

LICENSING SUB-COMMITTEE	
For Consideration By	Licensing Sub-Committee
Meeting Date	23 February 2026
Type of Application	Premises Licence
Address of Premises	Point Blank Music School, 23-28 Penn Street, Hoxton, London N1 5DL
Classification	Decision
Ward(s) Affected	Hoxton East and Shoreditch
Director	Rickardo Hyatt

1. Summary

1.1. This is an application for a premises licence to allow authorisation of plays, films, live music, recorded music, anything of similar description and the supply of alcohol for consumption on the premises from Monday to Sunday.

2. Application

2.1. Point Blank Limited have made an application for a premises licence under section 17 of the Licensing Act 2003.

2.2. The applicant is seeking authorisation for the following licensable activities and times:

Plays Indoors Films Indoors Live Music indoors	Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00 Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 23:00 Sun 09:00 to 23:00 Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00 Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 23:00 Sun 09:00 to 23:00 Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00
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Recorded Music Indoors Anything of a similar description Indoors Supply of Alcohol On premises	Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 23:00 Sun 09:00 to 23:00 Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00 Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 23:00 Sun 09:00 to 23:00 Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00 Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 23:00 Sun 09:00 to 23:00 Standard Hours: Mon 12:00 to 23:00 Tue 12:00 to 23:00 Wed 12:00 to 23:00 Thu 12:00 to 23:00 Fri 12:00 to 23:00 Sat 12:00 to 23:00 Sun 12:00 to 23:00
The opening hours of the premises	Standard Hours: Mon 09:00 to 23:00 Tue 09:00 to 23:00 Wed 09:00 to 23:00 Thu 09:00 to 23:00 Fri 09:00 to 23:00 Sat 09:00 to 19:00 Sun 09:00 to 19:00 Non-Standard Hours The premises occasionally may open later on a weekend for one off occasions. The premises will close no later than 23:00 for such events

2.3. The application is attached as Appendix A. The applicant has proposed measures to address the licensing objectives See Para 8.1 below.

3. Current Status/History

- 1.1. The premises are not currently licensed for any activity.
- 1.2. Temporary Event Notices for the premises have been given in the last 12 months are as follows:

Start date end date start time end time

31/07/2025	31/07/2025	18:00	22:15
14/08/2025	14/08/2025	18:00	22:30
07/10/2025	09/10/2025	18:30	22:30
10/11/2025	10/11/2025	18:00	23:00
27/11/2025	27/11/2025	18:00	22:30
10/12/2025	11/12/2025	18:00	22:30
12/01/2026	15/01/2026	18:00	22:30
20/01/2026	22/01/2026	18:30	22:30

2. **Representations: Responsible Authorities**

From	Details
Environmental Health Authority (Environmental Protection) Appendix B1	Have confirmed no formal representations regarding application. However, they have suggested a set of conditions for consideration.
Environmental Health Authority (Environmental Enforcement)	No representation received
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 on this application
Police	Representation withdrawn following agreed conditions as set out in para 8.1 below
Licensing Authority Appendix B2	Representations received on the grounds of the Prevention of Public Nuisance
Health Authority	No representation received

3. **Representations: Other Persons**

From	Details
33 representations received from and on behalf of local residents. Appendices C1 to C33	Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm.

4. Guidance Considerations

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

5. Policy Considerations

5.1. 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.

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

6. Officer Observations

6.1. If the Sub-Committee is minded to approve the application, the following conditions should be applied the licence:

Mandatory Conditions -Supply of Alcohol(On/Both)

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
 - a. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - b. 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
 - (c) 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;
- (d) "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;
- (e) "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
- (f) "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.

Exhibition Of Films

8. Admission of children (under 18) to the exhibition of any film must be restricted in accordance with: -

- (a) Recommendations made by the film classification body where the film classification body is specified in the licence, or
- (b) Recommendations made by the licensing authority where the film classification body is not specified in the licence, or the relevant licensing authority has not notified the holder of the licence that this subsection applies to the film in question. "film classification body" means person('s) designated under s4 of the Video Recordings Act 1984(c.39).

Door Supervision

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

Conditions derived from the operating schedule

10. No drinks permitted outside the premises.

11. A Security guard will be onsite in addition to facilities staff.

12. Amplified music levels kept reasonable; windows/doors closed during events.

13. No disposal of glass/bottles after 22:00.

14. Exits monitored by staff to make sure guests are not causing unwarranted noise/disturbance

Conditions derived from responsible authority representations

15. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of the Police or authorised officer.

16. A staff member from the premises who is conversant with the operation of the CCTV system shall be contactable when the premises are open to the public.

17. An incident log shall be kept at the premises, and made available immediately to an authorised officer of the Hackney Borough Council or the Police, which will record the following:

- all crimes reported to the venue
- any complaints received
- any incidents of disorder
- any faults in the CCTV system
- any refusal of the sale of alcohol
- any visit by a relevant authority or emergency service.

18. There shall be clear and prominent signage asking all customers to leave quietly and respect local residents.
19. All instances of crime or disorder to be reported by the designated premises supervisor or responsible member of staff to an agreed police contact point, as agreed with the Police.
20. Where the sale or supply of alcohol is taking place employees of the premises must request sight of evidence of the age of any person appearing to be under 25 years of age (Challenge 25). Such evidence may include a driving licence or passport.
21. All staff engaged in the sale of alcohol shall be fully trained and made aware of the legal requirements relating to underage sales and other legal requirements relating to the sale and supply of alcohol. Such training must take place on a 12 monthly basis and written records of the training must be maintained on the premises for inspection by the Police or Authorities. This training is to include the WAVE (Welfare And Vulnerability Engagement) training
22. SIA door supervisors shall be employed on an operational risk assessment basis. If employed they should enter their full details in a register at the commencement of their work, to include full name, address and contact telephone number, SIA registration number and the hours they started and concluded working. This register will be made available to police or authorised officers immediately upon request.
23. All licensable activity will be ancillary to the premises primary function as a Music School.
24. A qualified Acoustic Consultant, who is a member of the Institute of Acoustics (IoA) or other similar professional body, should be appointed by the applicant to undertake a full acoustic survey of the site, before the commencement of regulated entertainment, to determine the maximum music noise levels and noise levels from patrons.
25. These levels should be such as not to cause a noise nuisance in the nearest noise sensitive premises during the provision of regulated entertainment. The acoustic survey should be followed by a comprehensive acoustic report outlining the survey's methodology, established music noise levels, all nearest noise sensitive premises and all recommended noise mitigation measures to be implemented when regulated entertainment is taking place.
26. The acoustic report should be submitted to the Local Authority for approval. All the recommendations within the report must be implemented prior to the regulated entertainment taking place.
27. Sound limiting devices within the premises shall be installed to control all regulated entertainment generated in the premises. The device shall be approved by and set to the Council's satisfaction so to ensure noise nuisance is not caused in any unassociated residential premises. No additional noise generating equipment associated with regulated entertainment shall be used on the premises without being routed through the sound limiting device. The sound limiting device shall be maintained for the duration of its use.

28. Music emanating from the premises shall be played at a level that ensures that no nuisance is caused to any unassociated residential or noise-sensitive premises. Noise from any source of amplified sound, speech or music shall not exceed the background noise level LA90dB 15 minutes, when measured from 1 metre outside of any residential or noise sensitive premises.

7. **Reasons for Officer Observations**

7.1. Conditions 10 to 14 are derived from the applicant's operating schedule. Conditions 15 to 23 have been agreed with the Police Authority. Conditions 24 to 28 have been suggested by the Environmental Protection Authority.

8. **Legal Comments**

8.1. 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

8.2. 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.

9. **Human Rights Act 1998 Implications**

9.1. 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.

10. **Members Decision Making**

10.1. **Option 1**

That the application be refused

10.2. **Option 2**

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

11. **Conclusion**

11.1. 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 Responsible Authorities
- Appendix C: Representations from Other Persons
- 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

Appendix A

H Hackney
LA01

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Point Blank Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

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

Point Blank Music School

23-28 Penn Street

Hoxton

Post town	London	Postcode	N1 5DL
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Telephone number at premises (if any)	[REDACTED]
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Non-domestic rateable value of premises	[REDACTED]
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Part 2 - Applicant details

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

a) an individual or individuals *

please complete section (A)

b) a person other than an individual *

i as a limited company/limited liability partnership

please complete section (B)

ii as a partnership (other than limited liability)

please complete section (B)

iii as an unincorporated association or

please complete section (B)

iv other (for example a statutory corporation)	<input type="checkbox"/> please complete section (B)
c) a recognised club	<input type="checkbox"/> please complete section (B)
d) a charity	<input type="checkbox"/> please complete section (B)
e) the proprietor of an educational establishment	<input checked="" type="checkbox"/> please complete section (B)
f) a health service body	<input type="checkbox"/> please complete section (B)
g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales	<input type="checkbox"/> please complete section (B)
ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England	<input type="checkbox"/> please complete section (B)
h) the chief officer of police of a police force in England and Wales	<input type="checkbox"/> please complete section (B)

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

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

I am making the application pursuant to a statutory function or
a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname		First names			
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes			
Nationality					
Current residential address if different from premises address					
Post town				Postcode	

Daytime contact telephone number	
E-mail address (optional)	
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)	

SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

Name Point Blank Limited

Address

c/o Jack Ross, Barnfield House, The Approach, Blackfriars Road, Manchester M3 7BX

Registered number (where applicable)

[REDACTED]

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

Limited Company

Telephone number (if any)

[REDACTED]

E-mail address (optional)

[REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY					
1	2	0	1	2	0	2	6

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

DD	MM	YYYY					
[REDACTED]							

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

We are a music school offering courses in music production, sound engineering, vocal performance, DJing, and music business. Our school occupies the basement and first floor of the building at 23–28 Penn Street.

For over 20 years, we have delivered high-quality courses and built a thriving student community. We now want to create more opportunities for students to connect and network through events where alcohol can be purchased. Most of our students are young adults enrolled in degree-level programs. Our courses are accredited by Middlesex University, and we are currently in the process of applying for our own degree-awarding powers.

The basement level includes a dedicated Hub area, which we use for events such as masterclasses, live performances, DJ sets and talks. On several occasions, we have operated under Temporary Event Notices to sell alcohol at these events, all of which were successful and incident-free. We would now like to offer alcohol for on-site consumption at Hub events on a more regular basis. This space is designed to encourage students to socialise and collaborate outside of their classes, fostering a vibrant and connected community.

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

0

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

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

Provision of regulated entertainment (please read guidance note 2) Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon	09.00	23.00	Please give further details here (please read guidance note 4) It would be rare but we would like the ability to offer plays onsite.	
Tue	09.00	23.00		
Wed	09.00	23.00	State any seasonal variations for performing plays (please read guidance note 5) n/a	
Thur	09.00	23.00		
Fri	09.00	23.00	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 6)	
Sat	09.00	23.00	Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend.	
Sun	09.00	23.00		

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon	09.00	23.00	Please give further details here (please read guidance note 4) We would like to be able to show films onsite to students.	
Tue	09.00	23.00		
Wed	09.00	23.00	State any seasonal variations for the exhibition of films (please read guidance note 5) n/a	
Thur	09.00	23.00		
Fri	09.00	23.00	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 6) Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend	
Sat	09.00	23.00		
Sun	09.00	23.00		

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)
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 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
Mon			Outdoors	<input type="checkbox"/>
Tue			Both	<input type="checkbox"/>
Wed			Please give further details here (please read guidance note 4)	
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)	
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 6)	
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon	09.00	23.00	Please give further details here (please read guidance note 4) We would like to offer live performances and gigs onsite as these would appeal to our students.	
Tue	09.00	23.00		
Wed	09.00	23.00	State any seasonal variations for the performance of live music (please read guidance note 5) n/a	
Thur	09.00	23.00		
Fri	09.00	23.00	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 6) Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend.	
Sat	09.00	23.00		
Sun	09.00	23.00		

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	
	Day	Start	Finish	Indoors <input checked="" type="checkbox"/>
	Mon	09.00	23.00	Outdoors <input type="checkbox"/>
	Tue	09.00	23.00	Both <input type="checkbox"/>
Wed	09.00	23.00	Please give further details here (please read guidance note 4) We would like to offer our students the opportunity to hear music in the Hub area.	
Thur	09.00	23.00	State any seasonal variations for the playing of recorded music (please read guidance note 5) n/a	
Fri	09.00	23.00	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 6) Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend.	
Sat	09.00	23.00		
Sun	09.00	23.00		

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
Mon			Outdoors	<input type="checkbox"/>
Tue			Both	<input type="checkbox"/>
Wed			Please give further details here (please read guidance note 4)	
Thur			State any seasonal variations for the performance of dance (please read guidance note 5)	
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 6)	
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing Masterclasses, talks and networking events		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
Mon	09.00	23.00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	09.00	23.00	Please give further details here (please read guidance note 4) These would be other events suitable to hold in our event space for groups of people including masterclasses, talks and networking events.		
Wed	09.00	23.00			
Thur	09.00	23.00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5) n/a		
Fri	09.00	23.00			
Sat	09.00	23.00	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 6) Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend.		
Sun	09.00	23.00			

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
Mon			Outdoors	<input type="checkbox"/>
Tue			Both	<input type="checkbox"/>
Wed			Please give further details here (please read guidance note 4)	
Thur			State any seasonal variations for the provision of late night refreshment (please read guidance note 5)	
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 6)	
Sat				
Sun				

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
Mon	12.00	23.00		Both	<input type="checkbox"/>
			State any seasonal variations for the supply of alcohol (please read guidance note 5) n/a		
Tue	12.00	23.00			
Wed	12.00	23.00			
Thur	12.00	23.00	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 6) Most of our events will be on weekdays. We would like to have the permission to run an event on a weekend day but it would not be very often that would happen as the School usually closes for students from 7pm at the weekend. We would not want to sell alcohol before midday.		
Fri	12.00	23.00			
Sat	12.00	23.00			
Sun	12.00	23.00			

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

Name Mummukcha Tripathi	
Date of birth [REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

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

The music performed or played could have adult themes in the lyrics and content. Films or other entertainment may be suitable for adults. Our school is for adults and young people would not be permitted to attend events where they would be exposed to such material.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) n/a
Day	Start	Finish	
Mon	09.00	23.00	
Tue	09.00	23.00	
Wed	09.00	23.00	
Thur	09.00	23.00	
Fri	09.00	23.00	
Sat	09.00	19.00	
Sun	09.00	19.00	

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 6)
We occasionally may open later on a weekend day for one off occasions. We would be open no later than 11pm for such events.

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

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

We will do our utmost to follow these objectives.

b) The prevention of crime and disorder

A Designated Premises Supervisor (DPS) will oversee alcohol sales.
Challenge 25 policy in place; ID checks required.
CCTV installed covering entrances, exits, and bar area.
No drinks permitted outside the premises.
A Security guard will be onsite in addition to facilities staff

c) Public safety

Maximum capacity monitored at events.
Fire exits clearly marked and kept unobstructed.
Staff trained in fire safety, first aid, and responsible alcohol sales.

d) The prevention of public nuisance

Amplified music levels kept reasonable; windows/doors closed during events.
Signage requesting patrons leave quietly.
No disposal of glass/bottles after 22:00.
Exits monitored by staff to make sure guests are not causing unwarranted noise/disturbance

e) The protection of children from harm

No alcohol sales to under-18s (Challenge 25 policy).

Wristbands issued to attendees who have proved they are over 18 and can purchase alcohol

Children to be accompanied by parents/guardians at events.

Children to be excluded from events that have adult themes.

All pointblank staff are DBS checked.

Checklist:

Please tick to indicate agreement

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none">[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	27/11/25
Capacity	Head of Music School and Facilities - Point Blank Music School

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

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

[REDACTED]

Post town	London	Postcode	[REDACTED]
-----------	--------	----------	------------

Telephone number (if any) [REDACTED]

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

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets

consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

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

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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

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

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

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

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

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensing 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 **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.

- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, 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 an EEA 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 EEA family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the EEA 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.

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.

