granting of a licence will depend on the impact of an activity, particularly on local residents or late-night businesses. Consideration will be given to relevant matters including, but not limited to, the level of noise and vibration, litter, people coming and going, queuing and any potential for criminal activity or disorder including the potential for a terrorist attack."

Para 39 addresses many areas of concern residents have with respect to this application in regard to their well being where the “City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway.”

I strongly urge you to reject this application for a late night drinking establishment/nightclub in the City of London. The proposed operating hours and the potential noise and disturbance it will generate are simply not acceptable in an area that houses many residential units and hotels and the applicant has failed to provide any viable plan for how they intend to mitigate these issues.

We implore the committee to act to “prevent residents or businesses being disturbed” (para 18 STATEMENT OF LICENSING POLICY 2022) and we respectfully request that the Corporation in reaching their decision gives due regard to the provisions of the European Convention on Human Rights in that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions. The Human Rights Act 1998 makes it unlawful for a public authority to act in a way that is incompatible with a convention right (para 20 STATEMENT OF LICENSING POLICY 2022)

Further, kindly note para 30 STATEMENT OF LICENSING POLICY 2022, where the Licensing Authority “will impose conditions with respect to premises that operate during the daytime and early evening as a restaurant style venue and then as the evening progresses become alcohol led, changing significantly in nature and creating risks in terms of health and safety as well as negatively impacting on the licensing objectives. For applications such as these that are subject to a hearing, the Licensing Authority will impose conditions appropriate to the style of operation and category of the business.

I trust that you will take these concerns seriously and act accordingly.

Sincerely,  
Paul Pavlou  
■ Pepys Street

**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Cc:** [Fredericks, Marianne \(Deputy\)](#)  
**Subject:** Objection to Aura Nightclub  
**Date:** 13 March 2023 12:16:29

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THIS IS AN EXTERNAL EMAIL

Dear Sirs/Mesdames,

As a resident and a rector at 8 Hart Street, I write to object very strongly to the proposed license premises located at 55 Mark Lane, for a nightclub submitted by Aura.

As residents we are regularly woken up by noise, at 3, 4 5 a.m., by hooting cars, by shouting from Proud city. A further nightclub will compound the noise and antisocial behaviour. There has been smoking drugs and urinating on Hart Street. The nightclub security staff are unable to control this. We do have a basic right to sleep, especially as church services are on Sundays and the noise is greater on Friday and Saturday.

A key concern is the impact on ourselves as residents depart, especially around parking. Mark Lane is one way leading into Hart St and Crutched Friars; these roads are already heavy used by clubbers attending the existing late night premises. The arrival and dispersal late at night /early hours of the morning causing great noise issues and disturbance, is not one the licence holder can address or control once their patrons have left the premises. Public transport is not available late at night, as Tower Hill Station and Monument St are not on the night tube network, and trains from Fenchurch St usually finish around 00.41. Typically patrons arrive to the current late night venues by car.

From the City's Statement of Licensing policy 2022, I make my objections from Chapter 8 pages 23-26, The promotion of the prevention of Public Nuisance is the most relevant licencing principle, along with paragraph 91 on page 23, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00 .

I hope you will take my objections into consideration.

Yours sincerely

Arani Sen (Rev Canon)  
Rector St Olave Hart Street

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**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** Objection to Aura Nightclub  
**Date:** 16 March 2023 18:12:50

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THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I write to object very strongly to the proposal of licensed premises and nightclub at 55 Mark Lane, submitted by Aura. A further nightclub will compound the noise and antisocial behaviour already experienced in our street.

As residents of St Olave's Rectory, [REDACTED] Hart Street, we are regularly disturbed through the night by the noise of people leaving Proud City, often around 4 am, by loud thumping music from cars, by hooting and slamming of car doors, and by loud voices.

There has also been smoking of drugs and urinating on Hart Street. The nightclub security staff are unable to control this. We have a basic right to sleep, especially as church services are on Sundays and the noise is greater on Friday and Saturday nights.

A major concern is the impact of those departing the nightclub who park in Hart Street. Mark Lane is one way, leading into Hart Street and Crutched Friars; these roads are already heavily used by clubbers attending the existing late night premises. It would seem that the arrival and dispersal of patrons late at night and in the early hours of the morning is not an issue the licence holder can address or control once their patrons have left the premises, yet it causes considerable disturbance. Public transport is not available late at night, as Tower Hill and Monument stations are not on the night tube network, and trains from Fenchurch Street usually finish around 00.41. Typically patrons arrive to the current late night venues by car.

