

LICENSING COMMITTEE	
For Consideration By	Licensing Sub-Committee
Meeting Date	13 January 2026
Type of Application	Variation to a Premises Licence
Address of Premises	Pirate Studios, Mezzanine Floor and Ground Floor, 42-56 Tottenham Road, N1 4BZ
Classification	Decision
Ward(s) Affected	De Beauvoir
Director	Rickardo Hyatt

1. Summary

1.1. This is an application to vary a premises licence to:

- amend condition 49 to increase the capacity from 60 to 242
- remove condition 48 "Alcohol shall be sold in aluminium cans only"
- extend the hours for the supply of alcohol until 01:00 from Monday to Sunday.

2. Application

2.1. Pirate Studios Limited have made an application to vary a premises licence under section 34 of the Licensing Act 2003.

2.2. The proposed variations are as follows:

1. To amend condition 49 to increase the capacity from 60 to 242.
2. To remove condition 48 "Alcohol shall be sold in aluminium cans only".
3. To extend the hours for the supply of alcohol as follows:

Supply of Alcohol On Premises	Standard Hours: Mon 16:00-01:00 Tue 16:00-01:00 Wed 16:00-01:00 Thu 16:00-01:00 Fri 16:00-01:00 Sat 12:00-01:00 Sun 12:00-01:00
The opening hours of the premises Verified bookers and their named guests only	Standard Hours: Mon 07:00-02:00 Tue 07:00-02:00 Wed 07:00-02:00 Thu 07:00-02:00 Fri 07:00-02:00

	Sat 07:00-02:00 Sun 07:00-02:00
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2.3. The application is attached as Appendix A. The applicant has proposed additional conditions to be added to the licence if granted .Please see Para 8.1 below.

3. Current Status/History

3.1. The premises have been in possession of a premises licence (PREM/2025/0022) since 1 May 2025. A copy of the current premises licence is attached as **Appendix C**.

3.2. No temporary event notices have been given for this premises in the last 12 months.

4. Representations: Responsible Authorities

From	Details
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement)	Have confirmed no representations to this application.
Environmental Health Authority (Health & Safety)	No representation received
Weights and Measures (Trading Standards)	No representation received
Planning Authority	No representation received
Area Child Protection Officer	No representation received
Fire Authority	Have confirmed no representation to this application
Police Authority	Have confirmed no representation to this application
Licensing Authority	No representation received
Health Authority	No representation received

5. Representations: Other Persons

From	Details
8 representations have been received from and on behalf	Representation received on the grounds of The Prevention of Crime and Disorder, Public

of local residents Appendices B1 to B8	Safety and Prevention of Public Nuisance
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6. Guidance Considerations

6.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

7. Policy Considerations

7.1. The Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.

7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives) and P3 (Core Hours) are relevant.

8. Officer Observations

8.1. If the Sub-Committee is minded to approve the application, the following additional conditions should be added to the licence:

Conditions derived from operating schedule:

1. Alcohol shall remain strictly ancillary to the studio use.
2. strict no BYOB (bring your own alcohol) policy, enforced by security at the entrance.
3. An SIA-licensed security officer will be on duty during all licensable hours to supervise entry, manage behaviour, and liaise directly with authorities if necessary.
4. Incident logs and refusals logs will be maintained and made available to the police or licensing authority on request.
5. Remote CCTV control rooms will monitor customer behaviour in their studios and liaise with the security team over any issues, with the ability to cut power and end the booking if there are any concerns.
6. Alcohol will only be served to verified bookers and their named guests; no general public admission is permitted.
7. Bookers must upload valid photographic ID (passport or driving licence) online prior to their booking and must be over 18
8. Trained hosts and security staff will conduct ID verification and occupancy checks
9. Windows and doors will remain closed after 23:00 except for access/egress.

10.No under-18s are allowed on any Pirate Studios site after 9pm. Admission is restricted to pre-booked studio users

9. Reasons for Officer Observations

9.1. Conditions 1 to 10 are derived from the applicant's operating schedule.

10. Legal Comments

10.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following

4 licensing objectives;

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

10.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. Human Rights Act 1998 Implications

11.1. There are implications to;

- **Article 6** – Right to a fair hearing
- **Article 14** – Not to discriminate
- Balancing: **Article 1** - Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individual's rights against the interests of the community at large.

12. Members Decision Making

12.1. Option 1

That the application be refused

12.2. Option 2

That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.

13. Conclusion

13.1. That Members decide on the application under the Licensing Act 2003.

Appendices:

- Appendix A: Application for a premises licence and supporting documents
- Appendix B: Representations from Other Persons
- Appendix C: Existing Licence
- Appendix D: Location map

Background documents

- Licensing Act 2003
- LBH Statement of Licensing Policy

Report Author	Name: Sanaria Hussain Title: Senior Licensing Officer Email: sanaria.hussain@hackney.gov.uk Tel: 02083562431
Comments for the Group Director of Finance and Corporate Resources prepared by	Name Title Email Tel
Comments for the Director of Legal, Democratic and Electoral Services prepared by	Name Title Email Tel

Hackney
LA07

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/ Pirate Studios Limited
W
e

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number
PREM/2025/0022

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

Pirate Studios
Mezzanine Floor and Ground Floor
42-56 Tottenham Road

Post town	London	Postcode	N1 4BZ
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Telephone number at premises (if any)	n/a
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Non-domestic rateable value of premises	£ 96500
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Part 2 – Applicant details

Daytime contact telephone number	<input type="text"/>
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E-mail address (optional)	<input type="text"/>
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Current postal address if different from premises address			
Post town		Postcode	

Part 3 – Variation

Please tick as appropriate
Do you want the proposed variation to have effect as soon as possible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

If not, from what date do you want the variation to take effect? DD MM YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

Capacity - condition 49 - We request that the licensed capacity be amended from 60 persons to 242 persons, in line with our existing approved operational and fire safety capacity. We have operated safely at this capacity for five years without incidents or complaints. Alcohol consumption on site will remain ancillary to the studios' primary function as a creative workspace, and aligning the licence capacity with our operational capacity is necessary to ensure legal compliance and effective supervision of all patrons under licensing conditions. Essentially we cannot comply with condition 49 as it currently stands without dramatically reducing our overall operational capacity to 60 persons, which is not financially viable.

Sales - Condition 48 restricts alcohol sales to aluminium cans only. This is redundant given Condition 27, which already prohibits glassware and requires drinks to be served in cans or paper/plastic cups. We therefore request the removal of Condition 48 to allow for the use of paper or plastic cups for poured drinks while maintaining the no-glass policy, fully in line with the licensing objective of public safety.