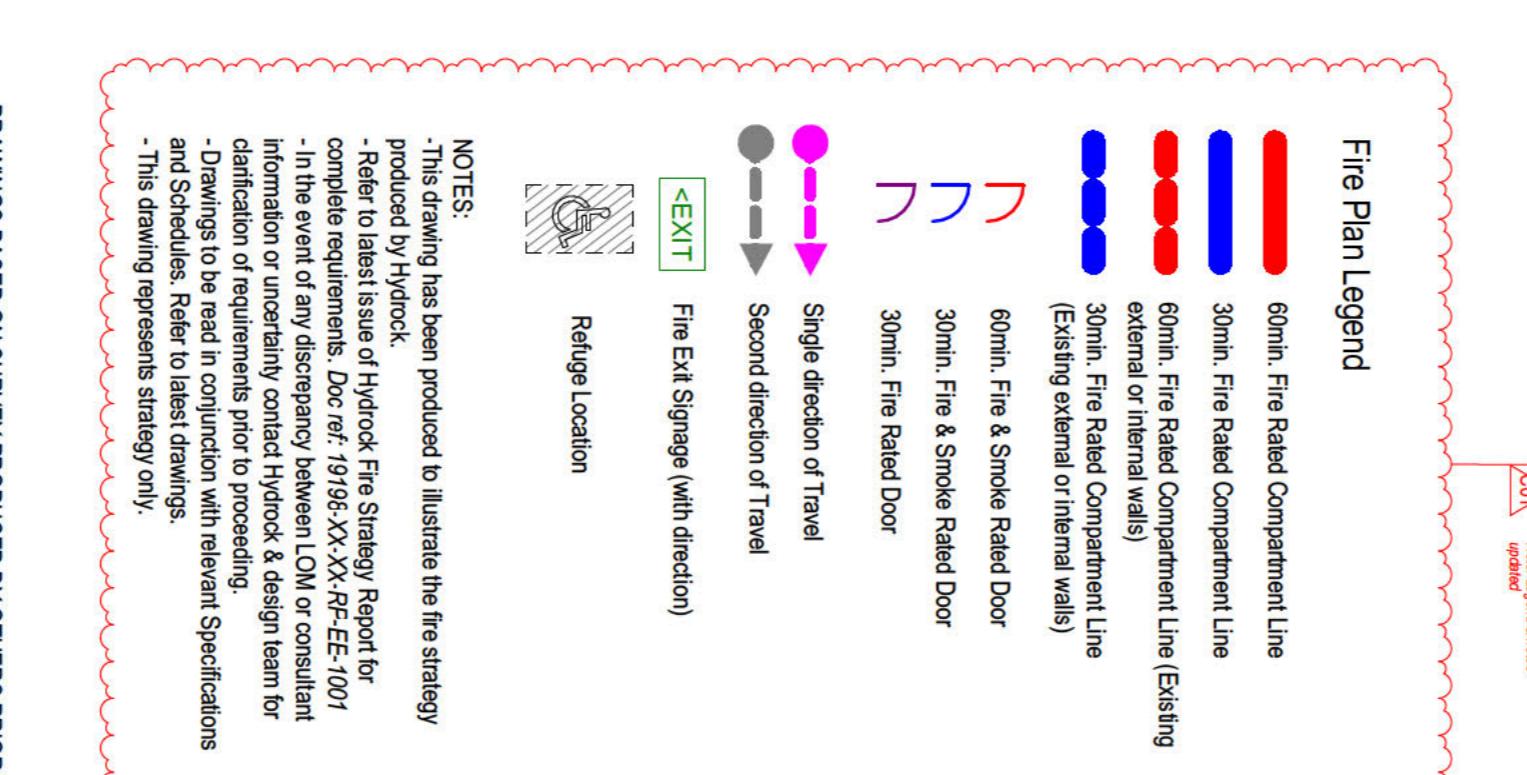
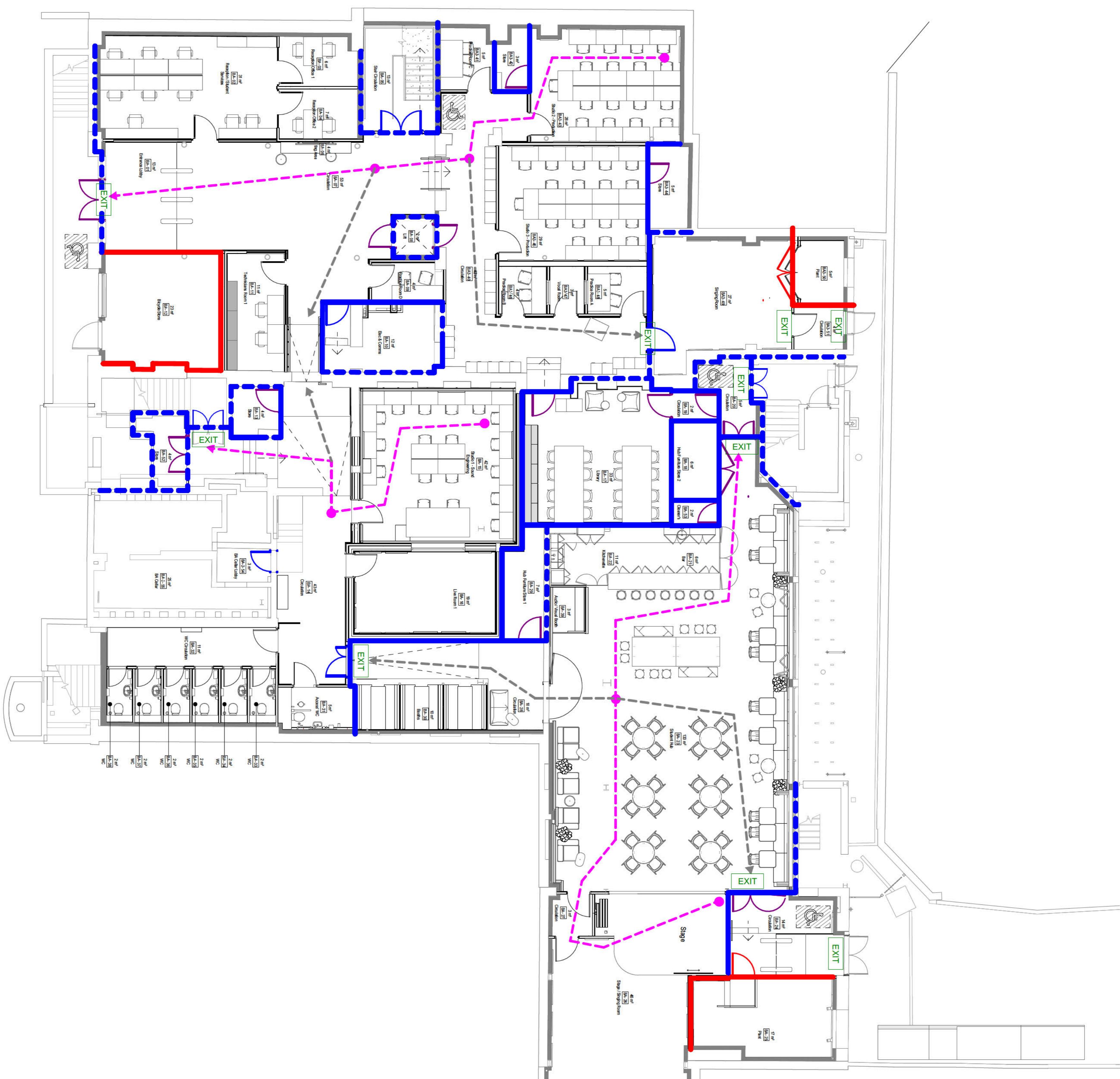
Home Office online right to work checking service

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 his 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 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.



1 | Floor Plan | SCALE 1:100
Proposed Basement Fire Plan

USE OF DRAWINGS

DO NOT SCALE FROM THIS DRAWING. USE WRITTEN DIMENSIONS AND CHECK PARTS AND ACCURACY OF EXISTING FEATURES. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS DRAWING. ANY ERROR, OMISSION OR DISCREPANCY NOTED ON OR BETWEEN DRAWINGS AND OTHER DOCUMENTS MUST BE REPORTED IMMEDIATELY.

ALL MECHANICAL, ELECTRICAL AND STRUCTURAL LAYOUTS / COMPONENTS ARE INDICATIVE AND MUST BE DESIGNED AND CHECKED BY SPECIALISTS.

DO NOT START WORK ON SITE BEFORE CONFIRMING THAT ALL WORK IS PERMITTED AND IS IN ACCORDANCE WITH THE DRAWINGS.

THE DRAWING IS COPYRIGHT OF THE DRAWER AND MUST NOT BE COPIED OR ALTERED OR COPIED.

PERMISSION ELECTRONIC CAD FILES MUST NOT BE ALTERED OR COPIED.

REVISIONS

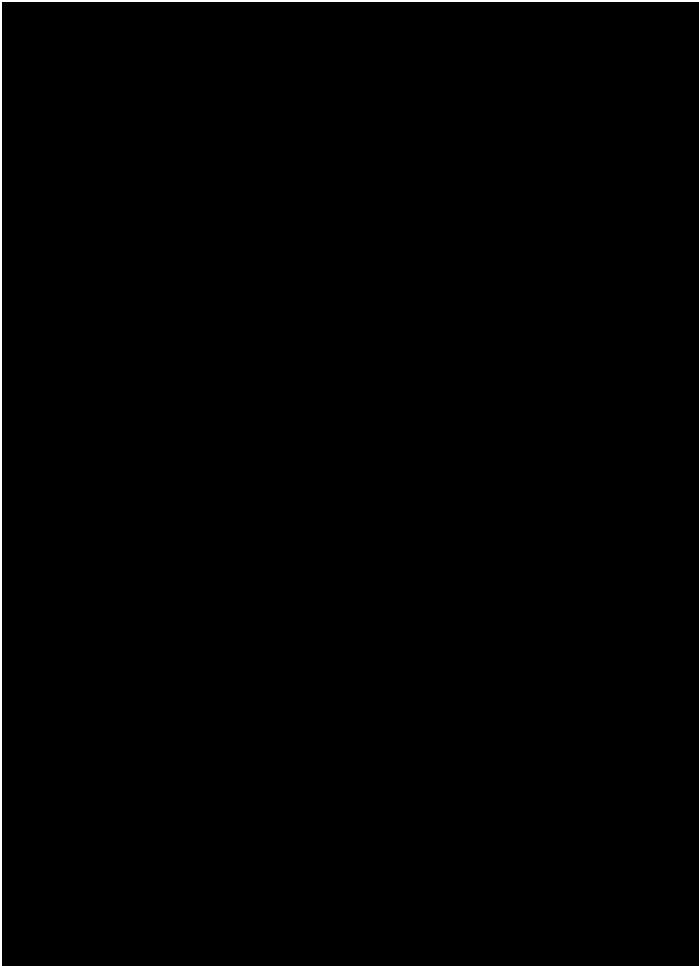
REV. DATE	DESCRIPTION	BY	NEW	OLD
Rev. 26/11/22	Tender	SB		
Co. 27/02/23	For Construction	OC	SB	

DRAWINGS BASED ON SURVEY PRODUCED BY OTHERS PRIOR TO COMPLETION OF LANDLORDS WORKS. ALL DIMENSIONS REQUIRE VERIFICATION BEFORE COMMENCEMENT OF WORKS.

POINT BLANK PENN STREET
project number
2084

client
POINT BLANK MUSIC SCHOOL

PROPOSED BASEMENT FIRE STRATEGY



John Anani <john.anani@hackney.gov.uk>
To: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>
Cc: [REDACTED]

11 December 2025 at 10:36

Appendix B1

Hi Sanaria

This application is for the provision of regulated entertainment. This includes a supply of alcohol, plays, films, live music, recorded music, etc.

Having interrogated the Environmental Protection Noiseworks database, I found eight unsubstantiated noise complaints cited this year, as of 07/10/2025 to date - latest being on 10/12/2025 - relating to the application site.

With this application, I visited the application site on 10/12/2025 to investigate its suitability for regulated entertainment. Found it suitable as all entertainment will be in the basement of the premises; however noted a small part having skylight roofing which egress noise part to closeby residential properties and attention drawn to the school's manager David McHugh.

As the 8 complaints are unsubstantiated, I have no objections, in principle, to this application. However, the following conditions below shall apply; namely:

- a. A qualified Acoustic Consultant, who is a member of the Institute of Acoustics (IoA) or other similar professional body, should be appointed by the applicant to undertake a full acoustic survey of the site, before the commencement of regulated entertainment, to determine the maximum music noise levels and noise levels from patrons.

These levels should be such as not to cause a noise nuisance in the nearest noise sensitive premises during the provision of regulated entertainment. The acoustic survey should be followed by a comprehensive acoustic report outlining the survey's methodology, established music noise levels, all nearest noise sensitive premises and all recommended noise mitigation measures to be implemented when regulated entertainment is taking place.

The acoustic report should be submitted to the Local Authority for approval. All the recommendations within the report must be implemented prior to the regulated entertainment taking place.

b. A sound limiting device within the premises shall be installed to control all regulated entertainment generated in the premises. The device shall be approved by and set to the Council's satisfaction so to ensure noise nuisance is not caused in any unassociated residential premises.

No additional noise generating equipment associated with regulated entertainment shall be used on the premises without being routed through the sound limiting device.

The sound limiting device shall be maintained for the duration of its use.

c. Music emanating from the premises shall be played at a level that ensures that no nuisance is caused to any unassociated residential or noise-sensitive premises. Noise from any source of amplified sound, speech or music shall not exceed the background noise level LA90dB 15 minutes, when measured from 1 metre outside of any residential or noise sensitive premises.

Best wishes

John

[Quoted text hidden]

--

John Anani
Senior Environmental Protection Officer
Environmental Protection
Climate, Homes and Economy
London Borough of Hackney
Hackney Service Centre
1 Hillman Street
London E8 1D
john.anani@hackney.gov.uk

Hello,

Hope you are both well.

@John Anani - it was good to meet you. We will look into getting the acoustic survey you've specified.

Can I ask - will someone from Hackney need to observe when the survey takes place? I ask as I wonder how we can accurately work out where to measure the external noise from. Or maybe we just assess generally the noise outside? I'm thinking it would be helpful to know the approximate location the residents live in who have complained, if that's known.

Thanks

David McHugh | Head of Music School and Facilities | pointblank

23-28 Penn Street | Hoxton

david@pointblankmusicsc...



[Quoted text hidden]

John Anani <john.anani@hackney.gov.uk>

15 December 2025 at 11:29

Cc: Sanaria Hussain <sanaria.hussain@hackney.gov.uk>, Rockwell Charles <rockwell.charles@hackney.gov.uk>

Hi David

Reference the acoustic survey and the sound limiting device setting, you would need to engage the services of an acoustic consultant like RBA Acoustics or others listed by the Institute of Acoustics (from their website). They would identify the nearest sensitive noise receptors in relation to your premises.

They would also be able to advise which sound limiting device would be more suitable for your needs - (namely: Formula Sound Digital Automatic Volume Control unit with LCD display, Formula Sound AVC-2 Analogue Stereo Automatic Volume Control Unit, BSS Soundweb London Blu-100 limiter (<https://bssaudio.com/en/products/blu-100>), amongst others.

Best wishes

John

[Quoted text hidden]

Appendix B2

RESPONSIBLE AUTHORITY REPRESENTATION: APPLICATION UNDER THE LICENSING ACT 2003

RESPONSIBLE AUTHORITY DETAILS

NAME OF AUTHORITY	Licensing Authority
ADDRESS OF AUTHORITY	Licensing Service Hackney Service Centre 1 Hillman Street London E8 1DY
CONTACT NAME	David Tuitt
TELEPHONE NUMBER	020 8356 4942
E-MAIL ADDRESS	david.tuitt@hackney.gov.uk

APPLICATION PREMISES

Premises	Point Blank Music School 23-28 Penn Street London N1 5DL
Applicant	Point Blank Limited

COMMENTS

I make the following relevant representations in relation to the above application at the above address.

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance x
- 4) the protection of children from harm

Representations (which include comments and/or objections) in relation to:

I write to make a representation in relation to this application.

The Licensing Authority has noted that temporary event notices (TENs) have been submitted during the second half of 2025. Hours of activity have been relatively modest. However, there appears to be a correlation between occasions where TENs have been used to authorise licensable activity at events and the receipt of complaints relating to noise nuisance.

The following points are also noted:

- The plan attached to the application does not indicate where licensable activity will be carried on in the building. Therefore it is assumed that activity will be carried on in all parts shown on the plan
- Details on the maximum number of attendees at any one time has not been provided.
- Proposed hours open to the public on Fridays and Saturdays end earlier than the proposed hours for licensable activities.

It is noted that there are residential blocks directly opposite the site. The applicant may wish to address these points to ensure that the licensing objectives are promoted.

The above representations are supported by the following evidence and information.

The Licensing Act 2003, guidance issued by the Home Office under s182 of the Licensing Act 2003

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

Discussion with the applicant in relation to the points raised above.

Name: David Tuitt (Business Regulation Team Leader) - Licensing and Technical Support

24th December 2025



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

Appendix C1

Fwd: Challenge to licence application made by Point Blank Limited in respect of Point Blank Music School 1

1 message

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

8 December 2025 at 09:51

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: Sun, 7 Dec 2025 at 20:15

Subject: Challenge to licence application made by Point Blank Limited in respect of Point Blank Music School
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

To whom it may concern,

I would like to object to the licence application made by Point Blank Limited in respect of Point Blank Music School on 28/11/2025 ("Application for a premises licence for plays, films, live music, recorded music and anything of similar description from 09:00 to 23:00 Mon to Sun and to authorise the supply of alcohol for consumption on the premises from 12:00 to 23:00 Mon to Sun"), on the basis of (i) the prevention of a public nuisance and (ii) public safety.