From the City's Statement of Licensing policy 2022, I make my objections from Chapter 8 pages 23-26, The promotion of the prevention of Public Nuisance is the most relevant licencing principle, along with paragraph 91 on page 23, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00.

I trust you will take my objections into consideration.

Yours faithfully,

Alison Sen

**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** Urgent- objection by 17th March. Re - Application of a Premises Licence - Aura Nightclub 55 Mark Lane, London, City of London, EC3R 7NF ( Tower Ward )  
**Date:** 13 March 2023 14:55:00

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THIS IS AN EXTERNAL EMAIL

The applicant is seeking to license premises located at 55 Mark Lane, that used to be Evans Cycles, until 03.00. This is just down the road from Proud Cabaret, and around the corner from another late night venue on Hart St/Crutched Friars.

Further up Crutched Friars there is another night club and one located at the top of the Minories. I also under the empty unit in the Minories (Dirty Martini) may be reopening.

A key concern will be on the impact on residents and businesses as clubber arrive and depart, especially around parking. Mark Lane is one way leading into Hart St and Crutched Friars, Pepys st, Muscovy St, Seething Lane and further up into the Ward in India Street and the Minories, these roads are already heavy used by clubbers attending the existing late night premises. The arrival and dispersal late at night /early hours of the morning causing noise issues and disturbance, is not one the licence holder can address or control once their patrons have left the premises. Public transport is not available late at night, as Tower Hill Station and Monument St are not on the night tube network, and trains from Fenchurch St usually finish around 00.41. Typically patrons arrive to the current late night venues by car.

In carrying out its licensing functions, the authority will promote the licensing objectives set out in the Act. These are:

- a) the prevention of crime and disorder
- b) public safety
- c) the prevention of public nuisance
- d) the protection of children from harm

How is this going to be observed with more and more nigh places opening up, and more disorder, noise, drunken people around. This areas has gone downhill incredibly in the last 10 years. It's not longer safe.

Chapter 8 pages 23-26, The promotion of the prevention of Public Nuisance will probably be the most relevant licencing principle to mention along with paragraph 91 on page 23, 'residents (which includes hotel guests) have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00' and paragraph 98 (and others).

It seems that everything is being done to squeeze residents out of the area, as more and more given way to noise, disorder, and people so wholly unconnected to the are coming here at all hours of the day.

Appreciate that this objection is a drop in an ocean. Something is going seriously wrong as more and more projects get support where we keep opposing them to preserve the little bit of quality of life we have.

Jackline Staats

**From:** [REDACTED]  
**To:** [M&CP - Licensing](#)  
**Subject:** Re -OBJECTION: Application of a Premises Licence - Aura Nightclub 55 Mark Lane, London, City of London, EC3R 7NF ( Tower Ward )  
**Date:** 13 March 2023 09:16:31  
**Attachments:** [image910199.png](#)  
[image997828.png](#)  
[image939630.png](#)  
[image794689.png](#)  
[image662527.png](#)  
[image677030.jpg](#)  
[image701865.jpg](#)

THIS IS AN EXTERNAL EMAIL

Good morning City of London Licensing Team,

**I am the General Manager for Apex City of London Hotel, [REDACTED] Seething Lane, EC3N 4AX**

**I am writing to Object in regards to the Application for a Premises Licence - Aura Nightclub 55 Mark Lane, London, City of London, EC3R 7NF ( Tower Ward ).**

You will be aware that Apex City of London Hotel consists of 3 wings, 1 x on Seething Lane, 1 x on Hart Street, 1x one exactly right next door to the premisses in question (Mark Lane)

We have 29 bedrooms in the Mark Lane Wing, and 50 bedrooms in our Hart Street wing. There are also further bedrooms at the back of Seething Lane which may also be affected by noise from the Mark Lane side.

Should this licence be granted, it would end up causing noise disruption to our Hotel guests, in the late hours of the night, and early hours of the morning. This in turn will result in a loss of revenue to the Hotel, as guests will demand refunds, and it will also cause us a bad reputation, with guests writing reviews on TripAdvisor, Booking.com and Expedia, resulting in further business decline as future guests stay away.