Late licensing. Our premises operate until 02:00 daily and have done so consistently for five years. Customers currently bring their own alcohol until closing, resulting in unregulated consumption. Extending licensed sales until 01:00 will significantly *reduce risk*, as it allows:

- Full control over all alcohol consumed on site (no outside alcohol permitted at any time)
- Supervision by SIA-licensed security during the entire period of alcohol availability
- A controlled one-hour period between end of service and venue close, facilitating gradual dispersal and reducing potential nuisance

This variation enhances our ability to promote the licensing objectives by improving control, rather than increasing consumption.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	
b) films (if ticking yes, fill in box B)	
c) indoor sporting events (if ticking yes, fill in box C)	
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	
e) live music (if ticking yes, fill in box E)	
f) recorded music (if ticking yes, fill in box F)	
g) performances of dance (if ticking yes, fill in box G)	
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue			Please give further details here (please read guidance note 5)		
Wed			State any seasonal variations for performing plays (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 6)
Wed			
Thur			Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue			Please give further details here (please read guidance note 5)		
Wed			State any seasonal variations for the performance of live music (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue			Please give further details here (please read guidance note 5)		
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 4)		
Day	Start	Finish		Indoors	
Mon			Please give further details here (please read guidance note 5)	Outdoors	
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Mon				Outdoors	
Tue			Please give further details here (please read guidance note 5)		
Wed					
Thur			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 6)		
Fri					
Sat			Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	X
Day	Start	Finish		Off the premises	
Mon	1600	0100	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Tue	1600	0100			
Wed	1600	0100			
Thur	1600	0100	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri	1600	0100			
Sat	1200	0100			
Sun	1200	0100			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon	0700	0200	
Tue	0700	0200	
Wed	0700	0200	
Thur	0700	0200	Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)
Fri	0700	0200	
Sat	0700	0200	
Sun	0700	0200	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Condition 48 could be removed - we believe it duplicates condition 27.

Please tick as appropriate

I have enclosed the premises licence X

I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

The proposed variation will strengthen our ability to manage customers in a controlled, supervised manner by ensuring all alcohol on site is licensed, monitored, and served by staff rather than brought in externally. Alcohol will remain strictly ancillary to the studio use. We will maintain our existing comprehensive CCTV coverage, ID checks for all alcohol sales, and SIA-accredited security presence during licensed hours. Staff will be trained in responsible alcohol retailing and incident escalation procedures. Dispersal will be actively managed towards the end of trading hours to minimise disturbance and risk.

b) The prevention of crime and disorder

We will implement a strict no BYOB (bring your own alcohol) policy, enforced by security at the entrance. This removes uncontrolled drinking and allows us to fully regulate alcohol consumption.

An SIA-licensed security officer will be on duty during all licensable hours to supervise entry, manage behaviour, and liaise directly with authorities if necessary.

Incident logs and refusals logs will be maintained and made available to the police or licensing authority on request.

CCTV operating 24/7 with 31-day retention will continue to cover all entrance points, studios and communal areas. All footage made available to the police or licensing authority on request.

Our remote CCTV control room will monitor customer behaviour in their studios and liaise with our security team over any issues, with the ability to cut power and end the booking if there are any concerns.

c) Public safety

Alcohol will only be served to verified bookers and their named guests; no general public admission is permitted.

Bookers must upload valid photographic ID (passport or driving licence) online prior to their booking and must be over 18.

The capacity increase aligns with our existing fire risk assessment and approved occupancy levels, ensuring all attendees are within a safely managed environment.

Trained hosts and security staff will conduct ID verification and occupancy checks.

Our CCTV team monitors to ensure occupancy levels are not breached and cuts power to any rooms where it goes over, with security then asked to escort them off site.

We will retain a zero-glass policy with all drinks served in cans or paper/plastic cups to eliminate the risk of injury.

d) The prevention of public nuisance

Our premises are already open until 02:00, and customers currently consume their own alcohol during this period. The variation allows us to control consumption patterns and reduce nuisance by eliminating uncontrolled BYOB.

We will continue to enforce a managed dispersal policy, including staff presence at the entrance and on the street wearing hi-vis, signage encouraging quiet departure.

We will continue to work with police and local authority and ban any customers causing problems in the local area, not just on site.

Windows and doors will remain closed after 23:00 except for access/egress.

No alcohol will be permitted to be taken off the premises after purchase

e) The protection of children from harm

Our venue is not open to children as a general audience; admission is restricted to pre-booked studio users.

Challenge 25 will be enforced for all alcohol sales.

Staff will be trained to identify and immediately escalate any welfare concerns relating to minors.

Under-18s (where they occasionally attend daytime studio sessions) will not be served alcohol and will not be permitted on site during late licensed hours.

No under-18s are allowed on any Pirate Studios site after 9pm, a rule we have had in place for many years.

Checklist:

Please tick to indicate agreement

I have made or enclosed payment of the fee; or

I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.

I have sent copies of this application and the plan to responsible authorities and others where applicable.

I understand that I must now advertise my application.

I have enclosed the premises licence or relevant part of it or explanation.

I understand that if I do not comply with the above requirements my application will be rejected.

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

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
	David Borrie
Date	17/10/25
Capacity	Designated Premises Supervisor

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

			
Post town			
			

If you would prefer us to correspond with you by e-mail, your e-mail address (optional) - [REDACTED]

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

5. For example 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.

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

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

8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>, [REDACTED]

Applicant's Supporting Statement

Dear Sanaria,

myself and our CEO David Borrie (in copy) will attend the hearing and would both like to participate.

Please find attached my supporting statement which responds to the representations and gives an explanation for our requested changes, along with some footfall data to evidence it. I've also attached the data in full as a separate attachment should anyone want to look through it.

Best,

[REDACTED]

On Tue, 16 Dec 2025 at 12:04, Sanaria Hussain <sanaria.hussain@hackney.gov.uk> wrote:

[Quoted text hidden]

2 attachments

 **Dalston footfall - Sheet1.pdf**
115K

 **Statement of Crowe re Pirate Dalston (2).pdf**
109K

My name is Aidan Crowe, I am the head of security for Pirate Studios. I have been in the role since October 2023. Prior to that I spent 5 years as head of Security for the Soho House hospitality group, and prior to that I spent 8 years in the Metropolitan Police, leaving as a Detective Sergeant.

Pirate Studios operates in 35 sites around the world. Dalston is an important site to us, not just because of the licensing application which I have led on. Good neighbour relations are important to us, which is why I have frequently attended the Kingsgate Resident Association Meetings to get feedback, invited neighbours onto site for discussion and why we sponsored prizes at the recent community association Christmas party.

We take customer behaviour extremely seriously and have very strict monitoring and sanctions in place. We permanently banned 1500 customers over 2025 to date, 43 of them due to behaviour at Dalston specifically. We continue to have guards on duty every night with a focus on the entrance area and street, at a cost of almost £6000 a month at Dalston. Our spend was around £2500 when I joined in 2023.