Prevention of a public nuisance

I live on the [REDACTED] floor of [REDACTED], a 15-storey residential tower that is across the street from, and about 35m away from, Point Blank Music School. Our bedroom faces Penn Street, where the school is located. Every few weeks, we hear amplified music that sounds like band practice, which lasts until around 11pm - the music is clearly audible to us, even with our double-glazed windows closed, and prevents us from sleeping (as we normally go to bed around 10pm).

There are units in Duo Tower which are even closer to the school, as well as a residential building located right across from the school. As such, I believe that allowing amplified music and other amplified sounds from events will cause a serious public nuisance to the many nearby flats from which the sound will be able to be heard.

From my flat on the [REDACTED] floor, I sometimes also hear intoxicated people speaking loudly on the street. I expect that if an alcohol licence were granted, this is likely to cause a level of noise that will disrupt me as well as others living in the residential towers neighbouring the music school.

Public safety

Over the last few months, I have seen the fire service attend at the music school several times - this leads me to believe that, as a matter of public safety, the management of the school and its events should not be trusted with an alcohol licence.

Yours sincerely,

Flat [REDACTED] Duo Tower, Penn Street
London N1 [REDACTED]



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

Fwd: Point Blank Music School Licensing Application

2 messages

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

8 December 2025 at 09:51

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: Sun, 7 Dec 2025 at 20:10
Subject: Re: Point Blank Music School Licensing Application
To: <licensing@hackney.gov.uk>

Adding my address for completeness.

Flat [REDACTED], Duo Tower, Penn Street, N1 [REDACTED]

On Sun, Dec 7, 2025, 20:02 [REDACTED] wrote:
Hello Hackney Council -

As a resident of Penn Street, I write the email to provide feedback on the licensing application of Point Blank Music School.

I am against this license.

Loud music is already a feature of Point Blank Music school every now and then in the evening. It is highly disruptive, as the sound propagates inside our apartment, despite being on the [REDACTED] floor away from the source of the sound.

I call it sound as the quality of the bands playing is very poor. As it is a music school and only happens every now and then, I can only imagine students rehearsing and so I did not raise any complaint for this.

However, giving a license for Point Blank Music school in a very residential street would disrupt the life of many families, such as mine.

Furthermore, a high school and primary school are right next to the music school. Giving the license for live music from 9am would directly impact the hundreds of children here every day.

Finally, I do not see the link between alcohol and a music school.

I should add that several times in the past few months firefighters intervened in the evening at Point Blank Music School. Most likely for false alarms. But this raises the question of whether or not Point Blank Music School can be trusted with an alcohol license.

Thank you,

[REDACTED],
Resident of Penn Street.

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

8 December 2025 at 09:51

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: Sun, 7 Dec 2025 at 20:02
Subject: Point Blank Music School Licensing Application
To: <licensing@hackney.gov.uk>

[Quoted text hidden]



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

Permission Application for Point Blank Music Schoo

1 message 3

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

7 December 2025 at 17:54

Dear Licensing Team,

Hackney Council,

I am a resident of Duo Tower on Penn Street and am writing to formally object to the premises licence application submitted by Point Blank Music School for the sale of alcohol and the provision of regulated entertainment on their site.

My concerns relate directly to several of the licensing objectives that the Council is required to consider:

1. Prevention of Public Nuisance

Sound travels very easily in this area due to the close proximity and height of surrounding residential buildings. Even without a licence, noise from Point Blank's activities is already occasionally audible within our flats. The introduction of amplified music, particularly during later hours, would very likely exacerbate this issue.

In addition, the sale of alcohol can increase the volume and duration of gatherings, potentially resulting in people congregating outside the premises, raising noise levels in a location that has extremely limited acoustic containment.

2. Protection of Children From Harm

The immediate area is highly residential and home to families with young children. Increased late-night noise and alcohol-related activity would be inappropriate for a neighbourhood that relies on a generally quiet environment in the evenings.

3. Prevention of Crime and Disorder / Public Safety

Introducing alcohol sales in a venue not purpose-built for licensed hospitality increases the risk of behaviours that may compromise residents' sense of safety and security, particularly at night. The pavements and communal areas around Duo Tower and Penn Street are narrow and not suitable for groups gathering, dispersing or drinking outside the premises.

Overall Suitability of the Location

This development sits in a densely populated residential area, where the potential negative impact is disproportionate to any community benefit. There is no meaningful buffer zone between the premises and the surrounding homes, making it inherently unsuitable for late-night alcohol sales or amplified entertainment.

For these reasons, I respectfully request that the licensing team give extremely careful consideration to the significant and foreseeable disruption this application could cause to local residents' wellbeing, comfort, and safety. The proposed activities are incompatible with the character and needs of this residential neighbourhood.

I would be happy to provide any further information or to discuss the matter as needed.

Kind regards,



Resident, Duo Tower, Penn Street



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

Fwd: Permission Application for Point Blank Music School

4

1 message

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

8 December 2025 at 09:52

Kind Regards,4

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: Sun, 7 Dec 2025 at 16:16
Subject: Permission Application for Point Blank Music School
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing Team at Hackney Council,

I am a resident of Duo Tower on Penn Street and writing in relation to the licence application submitted by Point Blank Music School for permission to sell alcohol and play music on the premises.

I wish to register my concern about the potential impact this may have on the surrounding area. Sound already carries significantly in this location given high building density and additional amplified music is likely to exacerbate existing noise issues we already experience with Point Blank from time to time. Furthermore, permitting alcohol sales and associated late-night activity may encourage gatherings that are not appropriate for a setting with such limited acoustic containment.

Given these factors, I would appreciate careful consideration of the suitability of this application and its potential effects on local residents' wellbeing.

I am available for any further information should that be beneficial for your consideration.

Regards,

[REDACTED]



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

Fwd: Representation regarding Licence Application: Point Blank Music School, 23-28 Penn Street

1 message

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

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

8 December 2025 at 09:52

Kind Regards,5

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: Sun, 7 Dec 2025 at 15:26

Subject: Representation regarding Licence Application: Point Blank Music School, 23-28 Penn Street
To: <licensing@hackney.gov.uk>

Dear Hackney Licensing Team,

I am writing to submit a formal representation against the new premises licence application for Point Blank Music School at **23-28 Penn Street**.

I am a local resident living at [REDACTED], Penn Street, N1 [REDACTED] which is located [REDACTED] opposite the premises in question.

I wish to object to this application on the grounds of the **Prevention of Public Nuisance**. My specific concerns are as follows:

1. Noise Nuisance and Proximity to Residential Properties

Penn Street is a heavily residential area. As a resident of Duo Tower, my home faces the street. The acoustics of the street, combined with the height of the surrounding residential blocks, create a "canyon effect" where street-level noise travels upwards and is amplified. Allowing amplified music and alcohol consumption seven days a week will significantly impact my ability to enjoy my property and sleep, particularly on weeknights.

2. Dispersal of Patrons

A licence permitting alcohol and music until 23:00 daily implies that patrons will be leaving the venue between 23:00 and midnight. The noise generated by groups of people dispersing—saying goodbyes, waiting for taxis/Ubers, and slamming car doors—is inevitable and creates a significant disturbance in a quiet residential street late at night.

3. Smoking and Loitering

I am concerned that patrons will congregate on the pavement outside the venue (and directly under/opposite my windows) to smoke and socialize. The noise from static crowds is often more intrusive than passing traffic, and smoke drift is a major concern for residents opening windows for ventilation.

4. Frequency of Operations

While I understand businesses need to operate, requesting a licence for 7 days a week (Monday to Sunday) is excessive for this location. It provides no respite for residents during the working week.

I ask that the Licensing Sub-Committee refuse this application in its current form to protect the residential amenity of Penn Street.

Please keep me informed of the hearing date and any amendments made to the application.

Yours faithfully,

Flat [REDACTED], Duo Tower, Penn Street
N1 [REDACTED], London, UK

Kind Regards [REDACTED]

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, 8 Dec 2025 at 17:50
Subject: Objection
To: <licensing@hackney.gov.uk>

To the Licensing Authority,

I wish to formally object to the premises licence application submitted by Point Blank Limited for Point Blank Music School at [23–28 Penn Street, London, N1 5DL](http://23-28 Penn Street, London, N1 5DL).

The application seeks permission for plays, films, live music and recorded music from 09:00 to 23:00, seven days a week, and the supply of alcohol for consumption on the premises from 12:00 to 23:00 daily. I believe this will negatively impact local residents and the surrounding area.

My objection is based on the following concerns:

1. Public Nuisance

Extended hours of regulated entertainment, particularly live and recorded music until 23:00 every day, are likely to cause excessive noise disturbance. Penn Street is a primarily residential area with many residential dwellings in close proximity to the proposed site, and this proposal risks ongoing disruption to residents' peace and enjoyment of their homes.

2. Noise and Disturbance

The nature of a music school combined with live and recorded music events increases the risk of nuisance through amplified sound, vibration and evening activity. Noise breakout, people congregating outside, and late-night activity will likely worsen existing disturbances in the area.

3. Prevention of Crime and Disorder

The proposed sale of alcohol until 23:00 raises concerns regarding antisocial behaviour, public disorder and increased policing demands, particularly in an already busy nightlife area such as Hoxton and Shoreditch.

4. Public Safety and Community Impact

The combination of live entertainment and alcohol sales may increase risks to public safety through overcrowding and lack of adequate supervision, as well as negatively affecting the character of the local area.

For these reasons, I respectfully request that the Licensing Authority either refuse this application or impose significantly reduced hours and strict conditions to protect local residents and uphold the licensing objectives.

Thank you for considering this representation.

Yours faithfully,

[REDACTED] (Address: Flat [REDACTED] Duo Tower, Penn Street, London N1 [REDACTED]; Tel: 0 [REDACTED])

Sent from my iPhone

**Fwd: Objection to Premises Licence Application Point Blank Music School 23–28 Penn Street, London, N1 5DL Hoxton East and Shoreditch7**

1 message

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

9 December 2025 at 10:21

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

Kind Regards [REDACTED]

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, 8 Dec 2025 at 13:25

Subject: Objection to Premises Licence Application Point Blank Music School 23–28 Penn Street, London, N1 5DL Hoxton East and Shoreditch

To: <licensing@hackney.gov.uk>

Objection to Premises Licence Application
Point Blank Music School
23–28 Penn Street, London, N1 5DL
Hoxton East and Shoreditch

Date: 8 December 2025

To the Licensing Authority,

I wish to formally object to the premises licence application submitted by Point Blank Limited for Point Blank Music School at 23–28 Penn Street, London, N1 5DL.

The application seeks permission for plays, films, live music and recorded music from 09:00 to 23:00, seven days a week, and the supply of alcohol for consumption on the premises from 12:00 to 23:00 daily. I believe this will negatively impact local residents and the surrounding area.

I am a resident of Flat [REDACTED] Duo Tower, N9 [REDACTED]. And found the previous business premises in the same location to have been a nuisance and it had a negative impact on our day to day life.

My objection is based on the following concerns:

1. Public Nuisance

Extended hours of entertainment and alcohol service in a small space that opens to a large courtyard risks public nuisance from customers if not the business itself. Previously this venue had a license and the impact from patrons using communal benches late into the night and the communal area for smoking and loud conversations late into the night was a nuisance and difficult to manage. The previous venue also added marks to communal grounds and there was regularly smashed glass in the communal area from patrons of the business. This wasn't managed by the business and I'd be concerned this would happen again. The burden should not be placed on tenants and leaseholders to manage this.

2. Noise and Disturbance

The nature of a music school combined with live and recorded music events increases the risk of nuisance through amplified sound, vibration and evening activity. Noise breakout, people congregating outside, and late-night activity will likely worsen existing disturbances in the area. This is already an issue with the noise from the park and personal speakers. We'd also be concerned in the summer for the space operating with doors open and the sound impact from this.

3. Prevention of Crime and Disorder

The proposed sale of alcohol until 23:00 raises concerns regarding antisocial behaviour, public disorder. As mentioned in public nuisance, there is the potential for nuisance to become crime. I would also consider there to be a high number of cases of theft in and around Shoreditch Park, a new late venue risks exacerbating the issue.

4. Public Safety and Community Impact

There is a real risk of consistent noise from schools, building and this venue. There is a genuine feeling that tenants of Duo and Mono tower as early movers to the developing area are being treated with disregard so that the council may pursue its own agenda purely for its own benefit. This is following a number of decisions, and although the space below Mono tower is marked for business, attempting to allow a venue with alcohol consumption again feels insulting to tenants who want to live peacefully. All community focus has been away from the tenants of these buildings when so much of the design was forced to be inclusive. There are also families in this building and a venue with such openness plus alcohol does not seem like a good combination.

For these reasons, I respectfully request that the Licensing Authority either refuse this application or impose significantly reduced hours and strict conditions to protect local residents and uphold the licensing objectives. For whatever license is granted, we would appreciate a plan to limit impact for whatever is granted.

Thank you for considering this representation.

Yours faithfully,

A solid black rectangular box used to redact a handwritten signature.



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

Fwd: Objection to Premises Licence Application

1 message

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

9 December 2025 at 10:22

Kind Regards,

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

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

Date: Mon, 8 Dec 2025 at 10:07
 Subject: Objection to Premises Licence Application
 To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Representation in Objection to Premises Licence Application

Point Blank Music School
23-28 Penn Street, London, N1 5DL
 Hoxton East and Shoreditch

Date: 26 December 2025

To the Licensing Sub-Committee,

I write to formally object to the premises licence application made by Point Blank Limited in respect of Point Blank Music School at 23-28 Penn Street, London, N1 5DL.

The application requests permission for regulated entertainment, including plays, films, live music and recorded music, from 09:00 to 23:00, seven days a week, and the sale of alcohol for consumption on the premises from 12:00 to 23:00 daily.

I consider that the granting of this licence, as applied for, would undermine the licensing objectives, particularly the prevention of public nuisance, the prevention of crime and disorder, and public safety.

The premises are located in an area already experiencing significant daytime disturbance due to ongoing construction and building works operating Monday to Saturday. These works generate consistent noise, vibration and heavy vehicle movements which already place strain on local residents and businesses.

Penn Street and the surrounding Hoxton and Shoreditch area also already experiences high levels of noise, footfall and antisocial behaviour, **specially in the evening**. Extending licensed activities until 23:00 every day, together with the introduction of alcohol sales, is likely to significantly increase disturbance to local residents through:

- amplified music and vibration
- patrons arriving and leaving late at night
- people congregating, smoking and talking loudly outside the premises
- increased littering and street disorder

In my view, the premises are not suitable for the scale of activity proposed, given their proximity to residential properties and the existing cumulative impact in this part of London.

I respectfully request that the Licensing Authority give serious consideration to refusing this application. Should the licence be granted, I ask that significantly reduced hours and robust conditions be imposed to protect local residents

12/9/25, 5:33 PM

London Borough of Hackney Mail - Fwd: Objection to Premises Licence Application

and the wider community.

Kind regards

[REDACTED]

[REDACTED] Duo Tower

Penn Street

London, N1 [REDACTED]

**Fwd: Objection to Licensing application for 23-28 Penn Street**

1 message

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

9 December 2025 at 10:22

Kind Regards [REDACTED]

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, 8 Dec 2025 at 09:58
Subject: Objection to Licensing application for 23-28 Penn Street
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Sir/Madam,

I am writing to formally object to the licensing application for the sale of alcohol and the provision of amplified music every night until 11:00pm at 23-28 Penn Street.

My objection is based on the following concerns:

1. Noise and Public Nuisance

Allowing amplified music late into the evening is likely to cause significant disturbance to local residents, particularly those living in close proximity to the premises. Noise levels at that time of night, especially on weekdays, will negatively affect sleep, wellbeing, and the quiet enjoyment of our homes. This is especially sensitive given the continued noise being generated from the numerous ongoing developments currently under construction.

2. Increased Risk of Anti-Social Behaviour

Extended alcohol sales often correlate with higher levels of nuisance behaviour such as loud gatherings, littering, and disorderly conduct. Our area is primarily residential, and late-night

activity of this kind would be disruptive and detrimental to the character of the neighbourhood.

3. Impact on Families and Vulnerable Residents

Many households in the area include children, elderly residents, and people who work early-morning shifts. Regular disturbance up to 11pm every night would be unreasonable and harmful to their health and quality of life.