We have had numerous issues in the past where Clubs promise the world to control noise etc, but in reality, it is too late by the time the crowds are dispersed. The streets are also left littered, causing extra cost to the Council.

Our Night team members are (in these situations) left to have to deal with very stressful situations, trying to deal with the disorderly crowds, and appease Hotel guests who have been disturbed and are complaining.

We have also had issues previously where drunkards try and get into our main entrance on Seething Lane. By this time, the Clubbers have truly left the premises, and it is then up to our teams to have to call the Police to intervene, and have to deal with these patrons until the Police arrive. This should be seriously considered – the area has been so much better since we have not had to deal with late night clubs that used to be around. Many of our guests comment about how nice it is to be able to come back from the West End, for a peaceful night's sleep, in a clean, safe, and quiet area.

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**In summary, I would like to object based on:**

- Public Nuisance

- Crime and Disorder
- Loss of Revenues, reputation to our Business which requires us to offer our Guests a safe, comfortable and good night's sleep.

Yours sincerely,

Brian Tapson  
**General Manager**  
Apex City of London Hotel  
Seething Lane  
EC3N 4AX

**BRIAN TAPSON**  
GENERAL MANAGER



[Apex Hotels](#)



**\*\* Email confidentiality notice \*\***

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From: [MSCP - Licensing](mailto:MSCP-Licensing)  
To: [REDACTED]  
Subject: FW: NYT Aura Limited-Objectio  
Date: 15 March 2023 09:33:17

From: Calum Clow [REDACTED]  
Sent: 15 March 2023 09:32:29 (UTC) <[REDACTED]>  
To: M&CP - Licensing <[licensing@cityoflondon.gov.uk](mailto:licensing@cityoflondon.gov.uk)>  
Subject: NYT Aura Limited-Objectio

THIS IS AN EXTERNAL EMAIL

- To whom it may concern

I am writing to express my strong objection to the application by NYT Aura Limited ([REDACTED]) for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.

The proposed operating hours of the establishment until 3am, combined with the potential noise and disturbance that it will generate are of great concern to myself and many other residents in the area.

As you are no doubt aware, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.

Moreover, the licensing policy also sets out the requirement for applicants to provide a plan for how they will mitigate the impact of their establishment on the local community.

I have yet to see any such viable plan from the applicant, and it is therefore unclear how they intend to prevent the noise and disturbance that will inevitably be generated by the proposed late night drinking establishment/nightclub, especially after the great number of proposed patrons, many of whom will be under the influence of alcohol have left the venue and are walking Mark Lane and the surrounding streets. Many such patrons will be stopping to eat take away food in the early hours of the morning causing sustained disturbance. Kindly note para 39 of STATEMENT OF LICENSING POLICY 2022 where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway."

Para 96 of the STATEMENT OF LICENSING POLICY 2022, PUBLIC SAFETY acknowledges the difficulty a licence holder has in preventing anti-social behaviour by individuals once they are beyond the direct control of that licence holder. However, it will also take into account that the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly engage in anti-social activities to the detriment of nearby residents or businesses. Furthermore, it will also take into account its responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the City. Residents are often impacted by noise between the hours of 23:00 and 7:00 so frequently that most do not bother reporting it any more. This does not mean it does not happen and that their health and well being are not impacted. The applicant is unable to control disorder at these times, to the detriment of local residents. I note that the applicant intends to open at the weekends also which will likely attract a large mass of patrons from outside the vicinity, most of whom, based on experience, are likely to be oblivious to residents welfare despite any signs displayed to that fact.

Para 40 STATEMENT OF LICENSING POLICY 2022, PUBLIC NUISANCE requires detail of the steps an applicant is taking to comply with the licensing objectives and in particular, how the outside areas will be managed to prevent noise, smell, or obstruction nuisance to neighbours. There is no viable plan presented to mitigate the issues outlined especially after patrons have left the venue.