I have read through the representations made in light of our application for a variation and I believe some of those representations were inaccurate, inappropriate or unfair so I wanted the opportunity to make a rebuttal to those points specifically. As follows:

- 1) *The representation on the 5th November states that since we have been given an alcohol licence 'crowds that gather outside had clearly increased'* - I dispute that crowds outside have increased, I dispute that there are regular crowds outside and even if those things were true, it would not be due to our alcohol licence as we have not yet begun trading under it. We have not sold any alcohol on site to date whatsoever.
- 2) *There was a representation from a group called 'women in journalism' who stated they were opposed to our variation application who wrote 'as a body who represent a women's organization (women in journalism) and the wider community - we object strongly'*
 - This to me frankly seems highly inappropriate. From what I can see, the organisation women in journalism was founded by Lady Eve Lloyd nee Pollard. There are no discernible ties to the area surrounding Pirate Studios. Presumably an individual who has a connection to this organisation also lives on the road or nearby and opposes our application and is making an inappropriate use of her organisation to try to block this. I'd have no problem with her making representations as an individual, however this would be akin to me opposing a new housing development near to my own house 'on behalf of pirate studios' but worse, as pirate studios is a music business and has no leverage while 'women in journalism' implies connections and the ability to generate negative press, as well as implying that this variation is somehow a women's rights issue.
- 3) *There was a representation on the 24th November which claims the application 'which has not been properly advertised on this road - thereby making it legally contestible' and that they are - "woken every night that Pirate Studios hosts live music, often well past 1am." and that "staff are not enforcing closing time"* - Firstly, I

can attest that the application was indeed properly advertised on the road as I did it all myself, printing and laminating the adverts on blue paper, bringing them to the area and posting them up. Secondly, we have never hosted live music on site at Dalston, and we have never hosted recorded music (i.e. playing recorded tracks) past 9pm and are very strict on that cut off time. Thirdly, staff absolutely do enforce closing time and power is cut to all rooms at the end of our business hours. Anyone who tried to stay past close would be escorted out by security and banned.

- 4) *There was a representation on the 25th November which stated - "This has gotten worse since the alcohol license was granted to Pirate studios", implied that there was something sinister re our building being 'windowless' and said we were trying to "transform into a middle sized nightclub" - As stated above, we have not traded under our alcohol licence as yet, so the arguments that the licence has worsened things are a little premature. We are windowless purely as a matter of soundproofing, to avoid residents being affected by noise bleed. We have always had a capacity of 242 which is a relatively small venue size. We are not trying to change into a nightclub at all, and I'd happily show CCTV from inside our venue at any time of day or evening to prove that - it's simply musicians recording in their studios.*

Why have we not started trading under our licence yet?

We are sure the **60 person capacity** limit under our existing alcohol licence would **cause us to lose revenue overall** as it would be **impossible to guarantee compliance with the licence without closing well over half to a third of the site studios every night**. The bar element has only ever been intended to be ancillary to our main activity - studio hire. Dalston has 38 studios within it. 14 DJ studios, 7 band rehearsal studios, 14 recording studios and 3 podcast studios. Maximum capacity per room varies, but the overall maximum capacity of the building is 242.

We have never traded at 100% capacity, or anywhere close, but having to guarantee a limit to site capacity at 60 persons is operationally almost impossible. For example, 6 DJ rooms might be booked out by 6 persons, 1 per room, or they might all be booked out by 6 persons, each bringing their maximum capacity of 3 guests, so 24 persons. Rooms can be booked online shortly before arrival so to limit the number of people allowed on site to 60 I'd have to leave 8 DJ rooms open (some are bigger) and close every other studio in the building, or only open the rehearsal rooms and close all other room types and so on. We are a business and naturally would like to increase the number of people booking our studios rather than imposing a ceiling.

You could double our alcohol licence capacity to 120 and we'd still have the same logistical issue of having to close rooms in advance (but an uncertain number) due to the risk of more than 120 coming onto site otherwise. That would mean having to take down the website booking function.

We are seeking a capacity of 242 as that matches our trading capacity and fire risk assessment capacity. We do not expect or intend for that to mean close to 242 people drinking on site at the same time, as the same original safeguards apply - this is for prebooked guests etc, not people off the street and we are not changing our core function.

In order to check our real terms footfall I had my guards keep a clicker count for 30 nights over July and August between 6/7pm and close at 2am. I have attached the results as an appendix. As an **average**, our **busiest time is 8pm in the evening with an average of 65 persons on site**, dropping to an average of **15 people on site by 1am**. Our highest number on site at any one time was 143 persons on site at 8pm on a Wednesday evening for our popular, once a month 'aux' event. By 10pm that night, numbers had dropped to 37 persons on site.

I hope those numbers give some reassurance that we are not at all operating like a nightclub.

Why do you want to sell alcohol until 1am instead of midnight?

We close at 2am. If we sell alcohol until 1am in a controlled environment, it will be a very straightforward matter for my guards to enforce no alcohol being brought into the studios from outside via bag searches and confiscations. If we end service at midnight, there will be a significant gap where people will want alcohol (and are used to bringing their own). It will increase tensions with the guards and likely result in people going up to dalston high road to buy alcohol there, or requesting back their confiscated alcohol then drinking it on the street outside the studios or nearby before going back inside, thus rendering the area less safe. This issue was raised at the original hearing, but we were rightly advised that we had only applied for a midnight licence so would need to revisit it at variation application.

Why do you want to remove the requirement for aluminium cans only?

We originally offered to not use glassware in order to minimise risk - using aluminium cans and paper/plastic cups. This was covered in condition 27 which we would like to keep in place. Condition 48 states aluminium cans only, which would remove our ability to use draught taps - we'd like the ability to use them and we do not believe this adds to any risk.

Dalston footfall Clicker tracker 30 days			
27/25 Wednesday			
Time	In	Out	Total (approx)
18:30			
19:00			
20:00			
21:00			
22:00	64	2	62
23:00	78	46	32
00:00	87	64	23
01:00	89	70	19
02:00	89	89	0
37/25 Thursday			
Time	In	Out	Total (approx)
18:30	22		
19:00	27	11	16
20:00	52	14	38
21:00	46	24	22
22:00	38	0	38
23:00	40	18	22
00:00	14	9	5
01:00	10	2	8
02:00	8	8	0
47/25 Friday			
Time	In	Out	Total (approx)
18:30	41	0	41

19:00	59	4	55
20:00	83	19	64
21:00	122	63	59
22:00	129	88	41
23:00	171	126	45
00:00	188	134	54
01:00	209	169	38
02:00	210	39	0
 05/07/25 Saturday			
Time	In	Out	Total (approx)
18:30			
19:00			
20:00	38	2	36
21:00	41	17	24
22:00	45	10	35
23:00	39	2	37
00:00	48	6	42
01:00	30	1	29
02:00	18	18	0
 06/07/25 Sunday			
Time	In	Out	Total (approx)
18:30			
19:00			
20:00			
21:00	28	6	22
22:00	58	14	44