4. Insufficient Mitigation Measures

From the information available, the application does not provide adequate assurances or concrete measures to prevent noise escape, manage customer behaviour, or ensure responsible operation during late hours.

For these reasons, I respectfully request that the council refuse this application or significantly restrict the operating hours and conditions to protect the wellbeing of the local community.

Thank you for considering my representation. Please confirm receipt of this objection, and do not hesitate to contact me if any further information is required.

Kind regards,

[REDACTED] (Resident of [REDACTED] Duo Tower, Penn Street)



Appendix C10

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

Fwd: Premises Licence Application – Point Blank Music School

1 message

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

18 December 2025 at 15:21

Kind Regards, [REDACTED]

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: Thu, 18 Dec 2025 at 09:11
Subject: Premises Licence Application – Point Blank Music School
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Premises Licence Application – Point Blank Music School

[23–28 Penn Street, London N1 5DL](#)

Representation opposing the grant of a premises licence

Dear Licensing Team,

I am a local resident of Penn Street / the immediate surrounding area and I am writing to object to the premises licence application submitted by Point Blank Music School at [23–28 Penn Street, London N1 5DL](#).

The application seeks permission for amplified live and recorded music and the supply of alcohol until 23:00, seven days a week. I object on the grounds of the prevention of public nuisance and public safety.

Penn Street is a quiet, predominantly residential street with low footfall, particularly in the evenings. The scale and nature of the proposed licensed activities would represent a significant and inappropriate change to the character of the area.

Students already congregate outside the premises to smoke, resulting in noise, loitering, and pavement obstruction. As there is no private outdoor space, this activity takes place directly on the public highway outside residential homes. Granting a licence for alcohol and amplified music would be likely to intensify these issues, with patrons congregating outside before and after events.

I am also concerned about potential noise breakout from amplified music, particularly during evening hours, and about the suitability of Penn Street for crowds gathering outside a licensed venue late at night. Increased congregation would create congestion and negatively impact both residential amenity and pedestrian safety.

I do not believe the application demonstrates how these impacts would be adequately managed or how the licensing objectives would be upheld in this location.

For these reasons, I respectfully request that the application be refused. Alternatively, if the licence is granted, I ask that strict conditions be imposed, including no outdoor consumption of alcohol, tightly managed smoking arrangements, reduced hours, and appropriate acoustic controls.

Thank you for considering my objection.

Kind regards,





Fwd: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message 11

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

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

18 December 2025 at 15:20

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: Thu, 18 Dec 2025 at 11:08

Subject: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL

To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing Team, I am a resident of Penn Street / the immediate surrounding area and I am writing to make representations in relation to the premises licence application submitted by Point Blank Music School at [23–28 Penn Street, N1 5DL](#). My concerns relate primarily to the prevention of public nuisance and public safety, given the residential nature and current quiet character of the street. At present, students already congregate outside the premises during the day and evening, often to smoke, as there is no clear designated smoking area within the building. This results in noise, loitering, and obstruction of the pavement. If the premises is permitted to serve alcohol and host amplified music until late evening, I am concerned that this behaviour will significantly increase, with patrons regularly exiting the venue to smoke, talk, and socialise on the public highway. The premises is located in a lower ground floor and, to my knowledge, there is no private outdoor space attached to the venue. This raises serious concerns that the public pavement will effectively become an informal smoking and drinking area, which would be inconvenient for pedestrians and disruptive for nearby residents. I would therefore ask the licensing authority to carefully consider the following points:

- Whether the licence would permit alcohol consumption outside the premises, and if so, how this would be controlled.
- What measures are proposed to prevent noise nuisance from patrons congregating outside, particularly in the evenings.
- Whether adequate acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music.
- The proposed maximum capacity of the venue and how this will be managed.
- How crowd management and dispersal will be handled to ensure people leave quietly and do not loiter outside. Without robust and enforceable conditions addressing these issues, I believe the granting of this licence risks undermining the quiet residential character of the area and causing ongoing disturbance to local residents. If the licence is granted, I respectfully request that strict conditions be imposed, including (but not limited to):
- No consumption of alcohol outside the premises.
- Clear limits on outdoor smoking, including time restrictions.
- A maximum capacity appropriate for a residential location.
- Mandatory acoustic assessment and soundproofing works prior to operation.
- A detailed noise and dispersal management plan.

Thank you for considering my representation. Kind regards, Name: [REDACTED] Address / Postcode: Flat [REDACTED] Penn street, London N1 [REDACTED] Date: 19/12/2025



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

Fwd: Representation in relation to premises licence application – Point Blank Music School, 23-28 Penn Street, N1 5DL

1 message

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

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

18 December 2025 at 15:04

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: Thu, 18 Dec 2025 at 13:18

Subject: Representation in relation to premises licence application – Point Blank Music School, 23-28 Penn Street, N1 5DL

To: <licensing@hackney.gov.uk>

Dear Licensing Team,

I am a resident of Penn Street and the immediate surrounding area. I am writing to submit a representation regarding the premises licence application made by Point Blank Music School for [23-28 Penn Street, N1 5DL](#).

I would also like to note that residents were given very short notice of this application, with a limited window in which to respond. This has made it difficult for local residents to fully consider the potential impact of the proposal or engage meaningfully in the process.

My concerns relate primarily to the prevention of public nuisance and public safety, particularly given the quiet, residential nature of Penn Street.

At present, students already gather outside the premises during both daytime and evening hours, often to smoke. As there appears to be no designated smoking area within the building, this results in noise, loitering and obstruction of the pavement. If the licence is granted and the premises is permitted to serve alcohol and host amplified music into the evening, I am concerned this behaviour will increase significantly. Patrons are likely to exit the venue regularly to smoke, talk and socialise on the public highway, leading to further disturbance.

The premises is located on a lower ground floor and, to my understanding, has no private external space. This raises concerns that the public pavement will effectively be used as an informal smoking and drinking area, causing inconvenience to pedestrians and ongoing disruption to nearby residents.

I therefore ask the licensing authority to carefully consider the following matters:

- Whether alcohol consumption would be permitted outside the premises and, if so, how this would be effectively controlled.
- What measures are proposed to prevent noise and disturbance from patrons congregating outside, particularly during the evening.
- Whether sufficient acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music.
- The proposed maximum capacity of the venue and how this will be monitored and enforced.
- How crowd management and dispersal will be handled to ensure patrons leave quietly and do not loiter in the surrounding area.

In the absence of robust and enforceable conditions, I believe the granting of this licence would undermine the residential character of the area and result in ongoing nuisance to local residents.

Should the licence be granted, I respectfully request that strict conditions be imposed, including but not limited to:

- A prohibition on the consumption of alcohol outside the premises.

- Clear limits and controls on outdoor smoking, including time restrictions.
- A maximum capacity appropriate to a residential location.
- A mandatory independent acoustic assessment and completion of soundproofing works prior to operation.
- A detailed noise management and dispersal policy.

Thank you for taking the time to consider my representation.

Kind regards,

[REDACTED]
Flat [REDACTED] Penn street N1 [REDACTED]
18th December 2025



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

Fwd: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message

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

18 December 2025 at 15:04

Kind Regards, [REDACTED]

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: Thu, 18 Dec 2025 at 13:34
Subject: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL
To: <licensing@hackney.gov.uk>

Premises Licence Application – Point Blank Music School, 23–28 Penn Street, N1 5DL

Dear Licensing Team,

I am a resident of Penn Street / the immediate surrounding area and I am writing to make a formal representation in relation to the premises licence application submitted by Point Blank Music School at [23–28 Penn Street, N1 5DL](http://23-28 Penn Street, N1 5DL).

My concerns relate primarily to the **prevention of public nuisance** and **public safety**, given the residential nature and currently quiet character of Penn Street.

At present, students regularly congregate outside the premises during the day and evening, often to smoke, as there appears to be no clearly designated smoking area within the building. This already results in noise, loitering, and obstruction of the pavement. If the premises is granted permission to serve alcohol and host amplified music into the evening, I am concerned that this behaviour will significantly increase, with patrons frequently exiting the venue to smoke, talk, and socialise on the public highway.

The premises is located in a lower ground floor and, to my knowledge, there is no private outdoor space associated with the venue. This raises serious concerns that the public pavement will effectively become an informal smoking and drinking area, which would be disruptive for nearby residents and inconvenient for pedestrians using the street.

I respectfully ask the licensing authority to carefully consider the following points:

- Whether the licence would permit alcohol consumption outside the premises, and if so, how this would be controlled and enforced.
- What specific measures are proposed to prevent noise nuisance from patrons congregating outside the premises, particularly during evening hours.
- Whether adequate acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music.
- The proposed maximum capacity of the venue and how this will be actively managed.
- How crowd management and dispersal will be handled to ensure patrons leave quietly and do not loiter outside the premises.

Without robust and enforceable conditions addressing these matters, I believe that granting this licence would risk undermining the residential character of the area and could result in ongoing disturbance to local residents.

Should the licence be granted, I respectfully request that strict conditions be imposed, including (but not limited to):

- No consumption of alcohol outside the premises.
- Clear limits on outdoor smoking, including time restrictions.
- A maximum capacity appropriate for a residential location.
- A mandatory independent acoustic assessment and soundproofing works prior to operation.
- A detailed noise and dispersal management plan.

Thank you for considering my representation.

Kind regards,

Name: [REDACTED]
Address / Postcode: [REDACTED] Penn street N1 [REDACTED] Flat: [REDACTED]
Date: 18.12.2025



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

Fwd: Point Blank Music School license application

1 message

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

17 December 2025 at 18:17

Kind Regards, [REDACTED]

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, 17 Dec 2025 at 17:51
Subject: Point Blank Music School license application
To: <licensing@hackney.gov.uk>

Hi,

My name is [REDACTED] and my address is:
Flat [REDACTED]. Mono Tower. Penn St, London, England, N1 [REDACTED].

I strongly object to the license application by Point Blank for live music and alcohol seven days a week. This is a densely populated residential neighborhood with housing surrounding these premises on every side and this will inevitably lead to major issues with noise and anti social behaviour.

Yours,

[REDACTED]



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

Fwd: Premises Licence Application, 23–28 Penn Street

1 message

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

17 December 2025 at 18:18

Kind Regards, [REDACTED]

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, 17 Dec 2025 at 16:50
Subject: Premises Licence Application, 23–28 Penn Street
To: <licensing@hackney.gov.uk>

Name: [REDACTED], Penn Street, N1 [REDACTED]

Dear Licensing Team,

I am a resident living close to 23–28 Penn Street.

I wish to object to the application submitted by Point Blank Music School on the grounds of the prevention of public nuisance.

The application seeks permission for amplified music until 23:00 every night. Penn Street is a residential area, and amplified music, particularly low-frequency bass, is likely to cause disturbance within nearby homes even when doors and windows are closed.

I am concerned about noise breakout from the premises, as well as noise from people entering and leaving the building late in the evening. The proposed hours, seven days a week, increase the likelihood of regular and ongoing disturbance to local residents.

For these reasons, I request that the licence is refused, or alternatively that significantly reduced hours and strict noise-control conditions are imposed, including effective sound insulation and a ban on audible music outside the premises.

Yours faithfully,

[REDACTED]



Fwd: Objection to licence application for Point Blank Music School, N1 5DL

1 message

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

18 December 2025 at 10:40

Kind Regards, [REDACTED]

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, 17 Dec 2025 at 21:55
Subject: Objection to licence application for Point Blank Music School, N1 5DL
To: <licensing@hackney.gov.uk>
Cc: [REDACTED]

Dear Licensing Team,

We are [REDACTED] and we live at Flat [REDACTED] Penn Street, N15DJ. We recently became aware of the application for point blank music school to amplify music and serve alcohol until 2300 nightly. We have strong objections to this.

This is a residential area with many young families. As it stands, the music school already causes significant disruption every Thursday night until late, with many people who go there standing out in the street in the late hours, smoking and shouting and singing loudly. We are worried that permitting this licence will result in further disruption.

Even if music was only permitted inside the venue with adequate soundproofing, we are worried this will not be enough - as the patrons of this venue have shown themselves thus far to be highly inconsiderate of the residents of the street. There is a good chance they will continue to congregate on the street making noise long after the venue closing hours. How will the council be able manage this problem?

Thank you very much for considering our representation.

[REDACTED]
Flat [REDACTED] Penn Street
London
N1 [REDACTED]

Appendix C17

Kind Regards,17

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, 17 Dec 2025 at 20:00
Subject: License Application for Point Blank Music School
To: <licensing@hackney.gov.uk>

Dear Licensing Team,

I am writing to make representations regarding the premises licence application submitted by Point Blank Music School at 23–28 Penn Street, N1 5DL.

I live at [REDACTED] Penn Street, right in front of Point Blank Music School and would like to express some concerns about the potential impact this licence may have on the immediate residential environment, which is currently a very calm and quiet residential area.

At present, there are already groups of students gathering outside the premises during the day and evening, often to smoke, as there does not appear to be a designated smoking area within the building. This already results in noise and congestion on the pavement. My concern is that if the premises is permitted to operate as a licensed venue serving alcohol, this situation may significantly intensify, with more people congregating outside to smoke, talk, and socialise, particularly in the evenings.

I would therefore appreciate clarification on the following points:

- Will the consumption of alcohol be permitted outside the premises, either formally or informally?
- Is there any provision within the application for a designated outdoor smoking or drinking area? Given that the venue is located in a lower ground floor and there is no forecourt or private outdoor space, it seems likely that the public pavement would be used, which would be inconvenient for pedestrians and disruptive for nearby residents.
- What measures are being proposed to minimise noise pollution, particularly from amplified music and from patrons entering and exiting the venue? Will additional soundproofing or acoustic insulation be installed?
- What is the proposed maximum capacity of the venue?
- How will crowd management be handled to ensure that people do not loiter outside late into the evening?

The character of this area is currently very peaceful, and many residents value the calm nature of the street. It would be a real shame for this to be negatively affected by increased noise, street activity, and disturbance late into the evening.

I am not opposed to cultural or educational activities in principle, but I believe it is important that any licence granted includes clear conditions and safeguards to protect local residents and the public realm.

Thank you for taking the time to consider these points.

Kind regards,

[REDACTED]
Penn Street, London N1 [REDACTED]



Appendix C18

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

Fwd: Premises Licence Application – Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message

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

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

18 December 2025 at 10:41

Kind Regards, 18

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, 17 Dec 2025 at 20:17

Subject: Premises Licence Application – Point Blank Music School, 23–28 Penn Street, N1 5DL

To: <licensing@hackney.gov.uk>

Dear Licensing Team,

I am a resident of Penn Street / the immediate surrounding area and I am writing to make representations in relation to the premises licence application submitted by Point Blank Music School at [23–28 Penn Street, N1 5DL](#).

My concerns relate primarily to the prevention of public nuisance and public safety, given the residential nature and current quiet character of the street.

At present, students already congregate outside the premises during the day and evening, often to smoke, as there is no clear designated smoking area within the building. This results in noise, loitering, and obstruction of the pavement. If the premises is permitted to serve alcohol and host amplified music until late evening, I am concerned that this behaviour will significantly increase, with patrons regularly exiting the venue to smoke, talk, and socialise on the public highway, especially in the night.

The premises is located in a lower ground floor and, to my knowledge, there is no private outdoor space attached to the venue. This raises serious concerns that the public pavement will effectively become an informal smoking and drinking area, which would be inconvenient for pedestrians and disruptive for nearby residents.

I would therefore ask the licensing authority to carefully consider the following points:

- Whether the licence would permit alcohol consumption outside the premises, and if so, how this would be controlled.
- What measures are proposed to prevent noise nuisance from patrons congregating outside, particularly in the evenings.
- Whether adequate acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music.
- The proposed maximum capacity of the venue and how this will be managed.
- How crowd management and dispersal will be handled to ensure people leave quietly and do not loiter outside.

Without robust and enforceable conditions addressing these issues, I believe the granting of this licence risks undermining the quiet residential character of the area and causing ongoing disturbance to local residents.

If the licence is granted, I respectfully request that strict conditions be imposed, including (but not limited to):

- No consumption of alcohol outside the premises.
- Clear limits on outdoor smoking, including time restrictions.
- A maximum capacity appropriate for a residential location.
- Mandatory acoustic assessment and soundproofing works prior to operation.

- A detailed noise and dispersal management plan.

Thank you for considering my representation.