I draw the Licensing Authority's attention to para 64 of STATEMENT OF LICENSING POLICY 2022 CRIME AND DISORDER where the City Corporation recognises that drug use by young people in a club environment is not something that applies to all licensed premises. However, many entertainment venues, such as night clubs and dance venues, can be popular with both drug users and suppliers. Apart from the clear dangers mismanagement of drugs prevention measures has on users, there will be a massive and disproportionate impact on the surrounding area being chiefly business and residential if the applicant is not able to effectively manage this risk.

The applicant has not been able to demonstrate how the safety of vulnerable individuals will be ensured pursuant to paras 76-78 STATEMENT OF LICENSING POLICY 2022 after they leave the immediate vicinity. Most patrons, many of whose senses will be impaired under the influence of alcohol, will not be familiar enough with the area and so safety officers should be provided to monitor and assist. Such measures have not been addressed in the application apart from mentions of security and CCTV at the vicinity.

The huddled nature of buildings in this area amplifies sounds to such a degree that every shout, scream and jeer is heard throughout the community. Each City resident is a living witness to such disturbances. Such disturbances are made worse in the late spring, summer and early autumn months when windows are left open. Please refer to para 24 of STATEMENT OF LICENSING POLICY 2022 where the City Corporation takes account of the provisions of the Crime and Disorder Act 1998. This requires local authorities to have regard to the likely effect of the exercise of their functions on crime and disorder in their area and to do all they can to prevent such crime and disorder.

The applicant's application for closing at 2am and 3am will mean that underground transport will not be available to leaving patrons. This will mean a marked increase in the number of mini cabs called to the area as well as crowds waiting at bus stops. Kindly note para 29 STATEMENT OF LICENSING POLICY 2022, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07.00. Sleep is always disturbed when jeering is heard in streets in the early hours. The applicant is not able to control this. The applicant has failed to make due regard to the proximity of residents in their application (Para 30 STATEMENT OF LICENSING POLICY 2022).

I would also like to draw your attention to the fact that the area in which the proposed establishment is located is already subject to a number of other late night alcohol serving bars/clubs where there is a high level of foot traffic and noise pollution, particularly during the late hours of the evening/early morning. I draw the Licensing Authority's attention to Chapter 12 STATEMENT OF LICENSING POLICY 2022, CUMULATIVE IMPACT where the Licensing Authority recognises that the cumulative impact of licensed premises can be experienced by residents in areas even where there is no current cumulative impact policy. Cumulative impact is not defined in the Licensing Act but is addressed in national guidance which defines it as "the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area" There are at least 20 late evening alcohol serving establishments already in the immediate vicinity with another night club across the road. There are many more behind 0.2 miles. I request the Licensing Authority to seriously consider, amongst other things, whether the grant of a further premises licence, or club premises certificate, would significantly add to the cumulative impact of a number of other premises thereby undermining one or more of the licensing objectives (para 134 STATEMENT OF LICENSING POLICY 2022).

The addition of a late night drinking establishment/nightclub in this area is only likely to exacerbate the problems identified and will make it even more difficult for residents, many of whom are City of London workers, to enjoy a peaceful and undisturbed night's sleep. Granting this application will go against the City of London's pledge to "Create healthy homes, space to thrive and vibrant communities"(para 14 STATEMENT OF LICENSING POLICY 2022). I ask the Licensing Authority to make due regard when making their decision to para 38 STATEMENT OF LICENSING POLICY 2022 where in "all cases, the granting of a licence will depend on the impact of an activity, particularly on local residents or late-night businesses. Consideration will be given to relevant matters including, but not limited to, the level of noise and vibration, litter, people coming and going, queuing and any potential for criminal activity or disorder including the potential for a terrorist attack."

Para 39 addresses many areas of concern residents have with respect to this application in regard to their well being where the "City Corporation takes note of the nuisance and potential danger to pedestrians, and

particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway.”

I strongly urge you to reject this application for a late night drinking establishment/nightclub in the City of London. The proposed operating hours and the potential noise and disturbance it will generate are simply not acceptable in an area that houses many residential units and hotels and the applicant has failed to provide any viable plan for how they intend to mitigate these issues.