23:00	43	8	35
00:00	33	15	18
01:00	16	0	17
02:00	17	17	0
08/07/25	Tuesday		
Time	In	Out	Total (approx)
18:30			
19:00	67	0	67
20:00	79	33	46
21:00	64	34	30
22:00	84	79	5
23:00	107	95	12
00:00	111	95	16
01:00	112	99	13
02:00	112	0	0
09/07/25	Wednesday		
Time	In	Out	Total (approx)
18:30	17	0	17
19:00	36	2	34
20:00	55	10	45
21:00	66	29	37
22:00	89	66	23
23:00	91	85	6
00:00	94	90	4
01:00	98	94	4
02:00	4	4	0

10/07/25 Thursday			
Time	In	Out	Total (approx)
18:30	40	0	40
19:00	69	19	50
20:00	87	38	49
21:00	111	65	46
22:00	119	92	27
23:00	126	108	18
00:00	136	114	22
01:00	136	118	18
02:00	18	0	0

14/07/25 Monday			
Time	In	Out	Total (approx)
18:30			
19:00	52	0	52
20:00	67	23	44
21:00	90	50	40
22:00	123	97	26
23:00	139	129	10
00:00	149	132	17
01:00	157	144	13
02:00	157	157	0

16/07/25 Wednesday			
Time	In	Out	Total (approx)

18:30	108	0	108
19:00	146	18	138
20:00		69	143
21:00		132	118
22:00		240	37
23:00		247	28
00:00		261	24
01:00		272	17
02:00	289	289	0

17/07/25			
Thursday			
Time	In	Out	Total (approx)
18:30	31	0	31
19:00			
20:00	63	18	49
21:00	83	24	59
22:00	98	64	34
23:00	99	78	21
00:00	109	104	5
01:00	117	109	8
02:00	117	117	0

18/07/25			
Friday			
Time	In	Out	Total (approx)
18:30	40	0	40
19:00	80	26	54
20:00	106	46	60
21:00	136	83	53

22:00	163	116	47
23:00	193	151	42
00:00	204	165	39
01:00	213	186	27
02:00	213	213	0

19/07/25 Saturday			
Time	In	Out	Total (approx)
18:30	38	18	20
19:00	61	55	6
20:00	109	71	38
21:00	170	138	32
22:00	200	165	35
23:00	234	227	7
00:00	250	230	20
01:00	260	251	9
02:00	261	261	0

20/07/25 Sunday			
Time	In	Out	Total (approx)
18:30			
19:00			
20:00	31	0	31
21:00	57	27	30
22:00	62	38	24
23:00	69	53	16
00:00	70	58	12
01:00	71	61	10

02:00	71	71	0
22/07/25 Tuesday			
Time	In	Out	Total (approx)
18:30			
19:00	59	0	59
20:00	69	12	57
21:00	84	33	51
22:00	92	60	32
23:00	93	71	22
00:00	111	83	28
01:00	118	97	21
02:00	118	118	0
23/07/25 Wednesday			
Time	In	Out	Total (approx)
18:30	34	0	34
19:00	57	14	43
20:00	90	34	56
21:00	107	56	51
22:00	113	81	32
23:00	120	101	19
00:00	125	112	13
01:00	130	118	12
02:00	130	130	0
24/07/25 Thursday			

Time	In	Out	Total (approx)
18:30	27	0	27
19:00	62	12	50
20:00	79	28	51
21:00	95	47	48
22:00	100	75	25
23:00	105	86	19
00:00	112	95	17
01:00	116	106	10
02:00	116	116	0
25/07/25			
Time	In	Out	Total (approx)
18:30	28	0	28
19:00	39	1	38
20:00	53	18	35
21:00	75	42	33
22:00	96	64	32
23:00	104	72	32
00:00	122	88	34
01:00	123	97	26
02:00	123	123	0
26/07/25			
Time	In	Out	Total (approx)
18:30	31	0	31
19:00	42	2	40
20:00	70	15	55

21:00	95	35	60
22:00	99	50	49
23:00	99	40	59
00:00	115	50	74
01:00	116	106	10
02:00	116	116	0

28/07/25			
Time	In	Out	Total (approx)
18:30			
19:00	49	0	49
20:00	56	15	41
21:00	66	39	27
22:00	71	58	13
23:00	73	66	7
00:00	76	67	9
01:00	82	76	6
02:00	82	82	0

29/07/25			
Time	In	Out	Total (approx)
18:30			
19:00	59	0	59
20:00	84	18	66
21:00	94	44	50
22:00	107	74	33
23:00	107	91	16
00:00	109	100	9

01/08/25		Friday		Total (approx)
Time	In	Out		
18:30	38	0		38
19:00	78	16		52
20:00	96	45		51
21:00	138	80		58
22:00	154	90		64
23:00	168	131		37
00:00	189	161		27
01:00	195	182		13
02:00	195	195		0
02/08/25		Saturday		Total (approx)
Time	In	Out		
18:30	36	0		36
19:00	62	22		40
20:00	96	67		29
21:00	107	82		25
22:00	120	101		19
23:00	133	112		21
00:00	163	138		25
01:00	172	151		21
02:00	172	172		0
03/08/25		Sunday		Total (approx)
Time	In	Out		
18:30	37	0		37
19:00	45	25		20

20:00	61	38	23
21:00	66	46	20
22:00	85	60	25
23:00	92	62	30
00:00	95	95	0
01:00	0	0	0
02:00	0	0	0

04/08/25 Monday			
Time	In	Out	Total (approx)
18:30			
19:00	45	0	45
20:00	54	12	42
21:00	66	42	24
22:00	73	48	25
23:00	83	55	28
00:00	85	71	14
01:00	85	78	7
02:00	85	85	0

06/08/25 Wednesday			
Time	In	Out	Total (approx)
18:30	80	0	80
19:00	106	12	94
20:00	157	70	87
21:00	187	153	34
22:00	260	180	80
23:00	269	249	20

00:00	271	265	6
01:00	271	267	4
02:00	271	271	0
07/08/25 Thursday			
Time	In	Out	Total (approx)
18:30	49	0	49
19:00	67	21	46
20:00	89	40	49
21:00	100	67	33
22:00	113	97	16
23:00	122	106	16
00:00	122	114	8
01:00	125	118	7
02:00	125	125	0
08/08/25 Friday			
Time	In	Out	Total (approx)
18:30	36	0	36
19:00	47	16	31
20:00	68	24	44
21:00	85	32	53
22:00	91	58	33
23:00	100	84	16
00:00	104	94	20
01:00	105	97	8
02:00	105	105	0

There are 18 hourly check in points (over the course of 30 days trading) where the site exceeds 60 persons on site

Average Dalston Week – Approx Live Occupan cy by Hour		Avg Occupancy
18:30	~40	
19:00	~55	
20:00	~65	
21:00	~60	
22:00	~40	
23:00	~25	

00:00	~22
01:00	~15
02:00	~0



Appendix B1

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

Challenge to licence application for Pirate Studios Limited, 42-56 Tottenham Road N1 4BZ

1 message

[REDACTED]
To: licensing@hackney.gov.uk
[REDACTED].com

16 November 2025 at 19:07

I am writing to challenge the licence application for Pirate Studios Limited, [42-56 Tottenham Road N1 4BZ](#) to extend supply of alcohol until 1am Monday-Sunday, to amend condition 49 to increase the capacity from 60-242 and to remove the condition 48 'Alcohol shall be sold in aluminium cans only'. I trust that you will anonymise my personal details and address but please could you confirm.