Kind regards,

[REDACTED]
Flat [REDACTED] Penn street, N1 [REDACTED]
17 December 2025



Appendix C19

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

Fwd: Representation regarding premises license application – Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message

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

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

18 December 2025 at 15:20

Kind Regards, [REDACTED]

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: Thu, 18 Dec 2025 at 11:07

Subject: Representation regarding premises license application – Point Blank Music School, 23–28 Penn Street, N1 5DL

To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Hackney Licensing Team,

I live on Penn Street or in the nearby area and am writing to submit my objections regarding the premises license application from Point Blank Music School at 23–28 Penn Street, N1 [REDACTED]

My main worries focus on preventing public nuisance and ensuring public safety, considering the street's residential setting and its currently peaceful atmosphere. Currently, students gather outside the building during daytime and evenings, frequently smoking. This leads to noise, lingering, and pavement blockage. Should the premises be allowed to sell alcohol and play amplified music late into the evening, I fear this activity will intensify significantly, with visitors routinely stepping out to smoke, chat, and gather on the public street.

The venue occupies a lower ground floor location, and as far as I know, it lacks any private outdoor area. This heightens concerns that the public pavement could turn into an unofficial spot for smoking and drinking, posing challenges for walkers and disturbances for neighboring residents.

I urge the licensing authority to thoroughly review these key issues:

- > Whether the license would permit alcohol consumption outside the premises, and if so, how this would be controlled
- > Whether adequate acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music
- > The proposed maximum capacity of the venue and how this will be managed
- > How crowd management and dispersal will be handled to ensure people leave quietly and do not loiter outside

Absent strong, enforceable conditions on these matters, approving this license could erode the area's tranquil residential vibe and lead to persistent disruption for locals.

Should the license proceed, I kindly request stringent conditions be applied, such as (but not limited to):

- > No consumption of alcohol outside the premises
- > Clear limits on outdoor smoking, including time restrictions
- > A maximum capacity appropriate for a residential location
- > Mandatory acoustic assessment and soundproofing works prior to operation
- > A detailed noise and dispersal management plan

Thank you for reviewing my submission.

Kind regards,

Flat [REDACTED] Penn Street, N15 [REDACTED]
December 18, 2025

Appendix C20

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

Fwd: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message

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

18 December 2025 at 10:39

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

Kind Regards [REDACTED]

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: Thu, 18 Dec 2025 at 09:10

Subject: Representation regarding premises licence application – Point Blank Music School, 23–28 Penn Street, N1 5DL

To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing Team,

I am a resident of Penn Street / the immediate surrounding area and I am writing to make representations in relation to the premises licence application submitted by Point Blank Music School at 23–28 Penn Street, N1 5DL.

My concerns relate primarily to the prevention of public nuisance and public safety, given the residential nature and current quiet character of the street.

At present, students already congregate outside the premises during the day and evening, often to smoke, as there is no clear designated smoking area within the building. This results in noise, loitering, and obstruction of the pavement. If the premises is permitted to serve alcohol and host amplified music until late evening, I am concerned that this behaviour will significantly increase, with patrons regularly exiting the venue to smoke, talk, and socialise on the public highway.

The premises is located on a lower ground floor and, to my knowledge, there is no private outdoor space attached to the venue. This raises serious concerns that the public pavement will effectively become an informal smoking and drinking area, which would be inconvenient for pedestrians and disruptive for nearby residents.

I would therefore ask the licensing authority to carefully consider the following points:

- Whether the licence would permit alcohol consumption outside the premises, and if so, how this would be controlled.
- What measures are proposed to prevent noise nuisance from patrons congregating outside, particularly in the evenings.
- Whether adequate acoustic insulation and soundproofing will be installed to prevent noise breakout from amplified music.
- The proposed maximum capacity of the venue and how this will be managed.
- How crowd management and dispersal will be handled to ensure people leave quietly and do not loiter outside.

Without robust and enforceable conditions addressing these issues, I believe the granting of this licence risks undermining the quiet residential character of the area and causing ongoing disturbance to local residents.

If the licence is granted, I respectfully request that strict conditions be imposed, including (but not limited to):

- No consumption of alcohol outside the premises.
- Clear limits on outdoor smoking, including time restrictions.
- A maximum capacity appropriate for a residential location.
- Mandatory acoustic assessment and soundproofing works prior to operation.
- A detailed noise and dispersal management plan.

Thank you for considering my representation.

Kind regards,

[REDACTED] Penn Street, Flat [REDACTED] N1 5DJ London

18/12/2025



Fwd: Response to application by Point Blank Music

1 message

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

18 December 2025 at 10:39

Kind Regards, [REDACTED]

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: Thu, 18 Dec 2025 at 01:23
Subject: Response to application by Point Blank Music
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Hi,

I live at [REDACTED] Penn Street, this is the residential building opposite.

I'd like to register my opposition to this application for license to sell alcohol and have live events and music events until 11pm, 7 days a week.

This is an extreme change to the current use of the building and lived environment for residents in our building. We have 30 residential flats in our building, many with families with young children. The building in question is directly opposite and the likely impact from music, noise, and the sale of alcohol on a street where no such activity currently occurs is a dramatic change and likely to cause significant disruption to the community.

Residents in my property (two of us writing this letter) accept there should be some mixed use with sale of alcohol and music events in Hackney, but typically these locations are grouped together in busier high street areas or further away from residential properties.

This is an otherwise quiet residential street and to allow a large building to operate alcohol sales and music events until 11pm every night would be a huge change with major negative effects on the lived experiences of many residents.

Thanks and Kindest Regards

[REDACTED]

Appendix C22

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

Fwd: Representation - Point Blank Music School, 23–28 Penn Street, N1 5DL

1 message

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

18 December 2025 at 10:40

Kind Regards, [REDACTED]

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, 17 Dec 2025 at 22:39
Subject: Representation - Point Blank Music School, 23–28 Penn Street, N1 5DL
To: <licensing@hackney.gov.uk>

Dear Licensing Team,

I am writing as a female resident and owner of a flat in the building [REDACTED] Point Blank Music School at 23–28 Penn Street, N1 5DL. I wish to formally object to the premises licence application and to make representations based on concerns relating to public nuisance and public safety.

Penn Street is a predominantly residential street, and as someone who lives directly opposite the premises, I am already affected by the activities associated with the building. Students frequently congregate outside throughout the day and into the evening, often to smoke, resulting in persistent noise, loitering, and obstruction of the pavement.

As a woman, I am particularly concerned about my personal safety when returning home at night. The presence of groups standing outside the building, especially in the evening and after dark, makes walking home feel intimidating and unsafe. If alcohol sales and amplified music are permitted, I am deeply concerned that this behaviour will escalate significantly, with larger groups loitering outside, drinking, smoking, and socialising late into the evening.

The premises is located in a lower ground floor with no private outdoor area, meaning that any smoking or informal gathering will inevitably take place on the public pavement directly outside my home. This would result in ongoing disturbance, increased noise levels, and a further deterioration of safety and amenity for nearby residents.

I am strongly of the view that this situation cannot continue or be intensified, and that granting a liquor licence would materially worsen an already difficult environment for residents living directly opposite the venue.

For the reasons outlined above, I firmly believe that granting this premises licence would be wholly inappropriate for this location and would fundamentally undermine the licensing objectives, in particular the prevention of public nuisance and the protection of public safety.

Given the residential nature of the street, the existing issues with loitering and noise, and the very real impact on my personal safety as a woman living directly opposite the premises, I strongly submit that there are no conditions capable of adequately mitigating these concerns. The risks posed by alcohol sales and late-night activity in this location are inherent and unavoidable.

I therefore respectfully but unequivocally request that this application be refused in full.

Thank you for considering my representation.

Kind regards,

Name: [REDACTED]

Address / Postcode: Penn Street Flat 25 N1 [REDACTED]

Date: 17 December 2025

Appendix C23

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

Fwd: Licence application by Point Blank Music School of 23-28 Penn Street

1 message

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

18 December 2025 at 10:40

Kind Regards, [REDACTED]

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, 17 Dec 2025 at 20:45
Subject: Licence application by Point Blank Music School of 23-28 Penn Street
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Licensing Team

Despite the licence being applied for last month I have today received a letter advising of the above application with an expiry date for comments of only 9 days - being due by Boxing Day, 26 December.

I am a resident in flat [REDACTED] of Hoxton House, Penn Street and so have a flat [REDACTED] g 23-28 Penn Street from the lower ground floor of which the school operates. I am writing to make representations in relation to the above licence application.

Currently students already congregate during the day and after school on the pavement outside to smoke and chat, sometimes quite loudly. This results in noise and littering. As such there is already an element of disturbance and my concerns relate therefore to the implications regarding public nuisance, public safety and noise levels, given the residential nature and current quiet character of the street including the imposition of traffic restrictions at the eastern end. There are also future residents to consider with the construction of further blocks of flats in the immediate vicinity.

My real concerns are that if the premises is permitted to sell alcohol and host amplified live music until 11pm EVERY night that the current behaviours will increase significantly as patrons exit to smoke, talk and socialise on the current quiet street as well as the noise from the actual events taking place.

I would therefore ask the licensing authority to consider carefully the following issues:

1. Whether adequate acoustic insulation and soundproofing has been/will be installed to prevent the noise polluting the environment outside the venue and disturbing local residents. We already have had and reported some issues with the Church on the ground floor of our building.
2. Whether the licence would permit consumption of alcohol outside the premises and if so how this would be controlled.
3. What measures are being put into place to prevent noise nuisance from patrons congregating outside the venue late into the night.

4. How crowd management and dispersal will be handled to ensure that people leave quietly and do not congregate outside.
5. The proposed maximum capacity of the venue and how it will be managed and controlled.

Without robust and enforceable conditions addressing these issues, I believe that to grant this licence will undermine the quiet residential character of the area and cause ongoing disturbance to local residents. Therefore, if the licence is to be granted which will likely materially affect our quality of life directly.

If the licence is being considered then I would ask that it includes strict conditions including amongst other that:

- There is not to be any consumption of alcohol outside the premises;
- A maximum capacity is imposed;
- Mandatory acoustic and soundproofing is in place in the premises;
- A detailed noise and dispersal management plan is put in place; and
- Clear limits on outside smoking etc., including time restrictions.

Thank you for considering my representations in light of the serious concerns this application raises;

Kind regards

Flat , Hoxton House Penn Street, N1

With kindest regards

1000

Appendix C24

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

Fwd: Representation Against Premises License Application: Point Blank Limited, 23-28 Penn Street, N1 5DL

1 message

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

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

18 December 2025 at 10:41

Kind Regards [REDACTED]

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, 17 Dec 2025 at 19:18

Subject: Representation Against Premises License Application: Point Blank Limited, 23-28 Penn Street, N1 5DL
To: <licensing@hackney.gov.uk>**To the Hackney Licensing Service,**

I am writing as a local resident living in [REDACTED] Mono Tower, located diagonally opposite the premises in question. I wish to make a formal representation opposing this application based on the Licensing Objectives of The Prevention of Public Nuisance and Public Safety.

My apartment is situated [REDACTED] the venue. My living room features floor-to-ceiling glass windows, and my bedroom features wall-to-wall glazing that directly face the venue. Because my residence directly overlooks the street and the venue's frontage, the proposal to grant a license for live/recorded music and alcohol sales seven days a week is entirely unsuitable for this location.

My opposition covers several points, which I outline below.

I. OBJECTIONS**1. Severe Risk to Sleep (Bedroom Proximity & Acoustics)**

My bedroom windows face Penn Street and the proposed venue directly.

• Acoustic Vulnerability

My bedroom features wall-to-wall glazing that spans the entire width of the room, covering approximately two-thirds of the vertical wall space. This extensive glass surface area offers significantly less sound insulation than standard masonry.

• Direct Disturbance

Because of this high ratio of glass-to-wall, my bedroom is uniquely vulnerable to noise intrusion.

- **"Canyon" Effect**

Penn Street is a "street canyon" of hard, reflective surfaces. This is amplified by the fact that new buildings are being erected both on Penn Street, and behind the venue in Shoreditch Park. These new buildings, include high-rises up to 19 stories tall.

Sound escaping from the venue will reflect off the new high-rise developments currently under construction opposite and behind the venue. These structures act as acoustic mirrors, bouncing amplified sound from the venue directly through my large bedroom windows, making sleep impossible during the proposed operating hours.

2. Evidence of "Nightclub" Intent (Vertical Drinking)

The applicant presents this application as an educational facility ("music school"). However, their own marketing materials explicitly contradict this. The Point Blank website states:

"The performance hub & bar area is the beating heart... During the evenings, the Hub transforms into a live events and club space..."

Further evidence in the screenshots from the The Point Blank website (gathered 12 December 2025, 00:09 AM) is below.

Exhibit 1: Club Space under the guise of a school

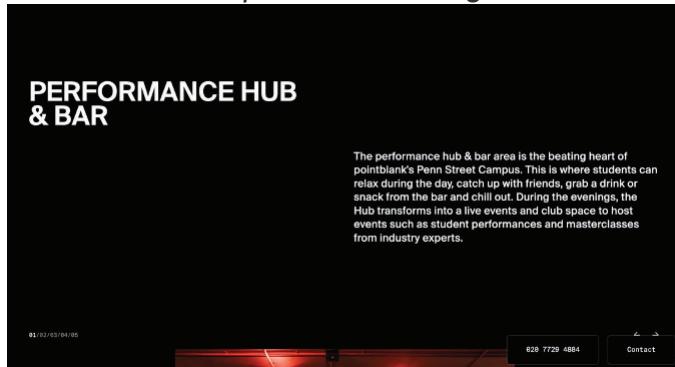


Exhibit 2: Centrality of hub & performance area

We're thrilled to unveil our new campus expansion at Penn Street in Shoreditch, adding 19,000 square feet and bringing pointblank London to a whopping 30,000 square feet. With a new hub & performance area, Dolby Atmos recording studios, and high-tech DJ/production suites, this state-of-the-art space solidifies our position as a leader in music education.

Watch the video above to see drone footage of our new London campus.

data:image/s3,anthropic-data-us-east-2/u/marker_images/1000/0010/0010/10001101/sfishman-chandramapper-0227085035/c0b4b4a01f0bec4eebb178c294ee6d8a.jpg</antml:image>



Appendix C28

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

Fwd: Representation Against Premises License Application: Point Blank Limited, 23-28 Penn Street, N1 5DL

1 message

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

22 December 2025 at 15:03

Kind Regards [REDACTED]

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, 22 Dec 2025 at 14:42
Subject: Representation Against Premises License Application: Point Blank Limited, 23-28 Penn Street, N1 5DL
To: <licensing@hackney.gov.uk>

To whom it may concern,

Please find my objection to the license application attached.

Kind regards,

[REDACTED]

[point_blank_limited_objection.pdf](#)
466K

Subject: Representation Against Premises License Application: Point Blank Limited,
23-28 Penn Street, N1 5DL

From:

[REDACTED]
Duo Tower
Penn Street, London, N1 [REDACTED]

Date: 22 December 2025

To the Hackney Licensing Service,

I am writing as a local resident living in [REDACTED] Duo Tower, located diagonally opposite the premises in question. I wish to make a formal representation opposing this application based on the Licensing Objectives of The Prevention of Public Nuisance and [REDACTED]

[REDACTED] the venue. My living room features floor-to-ceiling glass windows, and my bedroom features wall-to-wall glazing that directly faces the venue. Because my residence directly overlooks the street and the venue's frontage, the proposal to grant a license for live/recorded music and alcohol sales seven days a week is entirely unsuitable for this location. My opposition covers several points, which I outline below.

I. OBJECTIONS

1. Severe Risk to Sleep (Bedroom Proximity & Acoustics)

My bedroom windows face Penn Street and the proposed venue directly.

- Acoustic Vulnerability**

My bedroom features wall-to-wall glazing that spans the entire width of the room, covering approximately two-thirds of the vertical wall space. This extensive glass surface area offers significantly less sound insulation than standard masonry.

- Direct Disturbance**

Because of this high ratio of glass-to-wall, my bedroom is uniquely vulnerable to noise intrusion.

- "Canyon" Effect**

Penn Street is a "street canyon" of hard, reflective surfaces. This is amplified by the fact that new buildings are being erected both on Penn Street, and behind the venue in Shoreditch Park. These new buildings include high-rises up to 19 stories tall.

Sound escaping from the venue will reflect off the new high-rise developments currently under construction opposite and behind the venue. These structures act as acoustic mirrors, bouncing amplified sound from the venue directly through my large bedroom windows, making sleep impossible during the proposed operating hours.

2. Evidence of "Nightclub" Intent (Vertical Drinking)

The applicant presents this application as an educational facility ("music school"). However, their own marketing materials explicitly contradict this. The Point Blank website states:

"The performance hub & bar area is the beating heart... During the evenings, the Hub transforms into a live events and club space..."

Further evidence in the screenshots from the The Point Blank website (gathered 12 December 2025, 00:09 AM) is below.