We implore the committee to act to “prevent residents or businesses being disturbed” (para 18 STATEMENT OF LICENSING POLICY 2022) and we respectfully request that the Corporation in reaching their decision gives due regard to the provisions of the European Convention on Human Rights in that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions. The Human Rights Act 1998 makes it unlawful for a public authority to act in a way that is incompatible with a convention right (para 20 STATEMENT OF LICENSING POLICY 2022)

Further, kindly note para 30 STATEMENT OF LICENSING POLICY 2022, where the Licensing Authority “will impose conditions with respect to premises that operate during the daytime and early evening as a restaurant style venue and then as the evening progresses become alcohol led, changing significantly in nature and creating risks in terms of health and safety as well as negatively impacting on the licensing objectives. For applications such as these that are subject to a hearing, the Licensing Authority will impose conditions appropriate to the style of operation and category of the business.

I trust that you will take these concerns seriously and act accordingly.

Sincerely,  
Calum Clow  
■ Pepys Street

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o

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**From:** [M&CP - Licensing](#)  
**To:** [REDACTED]  
**Subject:** FW: NYT Aura Ltd  
**Date:** 15 March 2023 09:53:16

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**From:** Mike Attwood [REDACTED]  
**Sent:** 15 March 2023 09:52:59 (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** M&CP - Licensing <[licensing@cityoflondon.gov.uk](mailto:licensing@cityoflondon.gov.uk)>  
**Subject:** NYT Aura Ltd

THIS IS AN EXTERNAL EMAIL

**To whom it may concern**

**I am writing to express my strong objection to the application by NYT Aura Limited [REDACTED] [REDACTED] for a late night drinking establishment/nightclub at Ground, Lower Ground and Basement Level of The Corn Exchange, 55 Mark Lane, London, City of London, EC3R 7NE.**

**The proposed operating hours of the establishment until 3am, combined with the potential noise and disturbance that it will generate are of great concern to myself and many other residents in the area.**

**As you are no doubt aware, the City of London has a licensing policy that is designed to ensure the safety and well-being of its residents. Specifically, the policy states that the licensing committee should take into account the impact that a proposed establishment will have on the local community, and whether it is likely to cause a nuisance or disturbance to nearby residents. In this case, it is clear that the proposed establishment will have a negative impact on the surrounding residential buildings that comprise hundreds of homes.**

**Moreover, the licensing policy also sets out the requirement for applicants to provide a plan for how they will mitigate the impact of their establishment on the local community.**

**I have yet to see any such viable plan from the applicant, and it is therefore unclear how they intend to prevent the noise and disturbance that will inevitably be generated by the proposed late night drinking establishment/nightclub, especially after the great number of proposed patrons, many of whom will be under the influence of alcohol have left the venue and are walking Mark Lane and the surrounding the streets. Many such patrons will be stopping to eat take away food in the early hours of the morning causing**

**sustained disturbance. Kindly note para 39 of STATEMENT OF LICENSING POLICY 2022 where the “City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway.”**

**Para 96 of the STATEMENT OF LICENSING POLICY 2022, PUBLIC SAFETY acknowledges the difficulty a licence holder has in preventing anti-social behaviour by individuals once they are beyond the direct control of that licence holder. However, it will also take into account that the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly engage in anti-social activities to the detriment of nearby residents or businesses. Furthermore, it will also take into account its responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder in the City. Residents are often impacted by noise between the hours of 23:00 and 7:00 so frequently that most do not bother reporting it any more. This does not mean it does not happen and that their health and well being are not impacted. The applicant is unable to control disorder at these times, to the detriment of local residents. I note that the applicant intends to open at the weekends also which will likely attract a large mass of patrons from outside the vicinity, most of whom, based on experience, are likely to be oblivious to residents welfare despite any signs displayed to that fact.**

**Para 40 STATEMENT OF LICENSING POLICY 2022, PUBLIC NUISANCE requires detail of the steps an applicant is taking to comply with the licensing objectives and in particular, how the outside areas will be managed to prevent noise, smell, or obstruction nuisance to neighbours. There is no viable plan presented to to mitigate the issues outlined especially after patrons have left the venue.**

**I draw the Licensing Authority’s attention to para 64 of STATEMENT OF LICENSING POLICY 2022 CRIME AND DISORDER where the City Corporation recognises that drug use by young people in a club environment is not something that applies to all licensed premises. However, many entertainment venues, such as night clubs and dance venues, can be popular with both drug users and suppliers. Apart from the clear dangers mismanagement of drugs prevention measures has on users, there will be a massive and disproportionate impact on the surrounding area being chiefly business and residential if the applicant is not able to effectively**