I am challenging the application on the grounds of preventing crime and disorder, preventing public nuisance, public safety and protecting children from harm.

Tottenham Road is in the most part a residential Road and granting this licence variation will give rise to a **public nuisance** for residents. There is already a nuisance caused by the presence of the Pirate Studios on a residential Road as follows:

- attendees congregate in groups outside the Studios smoking and/or talking and block the use of the public footpath in front of the Studios
- noise is caused by people congregating in groups and entering and exiting the Studio including an increased volume of traffic
- there is litter left by attendees outside the Studios

The company which owns the Studios does not appear to do anything to prevent these various nuisances. These will be severely increased by allowing four times more people to drink alcohol at the premises.

It is also possible that increasing the number of people permitted to drink alcohol and not limiting sales to aluminium cans could have an impact on **crime and disorder** and impact **public safety**. It is already quite intimidating to have to walk through the groups of attendees congregating outside the Studios and blocking the footpath in order to get home from Dalston Junction station.

Finally, the license application should be refused on the basis of **protecting children from harm** given that the Studios are very close to a Primary School.

I am very much in favour of people having access to a creative space in the Studios but allowing 242 people to consume alcohol on a residential street daily until 1am will have a very detrimental impact on the residents of Tottenham Road.

[REDACTED]
Tottenham Road

Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>





Appendix B2

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: Pirate Studio Licensing Application - objection!

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

6 November 2025 at 11:11

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]
Date: Wed, 5 Nov 2025 at 22:32
Subject: Pirate Studio Licensing Application - objection!
To: <licensing@hackney.gov.uk>

To whom it may concern,

As a resident of Kingsgate Estate, on Tottenham Road, opposite to Pirate Studios, and a mother of two young children, I am writing to beg you not to grant Pirate Studios the licence to increase the sale of alcohol.

When they first apply to sell alcohol on the premises, the management made an effort to explain to us, residents, that this would actually be better than what they had as they would be able to control what people consumed on the premises. That proved quite contrary as the crowds that gather outside had clearly increased.

I understand and value its purpose to provide musicians and young artist with a place to practice, record and rehearse. However, I am not sure wha really happens inside to justify the increase on the license. For us outside, it is a nuance. People gathering outside smoking weed ALL the time, day and night and a congregation of people chasing, drinking and partying.

Kingsland Road/ Dalston has always been busy and rough, but our road was a lovely residential street that is becoming a mayhem. From drug dealing, dumped rubbish and junk to a music studio that feels more like a nightclub. What it was meant to be a recording studio, is slowly slowly turning into an event/ club enterprise at a high cost for residents.

Kindest regards,



Disclaimers apply, for full details see: <https://hackney.gov.uk/email-disclaimer>





Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: Objection to Premises Licence Variation – Pirate Studios, 42–56 Tottenham Road, London N1 4BZ

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

27 November 2025 at 09:34

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]

Date: Wed, 26 Nov 2025 at 18:17

Subject: Objection to Premises Licence Variation – Pirate Studios, 42–56 Tottenham Road, London N1 4BZ
To: <licensing@hackney.gov.uk>

Dear Sir / Madam,

I am writing to formally object to the application submitted by Pirate Studios to vary the premises licence at **42–56 Tottenham Road, London N1 4BZ**. **See attached.**

As a body that represents a women's organization ([women in journalism](#)) and the wider community - we object **strongly**.

1. Increase of permitted alcohol sales capacity from 60 to 242 people

This will absolutely increase the likelihood of:

- Large crowds congregating outside the venue late at night - making it **UNSAFE**
- Anti-social behaviour linked to alcohol consumption and knock on effect against **women in the area living nearby or passing through**.
- High-volume drinking venue - the location is in very close proximity to **Dalston which has a high traffic of women travelling home/ to work to attend essential care needs/ NHS staff**

2. Extension of alcohol-sale hours from midnight to 01:00 daily

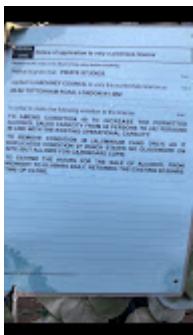
With significant noise and disturbance in the area already at night - extending alcohol service will make matters worse - the council should be helping '**safe**' alcohol use and not encouraging it

We respectfully request that the variation application be **refused in full**.

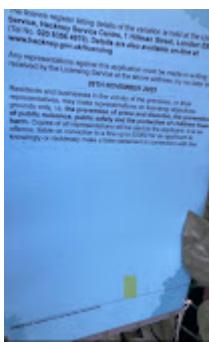
Thank you.

[REDACTED]
[Women in Journalism](#)

2 attachments

**WhatsApp Image 2025-11-23 at 18.02.06.jpeg**

109K

**WhatsApp Image 2025-11-23 at 18.02.11.jpeg**

83K



Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: Pirate Studios License Application

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

24 November 2025 at 16:11

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]
Date: Mon, 24 Nov 2025 at 11:12
Subject: Pirate Studios License Application
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing department,

I am writing to object in the strongest possible terms against the application of Pirate Studios to extend their sales capacity and the hours of Alcohol sales from 1am til 2am.

I live with my partner in the flats at [REDACTED] Tottenham Road, and we are already woken every night that Pirate Studios hosts live music, often well past 1am.

If the concert goers are already disrespecting a residential neighbourhood and the staff are not enforcing the 1am closing time, an extension will without a doubt exacerbate the problem.

I would like to remind you this is a residential area, with a school on the corner. Young families, senior citizens and working parents, in essence the whole community in and around Tottenham Road.

Finally, to extend Pirate's license (which has not been properly advertised on this road - thereby making it legally contestable) would decrease the value of properties in the area. Something I'm sure Hackney council is not interested in endorsing.

I look forward to hearing from you and will be consulting my solicitor in case this application proceeds to the next stage of approval.