Exhibit 1: Club Space under the guise of a school

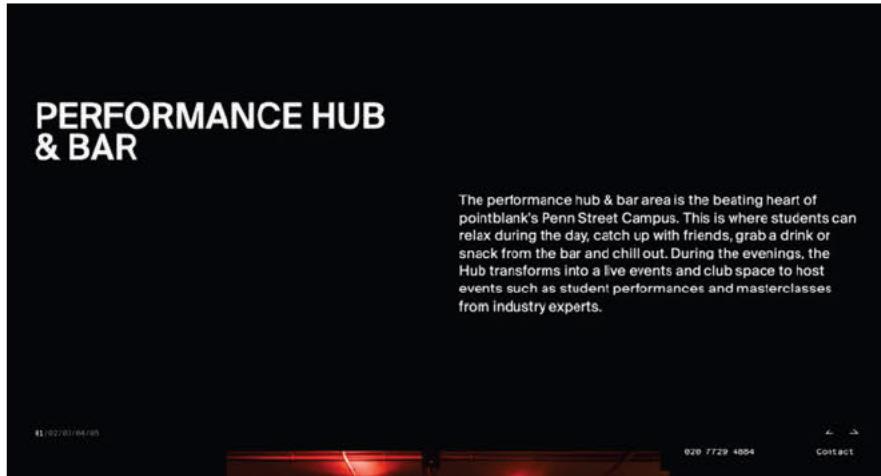


Exhibit 2: Centrality of hub & performance area

We're thrilled to unveil our new campus expansion at Penn Street in Shoreditch, adding 19,000 square feet and bringing pointblank London to a whopping 30,000 square feet. With a new hub & performance area, Dolby Atmos recording studios, and high-tech DJ/production suites, this state-of-the-art space solidifies our position as a leader in music education.

Watch the video above to see drone footage of our new London campus.

- **Admission of Use**

The applicant explicitly uses the term "**Club Space**" (Exhibit 1). This confirms their intent to operate a high-volume nightlife "Vertical Drinking" establishment (standing patrons) under the guise of a school, rather than a seated educational cafeteria. The newly intended "hub & performance area" is declared as central to a recent large expansion (Exhibit 2), suggesting that the school character of the venue is becoming further diluted.

- **Inappropriate Location**

A "Club Space" operating until 23:00 daily, directly opposite residential bedrooms with large glazed areas, is wholly inappropriate. The noise escape from a "Club" environment from music and comings and goings of patrons will be severe and unavoidable.

3. Public Safety (Construction & Pavements):

The immediate vicinity is currently a heavy construction zone.

- **Narrowed Pavements**

Hoardings from nearby developments have significantly narrowed the pavements on Penn Street. If patrons from the venue congregate outside to smoke or disperse, pedestrians (including residents returning home) will be forced to walk into the active roadway to pass them.

- **Traffic Hazard**

The road is frequently used by heavy construction vehicles. Adding a licensed venue's delivery vehicles and taxis/Ubers to this bottleneck creates a clear and dangerous risk to public safety.

4. Cumulative Impact & Changing Character

The area is transforming into a high-density residential zone. The construction of new residential towers (including my own) signals that this street is no longer suitable for new late-night entertainment licenses. Granting this license would run counter to the developing residential character of the neighbourhood.

5. Protection of Children from Harm (Proximity to School)

The venue is located immediately adjacent/close to Shoreditch Park Primary School.

• Conflict of Hours

The application seeks to authorize alcohol sales from **12:00 PM (Midday)**. This creates a direct overlap with the school day, particularly the afternoon dismissal time when young children are using the pavement outside the venue.

• Safety Risks

A "Club Space" serving alcohol from midday will result in smokers and potentially intoxicated patrons congregating on the pavement while young children are walking home. This exposes children to anti-social behaviour, smoke, and alcohol-related disorder.

II. PROPOSED REMEDY

I urge the Committee to refuse the application. The location is physically unsuitable for a "Club Space" next to a school and residential tower. If the Committee is minded to grant a license, I insist on the following strict conditions:

Restricted Use: Alcohol sales and regulated entertainment shall be ancillary to educational use and restricted to students/staff only. No access to the general public.

No Vertical Drinking: The supply of alcohol shall be by waiter/waitress service only to persons seated at tables. No vertical drinking shall be permitted.

Sound Limiter: A noise limiter must be installed and set at a level where music is inaudible at the façade of Duo Tower.

Windows Closed: All external windows and doors must be kept closed at all times when music is being played.

No Off-Sales: No drinks are to be taken outside the premises at any time to protect the safety of pedestrians and school children.

Sincerely,

[REDACTED]
[REDACTED] Duo Tower, Penn Street, N1 [REDACTED]

**Fwd: Response to License application for Point Blank Music School 23-28 Penn Street**

1 message

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

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

22 December 2025 at 15:49

Kind Regards, [REDACTED]

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, 22 Dec 2025 at 15:46
Subject: Response to License application for Point Blank Music School 23-28 Penn Street
To: <licensing@hackney.gov.uk>

Dear Licensing Team,

I am writing to make a formal objection to the licensing application submitted by Point Blank Music School 23-28 Penn Street, London N1 5DL to hold plays, films, live music etc from 09:00 to 23:00 and to supply alcohol at these premises.

I am a resident of Penn Street, living directly opposite the above premises. My concerns relate directly to the prevention of public nuisance and public safety. This is a quiet residential area, with a Housing-with-care home directly next door, and two schools at either end of the street to the Point Blank Music School.

Students already congregate on the street outside the premises during the day and evening, often smoking, as there appears to be no designated smoking area within the premises. This results in obstruction of the pavement and entrance way to other buildings, as well as increased noise. I am concerned that this behaviour would increase if a license was granted.

The nearby Britannia Leisure Centre closes at 22:00. Granting a license to serve alcohol and play music contradicts the quiet, residential, family oriented nature of the area.

The building is not purpose-built as a music venue so sound leakage will occur. I also think the building is listed, so not sure how much sound-proofing would be possible without changing the character of the building - unless it was all underground.

This application is at odds with Hackney Council's policy regarding the protection of residential amenity. Given that the area is heavily residential, with two schools - granting a 7-day a week venue serving alcohol will create a cumulative impact of noise from patrons gathering outside and dispersing late into the night.

If a license was granted it would conflict with the Human Rights Act 1998 Article 8 of the ECHR, which guarantees the 'right to respect for private and family life and home'. If a license was granted it would permit an unacceptable level of noise and disturbance, interfering with local residents right to sleep and enjoy a peaceful, quiet environment.

I don't think having a late night venue, serving alcohol, in this area is appropriate. The area is highly focused on families and children - the Colville estate redevelopment is all about providing homes and amenities for families and children. Having a late night venue serving alcohol in the area does not fit with the local context.

Kind regards,



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

(no subject)

1 message

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

24 December 2025 at 09:43

Kind Regards, [REDACTED]

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

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

From: [REDACTED]
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>
Cc:
Bcc:
Date: Wed, 24 Dec 2025 09:24:21 +0000
Subject: Objection to licence application - Point Blank Music School
Dear Licensing Service,

Please find attached our written objection to the licence application in relation to the premises at Point Blank Music School, 23-28 Penn Street, London N1 5DL.

Our address is Flat [REDACTED] Tower, Penn Street, London N1 [REDACTED]

If you require any further information, please do not hesitate to contact us.

Kind regards,

2 attachments

- Objection to PBMS licence application - FINAL (22.12.25).pdf**
742K
- Objection to licence application - Point Blank Music School.eml**
1026K

**Objection to an application for a premises licence at Point Blank Music School,
23-28 Penn Street, London, N1 5DL**

From: [REDACTED]

Date: 24 December 2025

Introduction

1. We are nearby residents of the above premises. We have lived here since 2019 [REDACTED] and 2022 [REDACTED]. We have provided our specific address to Hackney Council for verification purposes.
2. We are writing to object to the application submitted by Point Blank Limited (the “**Applicant**”) for a premises licence at Point Blank Music School, 23-28 Penn Street, London N1 5DL for the following licensable activities:

Plays – Mon to Sun 9AM to 11PM

Films – Mon to Sun 9AM to 11PM

Live music – Mon to Sun 9AM to 11PM

Recorded music – Mon to Sun 9AM to 11PM

Anything of a similar description to the above (e.g. masterclasses, networking events)

– Mon to Sun 9AM to 11PM

Supply of alcohol – Mon to Sun 12PM to 11PM

3. This extremely broad licensing application follows the development of the Applicant’s “*performance hub & bar area*” (the “**Hub**”). Since 2025, the Applicant has begun to put on events at the Hub in the evening, many of which involve loud amplified music.¹
4. In our experience, the events at the Hub are predominantly held on weeknights and sometimes occur multiple times per week. These events have been causing significant interference to the peaceful enjoyment of our home.
5. It is in this context that we make the following objections:
 - a. **Firstly**, the application for a licence to play live music (to the extent it is amplified) between the times stated, or at all, should be rejected.
 - b. **Secondly**, the application for a licence to play recorded music (to the extent it is amplified) between the times stated, or at all, should be rejected.
 - c. **Thirdly**, the application for a licence for “*Anything of a similar description to the above (e.g. masterclasses, networking events)*” should be rejected on the basis that it is far too vague to be enforced.
 - d. **Fourthly**, the application for a licence to supply alcohol between the times stated, or at all, should be rejected.
6. In short, the application is an inappropriate extension beyond the reasonable activities by the Applicant. It fails to have regard to the nature of the locality of Penn Street and, as a result, will harm the health and wellbeing of the current and growing residential

¹ The basis upon which the Applicant has already been holding such events at the Hub is unclear.

community. In circumstances where it would undermine the licensing objectives of: (1) primarily, **the prevention of public nuisance**; and (2) secondarily, **the prevention of disorder**, it would be wrong to grant the licence.

7. More specifically, there are three reasons why the Council should refuse this application:
 - a. **Reason 1:** The nature of the locality is inappropriate for late-night amplified music with alcohol.
 - b. **Reason 2:** There are special circumstances requiring a more restrictive approach.
 - c. **Reason 3:** The premises are unsuitable for the provision of late-night amplified music.

Background

8. Before turning to our reasons, we feel it is important to flag to the Council that our concerns about the application for the premises licence are not speculative or anticipatory. Rather, they are based on our experiences of noise disturbance from the premises since October 2025.
9. Over the past 3 months, we have routinely experienced significant noise issues from the premises in the evening between 7PM and 11PM. The volume levels are such that we are able to hear the music and feel thumping bass whilst in our home, despite having all the windows and doors closed. We can also hear and feel the music over our own films, radio, and TV programmes. As a result, we have made complaints to the Council in relation to these noise disturbances. The full history of our noise complaints to date is as follows (case ref. 30826):
 - a. Original noise report: Tuesday 7 October 2025, 9:25PM
 - b. First reoccurrence reported: Tuesday 14 October 2025, 7:40PM
 - c. Second reoccurrence reported: Monday 27 October 2025, 9:50PM
 - d. Third reoccurrence reported: Monday 3 November 2025, 9:15PM
 - e. Fourth reoccurrence reported: Monday 10 November 2025, 9:29PM
 - f. Fifth reoccurrence reported: Monday 27 November 2025, 9:59PM
 - g. Sixth reoccurrence reported: Wednesday 10 December 2025, 9:37PM
 - h. Seventh reoccurrence reported: Thursday 18 December 2025, 10:32PM
10. The Council will note that two of the most recent noise complaints were made after the Applicant submitted this application on 28 November 2025.
11. We understand from our communications with the Council that we are not alone in complaining about noise issues caused by the Applicant, and that other nearby residents have notified the Council about their concerns. We were also informed by the Council that following investigation, the Applicant has received a warning. Notwithstanding this, the noise issues have continued.
12. The Council may well find it surprising that noise disturbances have already taken place prior to its consideration of this application. We agree and remain slightly confused as to the basis upon which the Applicant has been carrying out what we believe are licensable activities. We trust that the Applicant will clarify the position with the Council.
13. We now turn to the three main reasons why the Council should refuse the application.

Reason 1: Nature of the locality

14. The provision of late-night music and entertainment with the supply of alcohol is inappropriate in this local area.
15. Penn Street and the immediate neighbourhood comprise primarily of homes. This currently includes, but is not limited to:
 - a. Penn Street:
 - i. Hoxton House (c.30 units).
 - ii. Hoxton Press (c.200 units).
 - b. Gopsall Street:
 - i. Mawson Court.
 - ii. 16-28 Gopsall Street.
 - c. Remaining blocks of Colville Estate (including Fulcher House, Girling House, Ray House etc.).
16. On any view, it is a dense residential village, where occupants, particularly young families, can expect the peaceful and quiet enjoyment of their homes in the evening. Those hours between 6PM and 11PM are the only time when those coming home after work or school can unwind and relax. These hours are limited, but they are precious. Their value and necessity for health and wellbeing cannot be overstated.
17. What is more, the quantity of residential premises adjacent to the premises is set to increase substantially. Shoreditch Parkside (the residential element of the Britannia development), which is due to complete by 2026, will introduce c.290 units across 4 blocks, the nearest of which will be less than 50m away from the premises.² Further, development continues on the regeneration of Colville Estate, which is described by the Council as "*one of Hackney's biggest building projects*" set to deliver over 900 homes.³ As the developer responsible for delivering these homes, the Council will of course be acutely aware of the need to protect the right to peaceful enjoyment of its future occupants, who will all be living a stone's throw away from the premises.
18. The above illustrates that the potential for noise disturbance runs to the measure of hundreds, if not thousands, of residents. This context means that great weight ought to be given to the protection of residential amenity. It is one that is highly sensitive to nuisance in the evenings. It is worth noting that there are no other similar late-night establishments on Penn Street.
19. Against this, a licence that would permit amplified music and similar entertainment until 11PM, on every night of the week, is plainly unacceptable. It would be entirely inconsistent with the nature of the locality and this application shows a disregard for the detriment it would cause, contrary to policy LP1.

² <https://shoreditchparkside.co.uk/>

³ <https://hackney.gov.uk/colville-estate>

20. For neighbouring residents, it would entail the prospect of a complete loss of quiet enjoyment of their homes in the evenings. Whilst the Applicant may say that activities would not take place every night, that is precisely what the breadth and flexibility sought under the licence would allow. In the absence of any condition restricting the number of nights of licensable activities per week, residents are be faced with the possibility of evening noise disturbance all year round. This is unacceptable.
21. Further, the finishing time does not ensure that the potential for disturbance stops there. Attendants will have to leave and disperse along Penn Street after events have finished. This means that residents will likely continue to experience noise impacts beyond 11PM.
22. The proposed supply of alcohol furthers the above concerns. Penn Street does not currently have any premises licensed for the supply of alcohol for consumption on site. The character of the area is not one which attracts drinkers or revellers in the street. The grant of an alcohol supply licence to the premises would mark a departure from the status quo. Given the well-established link between the supply of alcohol and anti-social behaviour, the licence would introduce new risk factors for disorder. The supply of alcohol here appears to be a standalone offering, as opposed to one that is ancillary to dining.
23. This application is not supported by the Council's licensing policy. It falls outside policy LP1(b). The advertising for events, which emphasises the "*student-friendly prices*" at the bar (see **Appendix A**), points towards, rather than away from, the primacy of alcohol consumption at the licensed activities. They do not reflect the Council's aspiration to diversify the offer for evening and night-time activities, nor do they broaden the appeal to a wider range of customers, being targeted only at students of the Applicant.
24. For the reasons above, this is an application where the guiding principle of flexibility must prevail in the Council's application of its Core Licensing Hours. The character of this area, and the individual circumstances, do require hours to be more restrictive, as acknowledged in policy LP3.
25. The overwhelming residential context means that the area is highly susceptible to nuisance in the evenings. It is simply not compatible with allowing amplified music or anything of a similar description to be played until 11PM from Monday to Sunday. Were this licence to be granted, the Council can expect to receive numerous noise complaints about the premises. This is not a desirable outcome for any party.

Reason 2: Special circumstances

26. There are special circumstances above and beyond the character of the area which mean the Council should take a more restrictive approach to this application.
27. We have touched on the residential developments in the immediate area in paragraph 17 above. There is a substantial amount of construction activity taking place on or near Penn Street. As the constructions span a range of work stages, residents experience (and have been experiencing for the past few years) a constant cycle of demolition, piling, drilling, and fixing noise.
28. Residents are subjected to this between 8AM to 6PM on weekdays, and 8AM to 1PM on Saturdays. The Council will note that the significance of evenings as the scarce few hours when residents get to experience noise-free conditions. It follows from this that a grant of this licence would take away the only respite that residents have. This cannot be right.

29. Given the scale of regeneration in the area, such construction activity can be expected for many years to come. We say these conditions amount to special circumstances that should inform the consideration of this application. We urge the Council to consider the suffering that a wrong decision would inflict on residents.