**manage this risk.**

**The applicant has not been able to demonstrate how the safety of vulnerable individuals will be ensured pursuant to paras 76-78 STATEMENT OF LICENSING POLICY 2022 after they leave the immediate vicinity. Most patrons, many of whose senses will be impaired under the influence of alcohol, will not be familiar enough with the area and so safety officers should be provided to monitor and assist. Such measures have not been addressed in the application apart from mentions of security and cctv at the vicinity.**

**The huddled nature of buildings in this area amplifies sounds to such a degree that every shout, scream and jeer is heard throughout the community. Each City resident is a living witness to such disturbances. Such disturbances are made worse in the late spring, summer and early autumn months when windows are left open. Please refer to para 24 of STATEMENT OF LICENSING POLICY 2022 where the City Corporation takes account of the provisions of the Crime and Disorder Act 1998. This requires local authorities to have regard to the likely effect of the exercise of their functions on crime and disorder in their area and to do all they can to prevent such crime and disorder.**

**The applicant's application for closing at 2am and 3am will mean that underground transport will not be available to leaving patrons. This will mean a marked increase in the number of mini cabs called to the area as well as crowds waiting at bus stops. Kindly note para 29 STATEMENT OF LICENSING POLICY 2022, residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00. Sleep is always disturbed when jeering is heard in streets in the early hours. The applicant is not able to control this. The applicant has failed to make due regard to the proximity of residents in their application (Para 30 STATEMENT OF LICENSING POLICY 2022).**

**I would also like to draw your attention to the fact that the area in which the proposed establishment is located is already subject to a number of other late night alcohol serving bars/clubs where there is a high level of foot traffic and noise pollution, particularly during the late hours of the evening/early morning. I draw the Licensing Authority's attention to Chapter 12 STATEMENT OF LICENSING POLICY 2022, CUMULATIVE IMPACT where the Licensing Authority recognises that the cumulative impact of licensed premises can be experienced by residents in areas even where there is no current cumulative impact policy. Cumulative impact is not defined in the Licensing Act but is addressed in national guidance which**

**defines it as “the potential impact on the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area” There are at least 20 late evening alcohol serving establishments already in the immediate vicinity with another night club across the road. There are many more behind 0.2 miles. I request the Licensing Authority to seriously consider, amongst other things, whether the grant of a further premises licence, or club premises certificate, would significantly add to the cumulative impact of a number of other premises thereby undermining one or more of the licensing objectives (para 134 STATEMENT OF LICENSING POLICY 2022).**

**The addition of a late night drinking establishment/nightclub in this area is only likely to exacerbate the problems identified and will make it even more difficult for residents, many of whom are City of London workers, to enjoy a peaceful and undisturbed night's sleep. Granting this application will go against the City of London's pledge to “Create healthy homes, space to thrive and vibrant communities”(para 14 STATEMENT OF LICENSING POLICY 2022). I ask the Licensing Authority to make due regard when making their decision to para 38 STATEMENT OF LICENSING POLICY 2022 where in “all cases, the granting of a licence will depend on the impact of an activity, particularly on local residents or late-night businesses. Consideration will be given to relevant matters including, but not limited to, the level of noise and vibration, litter, people coming and going, queuing and any potential for criminal activity or disorder including the potential for a terrorist attack.”**

**Para 39 addresses many areas of concern residents have with respect to this application in regard to their well being where the “City Corporation takes note of the nuisance and potential danger to pedestrians, and particularly to disabled people and those using access equipment or items such as pushchairs, by the obstruction of the highway, which includes the footway, by customers of the licensed premises smoking, drinking and eating on the public highway.”**

**I strongly urge you to reject this application for a late night drinking establishment/nightclub in the City of London. The proposed operating hours and the potential noise and disturbance it will generate are simply not acceptable in an area that houses many residential units and hotels and the applicant has failed to provide any viable plan for how they intend to mitigate these issues.**

**We implore the committee to act to “prevent residents or businesses being disturbed” (para 18 STATEMENT OF LICENSING POLICY**

**2022) and we respectfully request that the Corporation in reaching their decision gives due regard to the provisions of the European Convention on Human Rights in that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions. The Human Rights Act 1998 makes it unlawful for a public authority to act in a way that is incompatible with a convention right (para 20 STATEMENT OF LICENSING POLICY 2022)**