Yours faithfully,

[REDACTED]
[REDACTED] Tottenham Rd, N1 [REDACTED]

Sent from my iPhone

Appendix B5

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: OBJECTION – Application to vary premises license for at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

26 November 2025 at 14:28

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]

Date: Tue, 25 Nov 2025 at 20:47

Subject: OBJECTION – Application to vary premises license for at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

To: Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

[REDACTED]
Flat [REDACTED] Tottenham Road
London N1 [REDACTED]

To: Hackney Council

Licensing Service

275 Mare Street

London E8 1GR

Re: Application by Pirate Studios to vary premises license for at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

Dear Sirs,

I wish to object to the application from Pirate Studios limited to increase the permitted alcohol sales capacity from 60 to 242 persons and extend the hours for the sales of alcohol from 0:00 to 1:00 at Pirate Studios, 42-56 Tottenham Road, Dalston, London N1 4BZ

My objection is based on:

1. my concern that this new licence may increase the possibility of public nuisance for dwellings nearby, including my own. I am particularly concerned about noise nuisance as this already happens often when people congregate outside Pirate Studios late in the evening and at night. Extending the alcohol sales capacity fourfold and extending the hours of permitted alcohol to 1:00am 7 days in a week would de facto transform this creative working space by stealth into a middle-sized nightclub operating on a residential street 7 days a week. This will inevitably exacerbate the risk of public nuisance and move the noise from

Pirate Studios onto Tottenham Rd after 1:00am, which will most certainly disrupt sleep of residents between 1 and 2am on weekdays, and make it difficult for us to go to work on the following day,

2. my concern about high potential for crime and disorder as 242 Pirate Studios revellers will look for further entertainment and supplies while remaining inside (and indeed outside) that windowless space throughout the night. The street is dark at night and a number of cars full of men pull over already as well as stop for periods of time in the vicinity of Pirate Studios waiting for the revellers coming out and then back in to Pirate Studios, which makes the street unsafe for female residents going back home. This has gotten worse since alcohol license was granted to Pirate studios.

Yours faithfully,

[REDACTED]



Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: Objection to Premises Licence Variation – Pirate Studios, 42–56 Tottenham Road, London N1 4BZ

2 messages

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

27 November 2025 at 09:34

To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]

Date: Wed, 26 Nov 2025 at 19:29

Subject: Fwd: Objection to Premises Licence Variation – Pirate Studios, 42–56 Tottenham Road, London N1 4BZ

To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>, [REDACTED]

Dear Sir / Madam,

I am writing to formally object to the application submitted by Pirate Studios to vary the premises licence at [42–56 Tottenham Road, London N1 4BZ](#). **See attached.**

The requested variations cause serious concern for the local community for the following reasons:

1. Increase of permitted alcohol sales capacity from 60 to 242 people

An increase of this scale represents more than a **300% rise in on-site alcohol consumption**, significantly increasing the likelihood of:

- Large crowds congregating outside the venue late at night
- Noise disturbance for residents, particularly on neighbouring residential streets
- Anti-social behaviour linked to alcohol consumption

This location is not suited to a high-volume drinking venue, and the increase in capacity is incompatible with residential surroundings.

2. Extension of alcohol-sale hours from midnight to 01:00 daily

There is already significant noise and disturbance in the area late at night. Extending alcohol service until 01:00 — alongside the existing 02:00 closing time — will:

- Result in later dispersal of intoxicated people
- Increase noise from people leaving, taxis arriving, music equipment being moved, etc.
- Exacerbate weekday and weekend sleep disruption for local families and workers

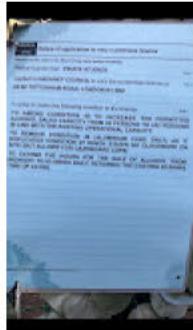
The surrounding neighbourhood is residential, and extending alcohol service hours is neither proportionate nor considerate of the community.

The requested licence changes would **inevitably increase noise, anti-social behaviour and disruption to residents**. For these reasons, I respectfully request that the variation application be refused in full.

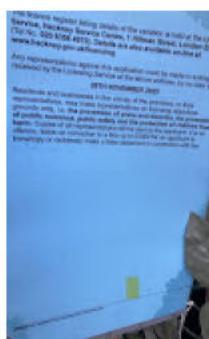
Thank you.

[REDACTED]
This email message has been delivered safely and archived online by Mimecast.
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2 attachments



WhatsApp Image 2025-11-23 at 18.02.06.jpeg
109K



WhatsApp Image 2025-11-23 at 18.02.11.jpeg
83K

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

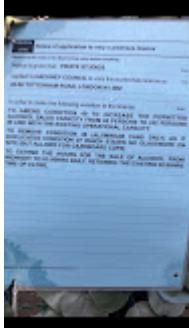
[REDACTED]

¹⁰ See, for example, the discussion of the 1992 Constitutional Convention in the *Constitutional Convention of 1992: The Final Report* (1993).

Term	Percentage
GDP	95
Inflation	92
Interest rates	88
Central bank	85
Monetary policy	82
Quantitative easing	78
Institutional investors	75
Fintech	72
Algorithmic trading	68
Blockchain	55

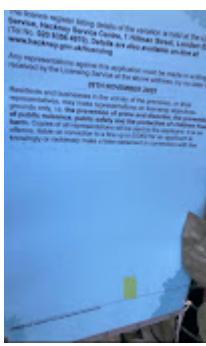
[REDACTED]

ANSWER



WhatsApp Image 2025-11-23 at 18.02.06.jpeg

109K



WhatsApp Image 2025-11-23 at 18.02.11.jpeg

83K

Appendix B7

Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

Fwd: Objection to licensing variation- 42-56 Tottenham Rd, N1 4BZ

1 message

Licensing (Shared Mailbox) <licensing@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>

27 November 2025 at 09:34

Kind Regards,

Licensing Service
London Borough of Hackney
Tel: 020 8356 2431
Email: licensing@hackney.gov.uk
www.hackney.gov.uk/licensing

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

From: [REDACTED]
Date: Wed, 26 Nov 2025 at 18:40
Subject: Objection to licensing variation- 42-56 Tottenham Rd, N1 4BZ
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Madam or Sir,

I am writing to object to this proposal- my daughter lives nearby and I worry that increased night time alcohol consumption would be dangerous for her and other women in the area .

On a personal level her mother is in cancer remission and she often has to travel late at night (past this premise) to help - she is often worried about her safety and this would make matters worse.

I strongly object to this planning

[REDACTED]



Licensing (Shared Mailbox) <licensing@hackney.gov.uk>

Objection to Premises Licence Variation – Pirate Studios, 42–56 Tottenham Road, London N1 4BZ

1 message

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>
Cc: [REDACTED]

26 November 2025 at 17:35

Dear Sir / Madam,

I am writing to formally object to the application submitted by Pirate Studios to vary the premises licence at **42–56 Tottenham Road, London N1 4BZ**. **See attached.**

The requested variations cause serious concern for the local community for the following reasons:

1. Increase of permitted alcohol sales capacity from 60 to 242 people

An increase of this scale represents more than a **300% rise in on-site alcohol consumption**, significantly increasing the likelihood of:

- Large crowds congregating outside the venue late at night
- Noise disturbance for residents, particularly on neighbouring residential streets
- Anti-social behaviour linked to alcohol consumption

This location is not suited to a high-volume drinking venue, and the increase in capacity is incompatible with residential surroundings.