Reason 3: Suitability of the premises

30. Based on our experience and knowledge of the premises, which stem from Eliza's visit to the premises on 14 November 2025, we think there can be no genuine doubt that noise issues will occur. This is because the physical features of the premises prevent any meaningful mitigation action.
31. As a general rule, venues which offer late-night entertainment involving amplified music or other media (e.g. clubs, pubs, cinemas) are constructed appropriately to avoid the escape of noise: substantial/heavyweight construction, limited/small windows and doors, and noise-insulating wall buildups. With appropriate conditions relating to keeping openings shut and/or volume control, it is possible to ensure that noise is inaudible outside these venues.
32. Unfortunately, this is not the case with the premises. The Hub was evidently not created with noise insulation in mind. A full-length skylight runs along one side of the room. There are also large windows on the other side of the room (see **Appendix B**). It is not difficult to see how these design features make the escape of sound very likely, and the transmission of vibration virtually certain, especially in circumstances where events are advertised as including "*heavyweight basslines*" (see **Appendix A**).
33. It is regrettable that this oversight means that the Applicant's performance venue is fundamentally unsuitable for the responsible provision of night-time entertainment. However, until adequate remedial work is carried out, we cannot see how noise can effectively be managed.
34. Our ongoing noise complaints to the Council show how any proposed mitigation, such as sound limiting devices and volume control, are highly unlikely to be effective or sufficient. As explained above, we were informed by Environmental Health officers on 12 November 2025 that the Applicant was issued a warning about noise complaints. Assuming the Applicant took steps to address this, the fact that occurrences of noise disturbances have continued demonstrate that mitigation is not feasible. The premises are not suited for the responsible provision of night-time amplified music.
35. For these reasons above, the Council can have no confidence in the mitigation of risks. The only effective means of preventing public nuisance is through the licensed hours.

Conclusion

36. For all the reasons, the grant of a licence to the Applicant would result in irremediable harm to the amenity of nearby residents. None of the considerations suggest that the licensing objectives would be promoted. We respectfully invite the Council to refuse this application.

APPENDIX A

Event information page on the Applicant's website for 10 December 2025 event



The screenshot shows a website for 'pointblank' with a navigation bar including 'Find your course', 'Open days', a search icon, and a user icon. The main title is 'Reggae Roast Party - No 1 Soundsystem Crew Live'. Below the title is a large image of a crowded dance floor with a DJ in the foreground. Two buttons are visible: 'Contact us' (black) and 'Book your place' (orange). A text block describes the event as a follow-up to a workshop, featuring four hours of Reggae Roast Soundsystem with their signature energy and basslines. A section titled 'What to Expect:' lists several features: a 4-hour session, live dub mixing, two live MCs, a dual soundsystem setup, and student-friendly prices. At the bottom, 'Event details' show a start time of December 10, 2025, 19:00 GMT, and an address in London. A yellow box at the bottom states 'THIS EVENT IS FOR SELECTED STUDENTS ONLY!' and provides a link to log in.

Reggae Roast Party - No 1 Soundsystem Crew Live

After the success of our initial Reggae Roast Workshop, we've invited our friends from Reggae Roast back for four hours of pure vibes as Reggae Roast Soundsystem brings their signature energy, heavyweight basslines, and good-time spirit for an unforgettable night.

What to Expect:

- 4-Hour Reggae Roast Soundsystem Session - Experience the full spectrum of Reggae, Dancehall, and Jungle.
- Live Dub Performance from Matt Interrupt: Watch live dub mixing in action.
- Two Live MCs: Bringing the authentic Soundsystem energy that Reggae Roast are known for across the UK and beyond.
- Dual Soundsystem Setup: For the full visual and sonic experience, with one system on each side of the stage for maximum impact.
- The pointblank bar will be open with student-friendly prices!

Event details

Start time	* December 10, 2025, 19:00 GMT
Address	23-28 Penn Street, Hoxton, London, N1 5DL London United Kingdom

Book your place

THIS EVENT IS FOR SELECTED STUDENTS ONLY!
Sorry, you are not eligible to book this event.
If you are not logged in to the website, please [log in](#) first to check if you are eligible.

APPENDIX B
Images of the Hub





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

Fwd: Objection to Premises Licence Application - Point Blank Music School, 23-28 Penn Street, N1 5DL

1 message

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

15 December 2025 at 07:18

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

Kind Regards [REDACTED]

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: Sun, 14 Dec 2025 at 10:43

Subject: Objection to Premises Licence Application - Point Blank Music School, 23-28 Penn Street, N1 5DL
To: <licensing@hackney.gov.uk>

Dear Hackney Licensing Authority,

I formally object to the premises licence application for Point Blank Music School, [23-28 Penn Street, N1 5DL](#), on grounds that it undermines the Prevention of Public Nuisance and Prevention of Crime and Disorder licensing objectives.

My Details:

Name: [REDACTED]

Address: Duo Tower, Penn Street, London, N1 [REDACTED]

Status: Immediate residential neighbour

1. PREVENTION OF PUBLIC NUISANCE

Requested Hours:

- Entertainment (plays, films, live/recording music): 09:00-23:00, 7 days/week (98 hours weekly)
- Alcohol sales: 12:00-23:00, 7 days/week (77 hours weekly)

Why This is Inappropriate:

Point Blank operates as a music production and DJ school with professional recording studios and live performance spaces. The application seeks entertainment and alcohol licensing that suggests commercial venue operations, not educational activities.

Key concerns:

- Daily noise until 23:00 directly impacts Duo Tower residents who share immediate boundaries with the premises
- Professional-grade amplified sound from studios/performance spaces will penetrate residential structures, particularly low-frequency bass
- No acoustic specifications, noise limiters, or soundproofing commitments in the application
- Patron dispersal noise - students/attendees with alcohol consumption leaving simultaneously at 23:00 creates disturbance
- Cumulative impact - 98 hours/week of potential amplified entertainment fundamentally undermines residential amenity

Educational institutions do not require late-night entertainment licences and alcohol sales. The scope of this application indicates Point Blank intends to operate student parties, DJ nights, and social events with alcohol -

activities incompatible with high-density residential surroundings.

2. PREVENTION OF CRIME AND DISORDER

Area Crime Statistics (2025):

- Hackney: 3rd most dangerous London borough (Crime Risk Score)
- 155 crimes per 1,000 residents (7/10 severity - "high crime")
- Penn Street area: top 3% most dangerous in UK (1,945 crimes in 2023)
- Anti-social behaviour: 30.3 per 1,000 (8/10 - very high)
- Drugs offences: 8.43 per 1,000 (8/10 - very high)
- Robbery: 6.18 per 1,000 (9/10 - extremely high)

Alcohol and Crime - Evidence:

National research demonstrates clear links between licensed premises and crime:

- 39% of all violent crimes involve offenders under the influence of alcohol (ONS Crime Survey 2023/24)
- 40% of violent crime is alcohol-related in England (Office for Health Improvement and Disparities)
- Over 4 million crimes annually in the UK are associated with alcohol, including 500,000 violent crimes
- Higher density of licensed premises correlates with increased crime and disorder in localities

This application will:

- Add late-night alcohol service to an already high-crime area with overstretched police resources
- Attract evening/night footfall when crime peaks
- Create congregation points for anti-social behaviour (students drinking before dispersing through residential streets)
- Introduce additional alcohol-related disorder in a neighbourhood already experiencing elevated ASB and drug offences

3. QUESTIONABLE NEED

Why does an educational institution need:

- Entertainment licensing until 23:00 every night?
- Alcohol sales for 77 hours per week?
- Authorization for films, plays, live music, and recorded music simultaneously?

This scope suggests commercial entertainment venue operations (student nights, DJ parties, showcases with alcohol service) rather than legitimate educational activities. Educational institutions operate courses during standard hours without requiring entertainment/alcohol licences.

4. LACK OF SAFEGUARDS

The application specifies no mitigations:

- No acoustic engineering/soundproofing details
- No noise limiting devices
- No SIA security provisions
- No dispersal policy
- No complaints procedure
- No operational restrictions

CONCLUSION

Granting this licence will cause substantial noise nuisance to immediate residential neighbours and exacerbate crime/disorder in an area already experiencing very high levels of both.

Other relevant concerns include:

- Proximity to Shoreditch Park Primary School (160 yards)
- Precedent: similar Hackney applications (DNA Bistro, local supermarkets) faced successful residential objections on identical grounds
- No "agent of change" protection for existing residents
- Cumulative impact on already saturated area

I request the Licensing Sub-Committee refuse this application or impose stringent conditions including:

- No alcohol sales
- Entertainment restricted to 09:00-18:00 Monday-Friday only
- Independent acoustic assessment and full implementation
- Noise limiters on all amplified equipment
- Written dispersal policy

I wish to attend and speak at the hearing.

Yours faithfully,

Duo Tower, Penn Street, London, N1 [REDACTED]



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

Fwd: Representations - Licence application by Point Blank Music School, 23-28 Penn Street

1 message

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

2 January 2026 at 08:20

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: Fri, 26 Dec 2025 at 17:23
Subject: Representations - Licence application by Point Blank Music School, 23-28 Penn Street
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Dear Hackney,

Please see attached representations.

Thank you.

Yours faithfully,



 [REDACTED] **Representations - Licence application for Point Blank Music School, 23-28 Penn Street.docx**
36K

Hackney Council

Licensing Authority

By email only: licensing@hackney.gov.uk

26 December 2025

Representations by Interested Party

Licence application for Point Blank Music School, 23-28 Penn Street, London N1 5DJ

Dear Hackney Council,

Summary

1. My name is [REDACTED] and I am the owner of Flat [REDACTED] Penn Street, London, N1 5 [REDACTED]. My flat [REDACTED] Point Blank Music School ("the Music School") at 23-28 Penn Street, London N1 5DJ.

2. I make these representations to both object and comment on the Music School's application ("the Application") which is as follows:

"Application for a premises licence for plays, films, live music, recorded music and anything of similar description from 09:00 to 23:00 Mon to Sun and to authorise the supply of alcohol for consumption on the premises from 12:00 to 23:00 Monday to Sun".

Grounds

3. My representations are made on the following grounds as set out in Hackney Council's Statement of Licensing Policy for 2023 to 2028 ("the Licensing Objectives"):
 - Ground one: prevention of public nuisance: authorising a premises licence for the Music School will have the likely effect of creating public nuisance which will stand in opposite to Hackney Council's licensing objectives.
 - Ground two: protection of children from harm; and
 - Ground three: public safety.

4. In addition, the process by which the Music School has applied for its licence is not in line with the principles of natural justice. It lacks sufficient detail and it is unknown whether it followed the required procedure for a licence application.

My representations are "relevant"

5. I note that representations made to the licensing authority, Hackney Council, must be “relevant”. This means that they must:
 - “be about the likely effect of granting the premises licence on the promotion of the licensing objectives
 - be made by either an interested parties or responsible authority within the time limits
 - if an interested party makes them, they must not be frivolous or vexatious
 - not be withdrawn ...”¹
6. In the paragraphs that follow, I have set out my views on the likely effect of granting the premises licence on the promotion of the licensing objectives, why the likely effect will be negative for the neighbourhood and why it will create a risk of public nuisance; harm to children; and public safety.
7. I am an interested party because I am a person “living in the vicinity of the premises” (ie the Music School) which has applied for a premises licence. I live at 12 Penn Street, N1 5DJ. My flat faces the Music School.
8. The Application was submitted to Hackney Council on 28 November 2025 and the deadline for representatives is 26 December 2025. My representations are submitted within the 28 day time limit, despite notice of the Application having only been received on 17 December 2025, 19 days after the Music School submitted the Application to Hackney Council and with only five working days remaining prior to the deadline.
9. My representations are not frivolous as their merit and substance are set out below. They are also not vexatious as they comprise genuine concerns based on the grounds for making representations.
10. These representations are not withdrawn and will not be unless confirmed by me in writing.

The Licensing Objectives

11. Section 2.9 of the Licensing Objectives sets out that Hackney Council must consider:

“Applicants, responsible authorities and the Licensing Authority when preparing or considering applications, should refer to the Pool of Conditions which is appended to this document. This will assist in demonstrating or establishing that the operation of any authorisation will not undermine the licensing objectives”.
12. The Licensing Objections are the basis on which representations can be made to the Council regarding the Application:

“LP2 Licensing Objectives

¹ Hackney Council, “How to apply for a premises licence”:
<https://drive.google.com/file/d/1xm901jMUCLA3jCAy1bdJdOJcW3UZzGH3/view>

Prevention of Crime and Disorder

Whether the proposal includes satisfactory measures to mitigate any risk of the proposed operation making an unacceptable contribution to levels of crime and disorder in the locality.

Public Safety

Whether the necessary and satisfactory risk assessments have been undertaken, the management procedures put in place and the relevant certification produced to demonstrate that the public will be kept safe both within and in close proximity to the premises.

Prevention of Public Nuisance

Whether the applicant has addressed the potential for nuisance arising from the characteristics and style of the proposed activity and identified the appropriate steps to reduce the risk of public nuisance occurring.

Protection of Children from [sic] Harm

Whether the applicant has identified and addressed any risks with the aim of protecting children from harm when on the premises or in close proximity to the premises”.

13. Section 2.22 of the Licensing Objectives sets out the “Core Hours” and notes the following regarding planning permission:

“... It should also be noted that where a premises is not in possession of planning permission for the proposed activity and/or hours may be further restricted during weekdays and not permitted at all at weekends.

...

2.28 Applicants for a premises licence need to be aware that the granting of a licence under the Act does not negate the need to obtain planning permission. Premises operating in breach of planning permission may be liable to prosecution or other enforcement measures under planning law. Applicants are therefore recommended to obtain the correct planning use for the type of premises they seek to operate.

2.29 There will be circumstances when as a condition of planning permission, a terminal hour has been set for the use of premises. Where these hours differ from the hours authorised under Licensing, the operator will need to abide by the earlier closing time”.

14. It is unclear whether the Music School has the requisite planning permission to carry out the activity it has proposed in the Application. I note that an application for planning permission with the reference 2021/1789 was granted by a decision issued on 30 May 2022 for a “Change of use of four ground floor units and the basement from offices (Use Class E) and storage (Use Class B8) storage to a music school (Use Class F1) with single storey side infill extension and external alterations to front elevation at basement level”². This is what I understand to be the present use

of the ground floor of 23-28 Penn Street.

15. Please confirm whether the Music School either already has a grant of planning permission to carry out the activity in the Application or it has applied for planning permission. If this has already been granted, please confirm the hours during which it can carry out this activity and any restrictions or conditions listed on the grant. The Council will be aware that the fact that an organisation or person may have planning permission for the activity causing the nuisance is not a defence to common law nuisance.

Issues with the Application

16. The Music School was required to place a notice in one local newspaper (Hackney Today or Hackney Gazette) advertising its licence application on at least one occasion within 10 working days starting on the day after it make its application to the Council. Please confirm if it placed this notice and if so, in which newspaper and on what date.
17. On 17 December 2025, I received notice of the Application via a written note into my letterbox. The notice is undated; however, it was not in my letterbox on 16 December 2025 and other flat owners at 12 Penn Street confirmed they received the same notice on 17 December. The timing of this notice is peculiar and alarming, given the Application was submitted to Hackney Council on 28 November 2025. As a result, many Interested Parties living at 12 Penn Street were left with five working days to submit representations, out of a 28 day notice period. The deadline for submission is Boxing Day, 26 December 2025 and many residents are away in the lead up to Christmas, meaning there could be a chance of less representations being submitted by only providing notice the week before Christmas. This poses a risk of bias in the licence application process.
18. The Application process has not been carried out in line with the principles of natural justice which are in place to guarantee impartiality and procedural fairness, requiring adequate notice, disclosure of evidence and an unbiased decision-maker for anyone facing a potential loss or penalty, ensuring decisions are logical, evidence-based, and just. There is a risk of procedural unfairness here not least because of having received very little notice regarding an application which, if granted, will have severe consequences for residents living on Penn Street. It poses a risk of bias to the decision-maker which in turn could lead to legal challenges including for judicial review.

The Grounds

19. The Council must not grant the Application in order to prevent public nuisance.
20. A public nuisance arises from an act that endangers the life, health, property, morals or comfort of the public or obstructs the public in the exercise or enjoyment of rights common to all. A public nuisance is actionable in tort and can also be a criminal offence.

² <https://hackney.moderngov.co.uk/documents/s77791/Delegated%20Decisions%20by%20Ward%20-%20Sheet1.pdf>

21. When a person brings a claim for common law nuisance, the civil court undertakes a balancing exercise, weighing up the factors in each case, with an overarching principle of reasonableness. These factors include:

- Location.
- Time of occurrence.
- Duration.
- Frequency.
- Whether it is a malicious act or a reasonable use of land by the defendant.

I will apply each of these in turn.