**Further, kindly note para 30 STATEMENT OF LICENSING POLICY 2022, where the Licensing Authority “will impose conditions with respect to premises that operate during the daytime and early evening as a restaurant style venue and then as the evening progresses become alcohol led, changing significantly in nature and creating risks in terms of health and safety as well as negatively impacting on the licensing objectives. For applications such as these that are subject to a hearing, the Licensing Authority will impose conditions appropriate to the style of operation and category of the business.**

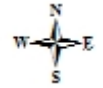
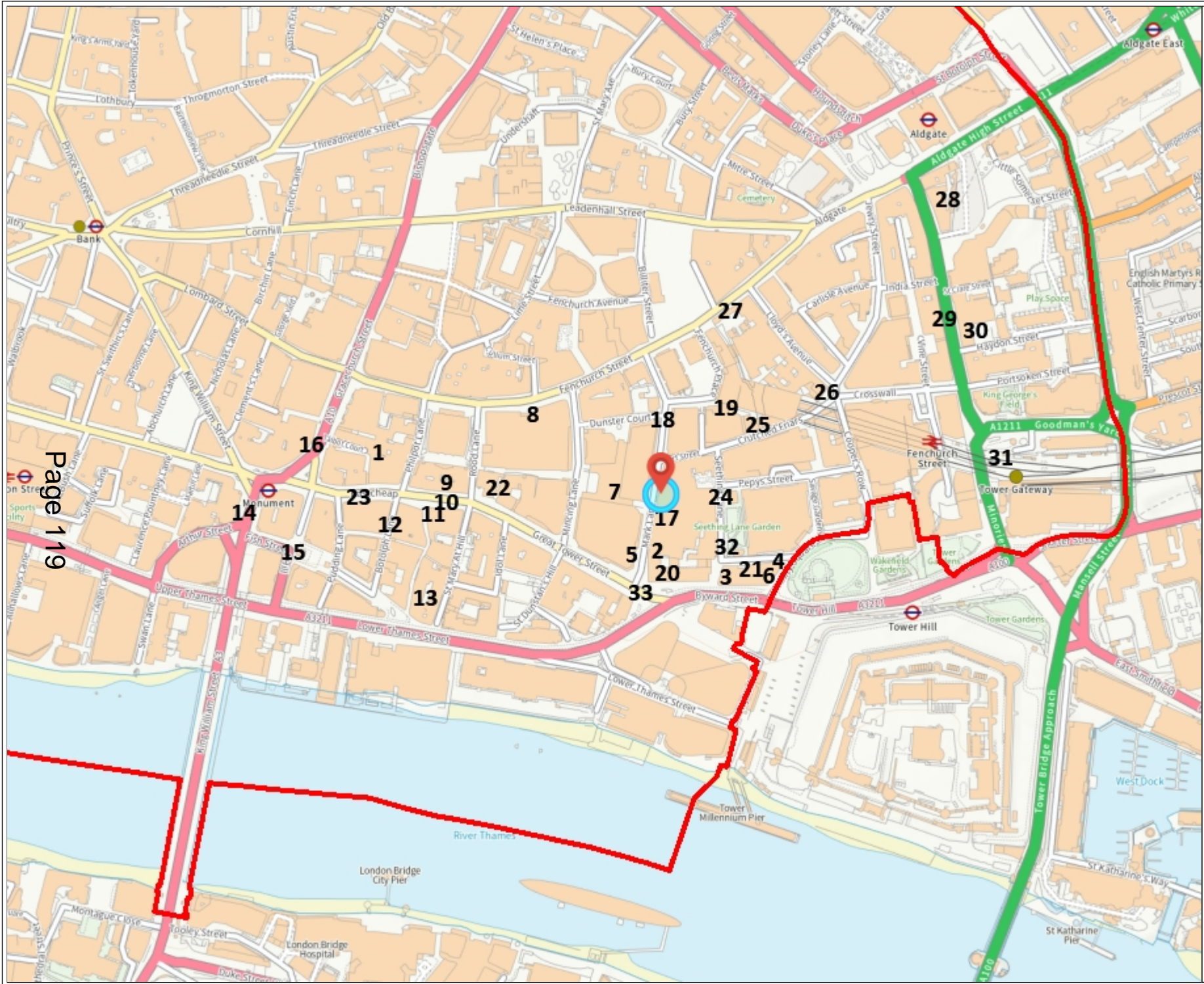
**I trust that you will take these concerns seriously and act accordingly.**