2. Extension of alcohol-sale hours from midnight to 01:00 daily

There is already significant noise and disturbance in the area late at night. Extending alcohol service until 01:00 — alongside the existing 02:00 closing time — will:

- Result in later dispersal of intoxicated people
- Increase noise from people leaving, taxis arriving, music equipment being moved, etc.
- Exacerbate weekday and weekend sleep disruption for local families and workers

The surrounding neighbourhood is residential, and extending alcohol service hours is neither proportionate nor considerate of the community.

The requested licence changes would **inevitably increase noise, anti-social behaviour and disruption to residents**. For these reasons, I respectfully request that the variation application be **refused in full**.

Thank you for considering this objection.

[REDACTED]
Flat [REDACTED] Tottenham Road

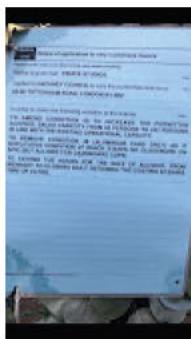


errors or omissions.

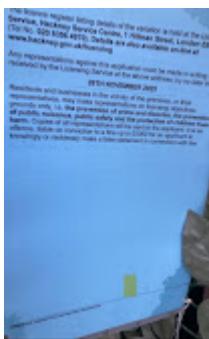
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For more information please visit <http://www.mimecast.com>

2 attachments



WhatsApp Image 2025-11-23 at 18.02.06.jpeg
109K



WhatsApp Image 2025-11-23 at 18.02.11.jpeg

83K



This premises licence has been issued by:

Licensing Service
1 Hillman Street
London E8 1DY

PART A – PREMISES LICENCE

Premises Licence Number

PREM/2025/0022

Part 1 – Premises details

Pirate Studios
Mezzanine Floor and Ground Floor
42-56 Tottenham Road
London
N1 4BZ

Where the licence is time limited the dates

Not Applicable

Licensable activities authorised by the licence

Live Music
Recorded Music
Supply of Alcohol

The times the licence authorises the carrying out of Licensable activities

Live Music	Standard Hours: Mon 10:00-21:30 Tue 10:00-21:30 Wed 10:00-21:30 Thu 10:00-21:30 Fri 10:00-21:30 Sat 10:00-21:30 Sun 10:00-21:30
Recorded Music	Standard Hours: Mon 10:00-22:00 Tue 10:00-22:00 Wed 10:00-22:00 Thu 10:00-22:00 Fri 10:00-22:00 Sat 10:00-22:00 Sun 10:00-22:00

Supply of Alcohol	<p>Standard Hours:</p> <p>Mon 16:00-23:00 Tue 16:00-23:00 Wed 16:00-23:00 Thu 16:00-23:00 Fri 16:00-00:00 Sat 12:00-00:00 Sun 12:00-22:30</p> <p>Non standard Hours New Year's Eve - start 10:00, finish 00:30</p>
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The opening hours of the premises

	<p>Standard Hours:</p> <p>Mon 07:00-02:00 Tue 07:00-02:00 Wed 07:00-02:00 Thu 07:00-02:00 Fri 07:00-02:00 Sat 07:00-02:00 Sun 07:00-02:00</p>
--	--

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On Premises

Part 2 –

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Pirate Studios Limited
[REDACTED]

Registered number of holder, for example company number, charity number (where applicable)
[REDACTED]

Name, address and telephone number of designated premises supervisor where the premises authorises the supply of alcohol

David Andrew Spence Borrie
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

Licence No: [REDACTED]

Issuing Authority: [REDACTED]

Date of Grant: 1st May 2025

Signed:



Gerry McCarthy
Head of Community Safety, Enforcement and Business Regulation
Document re-issued: Not Applicable

Annex 1 - Mandatory Conditions

Supply of Alcohol (On and Off Premises)

1. No supply of alcohol may be made under the premises licence:
 - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
 - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sales or supply of alcohol.

5.2 The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

5.3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either:-

- A. a holographic mark or
- B. an ultraviolet feature.

6. The responsible person shall ensure that:

a. where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

b. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Minimum Drinks Pricing

7. 7.1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

7.2 For the purposes of the condition set out in paragraph 7.1 above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula - $P = D + (D \times V)$ Where -

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

7.3 Where the permitted price given by Paragraph 8.2(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub- paragraph rounded up to the nearest penny.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Door Supervision

8. Each individual who is to carry out a security activity at the premises must be licensed by the Security Industry Authority.

Annex 2 – Conditions consistent with the Operating Schedule

9.A CCTV system shall be maintained and operated at the premises with cameras positioned both internally and externally.

10. Recorded CCTV images will be maintained and stored for a period of thirty days and shall be produced to the Police or Licensing Authority upon request.

11.CCTV will be in operation at any time a person is on the premises.

12. Any person left in charge of the premises whilst licensable activities are taking place must be trained in the use of any such CCTV equipment, and be able to produce CCTV images to an officer from a responsible authority upon request.

13. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS from time to time. Any day that alcohol is being sold, at least 1 x SIA door staff will be on duty from 1600hrs until 30 minutes past end of service.

14. Where a SIA door supervisor is on duty, bag searches will be required as a condition of entry to the building.

15. Customers and patrons will not be allowed to bring their own alcohol onto site, it will be confiscated by SIA door staff as a condition of entry.

16. When employed, door staff will wear high visibility armbands or jackets.

17. When employed, a register of those door staff employed shall be maintained at the premises and shall include:

- (i) the number of door staff on duty;
- (ii) the identity of each member of door staff; and
- (iii) the times the door staff are on duty.

18. There shall be no off-sales of alcohol.

19. There will be no sales of liquor on site, except in low % cans of pre-mixed cocktails.

20. The sale and service of alcohol shall be restricted to those persons participating in studio services at the premises and pre-booked guests attending advertised events (which require signing up to in advance with full name recorded in an online guest list, entry checked by SIA guards and only allowed for pre-booked guests).

21. All staff authorised to sell alcohol shall be trained in:

- (i) Relevant age restrictions in respect of products;
- (ii) Prevention of underage sales;
- (iii) Prevention of proxy sales;

- (iv) Maintenance of the refusals log;
- (v) Recognising signs of drunkenness and vulnerability;
- (vi) How overservice of alcohol impacts on the four objectives of the Licensing Act 2003;
- (vii) How to refuse service;
- (viii) Understanding and dealing with situations involving vulnerable people, and incidents of harassment; and how to report issues of modern slavery and trafficking;
- (ix) Action to be taken in the event of an emergency, including the preservation of a crime scene and reporting an incident to the emergency services; and
- (x) The conditions in force under this licence.

This training shall be documented and repeated at 6 monthly intervals. Training records shall be made available for inspection upon request by a Police Officer or an authorised officer of The Licensing Authority.

22. A refusal book will be maintained at the premises and made available to an officer of a responsible authority upon request.

23. A first aid box will be available at the premises at all times.

24. Regular safety checks shall be carried out by staff.

25. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.

26. The premises shall maintain an Incident Log (which may be kept electronically) and public liability insurance.

27. No glassware on site - drinks will be served via paper/plastic cups or in cans.

28. No noise shall emanate from the premises which gives rise to a nuisance.

29. The exterior of the building shall be cleared of litter at regular intervals.

30. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.

31. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

32. The Premises Licence Holder will provide a written Dispersal Policy to the Police and the Licensing Authority.

33. SIA door supervisor on duty every evening, tasked with ensuring guests are quiet upon leaving
and do not congregate in front of the building.

34. The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am.

35.A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 25. The only acceptable forms of ID are photographic driving licences, passports, HM forces warrant cards, EU/EEA national ID card or similar document or a form of identification with the "PASS" hologram.

36. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of bar staff before they commence employment and all bar staff must receive refresher training every 6 months.

37. Notices advising what forms of ID are acceptable must be displayed.

38. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in operation.

39. No under 18s are allowed on any Pirate site post 9pm.

Annex 3 – Conditions attached after a hearing by the licensing authority

40. The Licensee shall ensure that all staff are fully trained and made aware of the legal requirement of businesses to comply with their responsibility as regards the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be in writing and displayed in a prominent place where it can be referred to at all times by staff.

41. The Licensee shall ensure that any contract for general and recyclable waste disposal shall be appropriate in size to the amount of waste produced by the business. The Licensee shall maintain an adequate supply of waste receptacles provided by his registered waste carrier (refuse sacks or commercial waste bins) in order to ensure all refuse emanating from the business is always presented for collection by his waste carrier and shall not use any plain black or unidentifiable refuse sacks or any other unidentifiable or unmarked waste receptacles.

42. The Licensee's premises are situated in an area within which refuse may only be left on the public highway at certain times (time bands). If the Licensee's waste carrier cannot or does not comply by collecting the refuse within an hour after the close of any time band imposed by the waste authority, the Licensee must remove the refuse from the public highway and/or keep it within the premises until such time as his/her waste carrier arrives to collect the refuse.

43. The Licensee shall instruct members of staff to make regular checks of the area immediately outside the premises and remove any litter, bottles and glasses emanating from the premises. A final check should be made at close of business.

44. The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.

45. The current trade waste agreement/duty of care waste transfer document shall be conspicuously displayed and maintained in the window of the premises where it can be conveniently seen and read by persons standing in Pirate Studios Limited. This should remain unobstructed at all times and should clearly identify:-

- the name of the registered waste carrier
- the date of commencement of trade waste contract
- the date of expiry of trade waste contract
- the days and times of collection
- the type of waste including the European Waste Code

46. There shall be no more than 12 customers in the designated smoking area at any one time.

47. The outside of the premises shall be kept clean and tidy at all times.

48. Alcohol shall be sold in aluminium cans only.

49. There shall be a maximum of 60 customers at any one time

Annex 4 – Plans

PLAN/PREM/2025/0022/250225



Red line indicates where licensable activities are proposed to take place

Project Title: Pirate Studios
42 - 56 Tottenham Road
Dalston
N1 4BZ

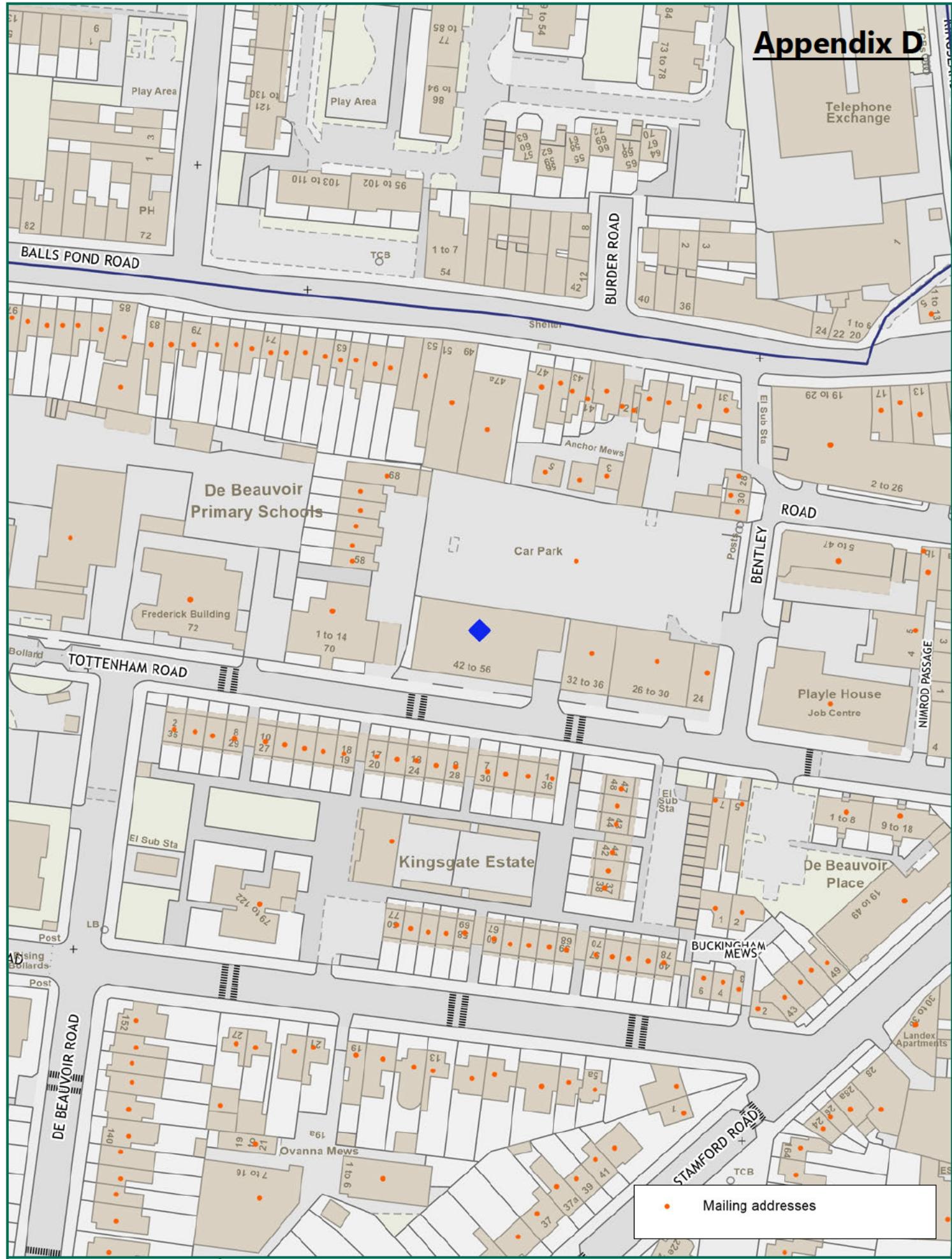
PIRATE.COM

MEZZANINE FLOOR

GROUND FLOOR

UK-DALSTON_AS BUILT

Appendix D



Scale: 1:1250 at A4

H Hackney

Ref:

Produced by: unspecified

please specify copyright statement