Location

22. The Music School is located on a quiet, traffic controlled street which is predominantly residential. A school, the City of London Academy Shoreditch ("COLA"), is located approximately 80 metres away. There is a church, the Christian Community of London, located in the basement of my building, it's address is 13 Penn Street, London N1 5DJ.

23. My building, █ Penn Street, faces the Music School. This is designated an Existing Low Traffic Neighbourhood ("LTN") by Hackney Council meaning there is very little traffic on Penn Street. However, should the Music School be granted this licence, I am extremely concerned that traffic will increase. The volume of vehicles will bring noise with it. However, that is not the only worry, because with the current traffic control on Penn Street, if a vehicle drives down Penn Street towards Hoxton Street, it cannot actually access Hoxton Street and instead must do a U-turn and drive back. If the Music School is permitted this licence, there is a strong possibility that people will arrive via car, either being dropped off or via taxi or a ride sharing service like Uber. This will increase pollution in the neighbourhood as a result of cars being sat with their ignition on while they wait for cyclists to pass before they can turn and drive back the way they came. Moreover, this creates a risk to the safety of pedestrians which includes the children who attend COLA and who walk to and from school each day. This would go completely against the purpose of LTNs which is on Hackney Council's website as follows:

"Low traffic neighbourhoods work by closing roads to through-traffic at specific points, known as traffic filters. In Hackney, these are usually marked by planters in the road. Cyclists, emergency vehicles and waste vehicles are permitted to pass through. In addition, Blue Badge holders are permitted to drive through some of the filters.

This means that, while all addresses are accessible by car, through-traffic is reduced, creating cleaner, quieter and greener neighbourhoods".

24. In addition, Shoreditch Park Primary School is located at 113 Bridgport Place, London N1 5JN. Bridgport Place and Gospall Street are both designated School Streets by Hackney Council. an increase in traffic poses a risk to the safety of the children, aged 3 to 11 years of age, attending

this school. This supports the grounds of protection of children from harm; and protection of public safety.

25. The Council should be concerned that having a venue which is authorised to supply alcohol from 12-noon every day so close to a primary school and an 11-19 Academy is likely to lead to increased risk of public nuisance.
26. Furthermore, it is my understanding that the building located just east of the Music School on Penn Street is residential housing for people aged 55 and over. This is provided via the Housing With Care scheme for residents who require support from Hackney Council's adult social care services³. Again, it is difficult to fathom how a premises licence as requested in the Application can be granted. It is completely out of character for this part of the neighbourhood and will cause extreme agitation to residents with a very high risk of creating constant public nuisance.

Time of occurrence

27. The Music School has applied for its licence to cover weekends, as well as until 11pm every night which is late at night. The time is both outside of standard office hours and on weekends. It is disruptive to residents who work from home but also during the times we want to enjoy our free time at home.

Duration

28. The proposed duration is 14 hours per day on every day of the year. If granted, the duration would be extremely long, permitting noise during daytime and nighttime hours and allowing the risk of public nuisance for long durations of time.

Frequency

29. The Music School has applied for a licence which would authorise it to have plays, films, live music, recorded music and anything of similar description from 09:00 to 23:00 Monday to Sunday, and authorisation to supply of alcohol for consumption on the premises from 12:00 to 23:00 Monday to Sunday. The frequency is every single day from morning until late at night. The frequency is thus not at issue, it is constant, save for 10 hours during each night, not even the weekends will be kept free.

Alternative comments

30. If Hackney Council disagrees with the above representations, it must set out clear reasons as to why. If a premises licence is granted to the Music School, I submit that the Council must implement the following conditions.

³ https://housingcare.org/housing-care/facility-info-158402-penn-street-hackney-england#google_vignette

Door supervision

31. Firstly, door supervision. Appendix A of the Licensing Policy sets out that, "(1) Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity the licence must include a condition that each such individual must be licensed by the Security Industry Authority". The Music School is located on a quiet, mostly residential street. There are no shops, pubs, or businesses. From about 7pm each evening, there is minimal noise, save for when people are leaving the church at 13 Penn Street, but this causes minimal disruption. The most noise that occurs outside of 12 Penn Street has come from people who presumably attend the Music School, who have stood outside on the street at night between approximately 8pm-11pm chatting loudly, smoking and appearing to consume alcohol. It is not known whether the Music School has historically had permission to have these activities, either through a licence or planning permission. However, it has certainly caused disruption to those of us living at 12 Penn Street, especially when trying to get to sleep. If the Application is granted, this activity would be permitted every single night of the year. Presumably, it will grow worse with the supply of alcohol and live and recorded music being permitted. It will be extremely disruptive to a neighbourhood that has been peaceful to reside in. I very much struggle to see the value of allowing such activity in this area.

Soundproofing

32. Second, appropriate soundproofing must be put in place if the Application were to be granted. As far as I am currently aware, the Music School occupies the ground floor of 23-28 Penn Street. However, I understand it has taken over the entire, or most, of that building. If they are granted a licence for live or recorded music, there is a strong chance that windows will be open in summer. The previous tenants of that office building often had windows open on the upper floors. My understanding is there was a previous music school on the upper floors of the building as I would regularly hear them playing music or having singing lessons when the windows were open in summer. However, that had not been terribly disruptive as it was during sociable hours (from recollection it was during standard office hours, roughly 9am-6pm). However, if the live and recorded music is permitted to be played from 9am-11pm, with alcohol being supplied between 12pm-11pm, this will create a different type and level of noise which negatively impacts on the residents of Penn Street.

33. As made clear by the Licensing Objectives, Hackney Council, should refer to the Pool of Conditions. N1-N17 must be considered, but the following are of particular note:

"N5 A detailed acoustic report should be carried out by a competent person and should be submitted to the Licensing Service [within timeframe]. Recommendations in the report should be approved by the Pollution Control Team and completed prior to any regulated entertainment taking place.

N6 All music systems shall be routed through a sound limiting device. The limiting device(s) should be set to ensure inaudibility in all nearby residential premises, a certificate of compliance should be submitted to the pollution group. The device shall be controlled by the licensee/management and kept in a locked, tamper-proof box.

N7 The sound limiting device must be recalibrated annually to ensure that the music is inaudible in nearby residential premises prior to the anniversary (of the grant of licence/variation/review).

N8 All speakers must be isolated from the structure of the building to prevent the transmission of vibration. The final specification should be approved by the Pollution Control Team before installation.

N9 The noise level from the premises whilst being used for regulated entertainment shall not exceed [insert limit] measured at any point(s) [insert location].

N10 Music noise from the licensed premises as measured spatially averaged within the habitable areas of the attached residential noise sensitive premises (measured at a height of 1.2 metres and 0.5 metres from any reflecting surface) at any time shall not cause any increase in the measured real time $L_{eq}(1min)$ 1/1 octave band sound pressure level centred on the frequencies [frequencies] and overall 'A' weighted levels when compared with the existing background noise equivalent $L_{eq}(1min)$ ('A' weighted levels, [frequencies]) to the levels at each of the following residential premises; (insert details) N11 Measurements should be taken in the same noise sensitive premises at a similar time without the music from the licensed premises in operation or at such level as not to cause noise nuisance, as determined by the council's Noise Pollution Team.

N12 Amplified music shall be played within the licensed premises during permitted hours through an in house sound system which shall be fitted with a sound limiter set to an internal reverberant sound level limited to L_{Aeq} [level] dB, as measured at the mid-point of the licensed premises bar at a height of 1.2 metres. In addition the system shall be limited via the in-house limiter to control the frequencies [frequencies] as measured in the same position as above, in real time simultaneous $L_{eq}(1min)$ 1/1 octave band sound pressure level. These levels should be set to correspond with levels in condition 1, above.

...

N16 For residential premises directly attached to a licensed venue, these levels shall be measured with all residential windows closed and windows should be in a single or double glazed configuration only. Secondary internal panes should be opened or removed during measurements. For all other cases i.e. buildings separated from the licensed premises windows should be slightly open for ventilation”.

Smoking and any outdoor area

34. On many occasions, groups of people linked to the Music School (presumably, students) stand outside on the street. This is at the top of the stairs which leads to the basement. They speak loudly and smoke. As 12 Penn Street faces their building, the sound echoes and is amplified. It has been disruptive in the past when trying to fall asleep as they are only a few metres from my bedroom window. If Hackney Council were to grant the licence, it must consider the following from the Pool of Conditions:

“O1 Patrons shall not be permitted to take glass off the premises/into external areas of the premises.

O2 No more than [insert number] of patrons will be permitted in the designated smoking area at [any time/after insert time]

O3 Use of outdoor area (shown on the plan) shall cease at [time].

O4 The designated smoking area shown on the plan, shall be de-lineated by a physical border."

Delegation of functions

35. As the above constitutes a relevant representation in response to an application for premises licence, Hackney Council's Sub-Committee must consider the Application, my representations and those representations of any other Interested Parties, not an Officer from the Council. This is in line with Appendix C of the Licensing Policy.
36. Section 4.26 of the Licensing Policy requires that, "Where a matter is referred to the Licensing Sub-Committee, it will determine each case on its individual merits whilst taking into consideration the Act, the Guidance, the Policy and any evidence presented by the parties concerned in support of their cases". As the requires referral to the Sub-Committee, the decision must clearly set out the consideration of all required documents.
37. It must also be noted that the Sub-Committee is not restricted from imposing any reasonable condition on a licence that it considers appropriate for the promotion of the licensing objectives. However, my representation remains that the Application must not be granted at all.

Yours faithfully,



26 December 2025



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

Fwd: Premises Licence Application – Point Blank Music School: Objection

1 message

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

18 December 2025 at 10:39

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: Thu, 18 Dec 2025 at 08:29
Subject: Premises Licence Application – Point Blank Music School: Objection
To: licensing@hackney.gov.uk <licensing@hackney.gov.uk>

Representation opposing the grant of a premises licence

Dear Licensing Team,

I am a resident of Penn Street / the immediate surrounding area and I am writing to make a formal representation in relation to the premises licence application submitted by Point Blank Music School at [23–28 Penn Street, London N1 5DL](#).

Having reviewed the application, which seeks permission for amplified live and recorded music and the supply of alcohol on the premises until 23:00, seven days a week, I wish to register my objection on the grounds of **the prevention of public nuisance and public safety**.

Penn Street is a predominantly residential street, characterised by low footfall and a relatively quiet environment, particularly in the evenings. The nature, scale, and frequency of the activities proposed in this application represent a fundamental shift in how the premises would operate and are, in my view, **incompatible with the established residential character of the area**.

Even without a premises licence in place, students already regularly congregate outside the building throughout the day and evening, often to smoke. This already results in audible noise, loitering, and obstruction of the pavement. There is no obvious or adequate internal or private external space for this activity, meaning that it takes place directly on the public highway, immediately outside residential properties.

Granting a licence for amplified music and alcohol until 23:00 would, I believe, **significantly intensify these existing issues**. Patrons would be more likely to congregate outside before, during, and after events to smoke, talk, and socialise. Given that the premises has no private outdoor area, the public pavement would inevitably function as an informal spill-out space, causing disturbance to nearby residents and inconvenience to pedestrians.

The premises' lower ground floor location also raises concerns regarding noise breakout. Amplified music, particularly low-frequency sound, is difficult to fully contain without extensive acoustic treatment. Any failure in sound insulation would be especially disruptive during evening hours, when background noise levels are lower and residents reasonably expect quiet enjoyment of their homes.

There are also public safety considerations. Penn Street is not suited to hosting crowds congregating outside a licensed venue, particularly late in the evening. Increased numbers of people smoking, drinking, and waiting outside would create congestion and reduce pedestrian safety on a narrow residential street.

For these reasons, I do not believe the application adequately demonstrates how the licensing objectives would be upheld in this location. In particular, I ask the licensing authority to consider:

- Whether a venue offering amplified music and alcohol until 23:00, seven days a week, is appropriate for a quiet residential street.
- How alcohol consumption would be strictly confined to within the premises and prevented from spilling onto the public highway.
- What enforceable measures would be in place to prevent noise nuisance from patrons entering, exiting, and congregating outside.
- Whether an independent acoustic assessment and sufficient soundproofing works would be required prior to any licence being granted.
- How crowd management and dispersal would be handled to ensure patrons leave quietly and do not linger outside nearby homes.

In the absence of robust, enforceable, and clearly evidenced controls addressing these concerns, I believe granting this licence would result in ongoing disturbance to residents and undermine the quiet residential character of Penn Street.

I therefore respectfully request that this application be refused. Alternatively, should the licensing authority be minded to grant a licence, I ask that strict conditions be imposed, including (but not limited to):

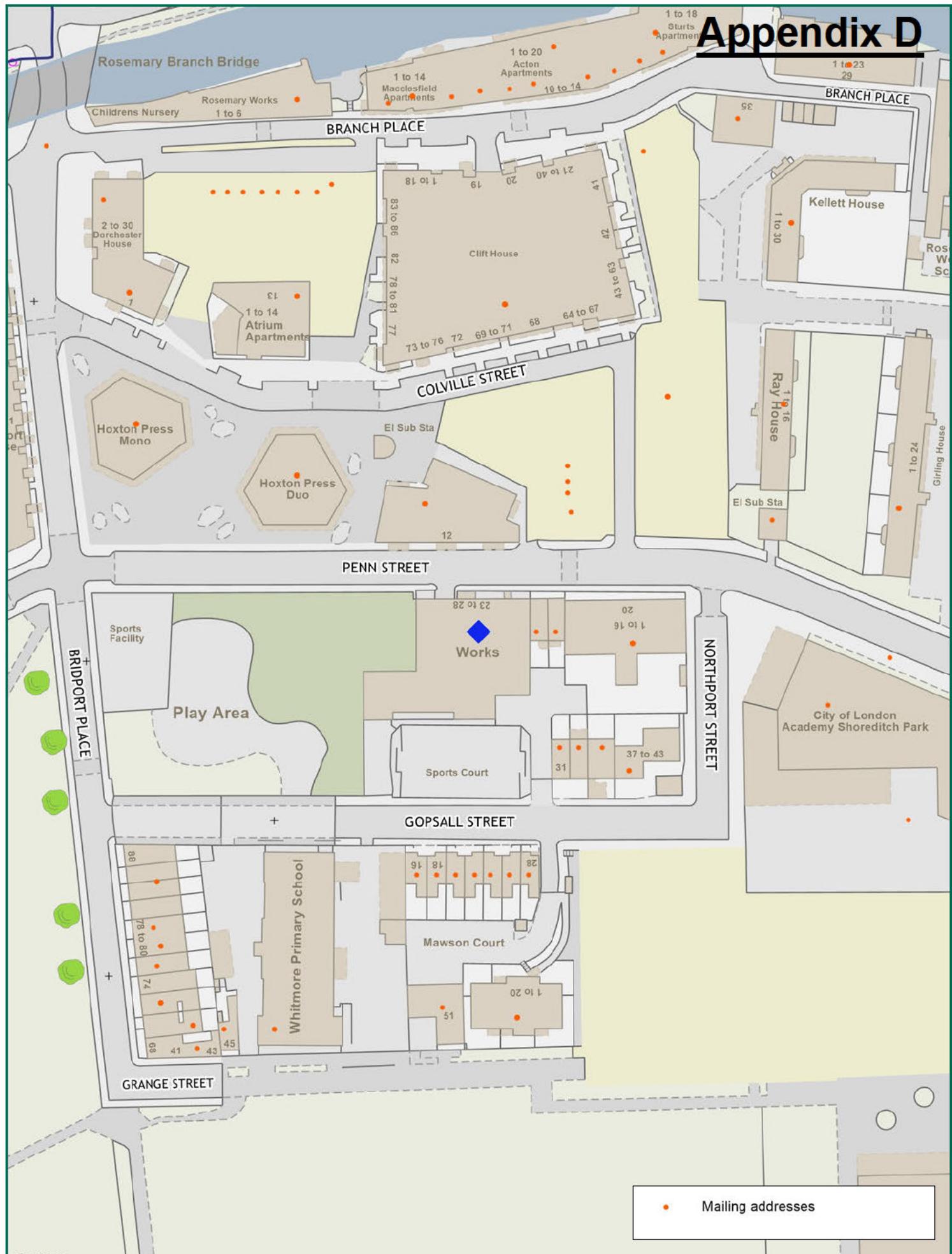
- No consumption of alcohol outside the premises at any time.
- Strict limits on outdoor smoking, including time restrictions and active management.
- A reduced operating schedule, particularly in the evenings.
- Mandatory independent acoustic assessment and completion of soundproofing works prior to operation.
- A detailed and enforceable noise, capacity, and dispersal management plan.

Thank you for considering my representation.

Kind regards,

[REDACTED]

Appendix D



NORTH

Scale: 1:1250 at A4