**Yours faithfully**

**Stephen Sutcliffe**

**████████ Savage Gardens ██████████**

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**Aura**  
**55 Mark Lane**  
**EC3R 7NE**

 City of London Boundary

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## Aura, 55 Mark Lane EC3R 7NE

Red: Terminal hour for alcohol sales

Green: Terminal hour for late night refreshment

- 1) The Ship Public House, 11 Talbot Court, London, EC3V 0BP 00:00 01:00
- 2) Feeneys, Retail Unit, 48 Mark Lane, London, EC3R 7QH 22:00
- 3) All Bar One, 16 Byward Street, London, EC3R 5BA 00:00 01:00
- 4) Traitors Gate, 14 Trinity Square, London, EC3N 4AA 23:00 05:00
- 5) BrewDog, Unit 3, 50 Great Tower Street, London, EC3R 5AB 00:00 00:30
- 6) The Liberty Bounds, 15 Trinity Square, London, EC3N 4AA 00:00 00:00
- 7) Balls Brothers @ Minster Court, 1 Minster Pavement, London, EC3R 7PP 01:00 01:00
- 8) Haz Restaurant, Plantation Place, 30 Fenchurch Street, London, EC3M 3BD 00:00 00:00
- 9) Simmons, Unit 5, 35 Eastcheap, London, EC3M 1DT 03:00
- 10) Eastcheap Records, Peek House, 20 Eastcheap, London, EC3M 1EB 02:00 02:30
- 11) Dirty Martini Monument, 1 Lovat Lane, London, EC3R 8DT 03:00 03:00
- 12) Steam Wine Bar, 1 St George's Lane, London, EC3R 8DJ 23:00
- 13) The Walrus & The Carpenter Public House, 45 Monument Street, EC3R 8BU 00:00 01:00
- 14) Be At One, 28 King William Street, London, EC4R 9AT 02:00 02:00
- 15) The Monument Public House, 18 Fish Street Hill, London, EC3R 6DB 02:00 02:00
- 16) The Folly, 41 Gracechurch Street, London, EC3V 0BT 01:00 01:30
- 17) The Corn Exchange, 55 Mark Lane, London, EC3R 7NE 01:00 01:00
- 18) Proud City, 4 Minster Pavement, London, EC3R 7PP 03:00 03:00
- 19) The Windsor Public House, 2 New London Street, London, EC3R 7NA 01:00 01:00
- 20) Pizza Express, 1 Byward Street, London, EC3R 5AS 00:00 05:00
- 21) Bodean's BBQ, Restaurant, 16 Byward Street, London, EC3R 5BA 00:00 00:30
- 22) Fit Kitchen Eastcheap Limited, 43-45 Eastcheap, London, EC3M 1JA 21:30 01:30
- 23) London Cocktail Club, 2 Eastcheap, London, EC3M 1AE 02:00 05:00
- 24) Apex City of London Hotel, 1 Seething Lane, London, EC3N 4AX 01:00 01:30
- 25) The Crutched Friar Public House, 39-41 Crutched Friars, London, EC3N 2AE 01:00 01:00
- 26) The Cheshire Cheese Public House, 48 Crutched Friars, London, EC3N 2AP 01:00 01:00
- 27) East India Arms Public House, 67 Fenchurch Street, London, EC3M 4BR 00:00 01:00
- 28) Cococure, 5 Minories, London, EC3N 1BJ 04:00 04:00
- 29) The Chamberlain Hotel, 130-135 Minories, London, EC3N 1NU 02:00 02:00
- 30) Slug and Lettuce, St Clare House, 30-33 Minories, London, EC3N 1DD 04:00 05:00
- 31) Minories Public House, 64-73 Minories, London, EC3N 1JL 03:00 03:00
- 32) Seething Lane Tap, 14 Seething Lane, London, EC3N 4AX 00:00 04:00
- 33) The Hung Drawn And Quartered Public House, 27 Great Tower Street, EC3R 5AQ 00:00 01:00

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