



**COMPLETE  
LICENSING**

# **PLAYHOUSE EPPING**

**Additional Information**  
**Version 1.0**



COMPLETE  
LICENSING

# PLAYHOUSE, EPPING

Representations  
Version 1.0

29 July 2020

Debbie Houghton

**Licensing Officer**

Epping Forest District Council  
Civic Offices  
323 High Street  
Epping  
CM16 4BZ

Dear Sir / Madam

**Reference: Premises Licence application for Play House  
195-199, Cottis Lane, Rear of Epping High Street, Epping, Essex CM16 4BL**

The NTIA is an Industry Association, which celebrates the unique contribution that the night time economy represents across the UK. We have worked on many campaigns including the #SaveFabric London Campaign, #Save24kitchenStreet Liverpool, national campaigns such as #SaveNightLife and #LetUsDance, and many more.

Our purpose is to protect and safeguard businesses with licenses, by proactively engaging with the authorities as a collective, and creating a dialogue which generates realistic operational best practice and allows businesses to trade within the agreed guidelines whilst consistently maintaining the four licensing objectives.

It has been brought to our attention that CK Entertainments Ltd, which currently holds the Licence under Six Chaps Ltd is re applying for their Premises Licence for their new business, the proposed license will commence on the 1<sup>st</sup> September 2020 until 1<sup>st</sup> January 2020, for the Play House and Essex Roof Gardens.

We believe the substantial measures presented by the new operators, will give the Police and Local Authorities confidence that the venue's primary focus is the safety and welfare of their patrons and staff.

We know that the authorities are consistently working to reduce the level of crime and anti-social behaviour with limited resource, as part of this we encourage businesses to work collaboratively with authorities in support of the licensing objectives.

We are keen to work together with all parties to continue dialogue on how we can start to manage the current portfolio of licensed businesses within Epping, including the facilitation of late-night entertainment venues, serving the community.

In the current climate under Covid, it is imperative that we ensure businesses like Play House & Essex Roof Gardens are given an opportunity to survive, on the basis they can demonstrate that they commit to providing a safe and secure environment for customers to enjoy and for staff to work.

The Night Time economy is worth £66 Billion to the UK economy, and employs over 1.3 million people. if we were to lose these businesses, it would detrimentally impact on the cultural and economic recovery of the area.

We must ensure that we give every opportunity for cultural spaces to rebuild.

Yours faithfully

Mike Kill  
**CEO, NTIA**

CC:

Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ.

Wednesday 15<sup>th</sup> July 2020

Dear Licensing Officer

I felt that it was only right that I write to you as I would like to offer my full support for the 3am license application for play house night club at 195 to 199 Cottis lane Epping.

I live in Theydon and was a regular customer of the previous venue Club 195. Myself and friends would use the bars and restaurants in Loughton and Epping at the weekends before moving on to club 195 to finish our evening. Since the club has closed there are no late-night venues in the area so we have to go in to London for our nights out which is a shame on the local late-night venues. So now it's only on rare occasions when we travel into London that we are able to get together and have fun past 1am.

I also have an 18-year-old son who is getting to the age where he wants to go to get out and go to nightclubs, the thought of him going in to London scares me so having a late-night venue in our area will be much safer for him and his group of friends. As a parent it would give me great piece of mind knowing that he is local.

I am in full support not only for myself but for the son and his friends, they should be able to enjoy themselves in their local area.

Thanks in advance.

Kind regards

Ann-Marie Hackett

**Tracey Thomas  
18 Spring Pond Meadow  
Hook End  
Brentwood CM15 0NS**

Epping Forest District Council Civic Offices  
323 High Street  
Epping  
CM16 4BZ

Wednesday, 29 July 2020

Dear Sir,

I am a former Epping Forest District councillor, and I am a current Councillor for Blackmore Hook end Wyatts Green.

I originally wrote supporting the new licensing application for Playhouse in 2019, and I would like to further lend my support to this application.

I think this a novel approach for the venue to prove it can successfully operate until 3am. I am well aware that the venue already has a 1am licence and the Chairman suggested that they use their TEN's to show that they could operate till 3am, however I think this approach should be commended. Mainly because TEN's do not allow everyone the opportunity to have their say. As the authority well knows TEN's only allow the police to object, however this approach allows all members of the public and other authorities the ability to help craft a licence that is not only appropriate for the venue but also for the community.

I know that the venue has not traded using it 1am licence yet and would go ahead trading on their new 3am licence straight away. I have seen many licences change their terminal hour and fail, to put it simply just because you can successfully operate until 1am does not mean you can operate to 3am, these are very different types of operations. The time limited licence will show whether the operates can make good on their promises that they can operate this venue to three. No matter how many times they operate till 1am this does not show they can to 3am.

I fully support this application for a time limited licence and look forward to seeing if the operators can make good on their promises.

Kind regards

*Tracey Thomas*

**Tracey Thomas  
traceythomas210@gmail.com**

T: 020 3906 1650  
E: [info@tieronecontracts.co.uk](mailto:info@tieronecontracts.co.uk)  
W: [www.tieronecontracts.co.uk](http://www.tieronecontracts.co.uk)

Universal House  
88-94 Wentworth Street  
London, E1 7SA

Company Reg: 10377293



Licensing Service  
EFDC  
Civic Offices  
323 High Street  
Epping  
Essex  
CM16 4BZ

Dated: 28<sup>th</sup> July 2020

Dear Sir / Madam,

I am writing this letter to fully support the application for a 3am license at 195/199 Cottis Lane for Play House Night Club.

I have lived in Epping Forest my whole life and been a resident in Epping for the last 7 years.

I run a recruitment business and it involves entertaining clients. I would regularly use the local restaurants and bars to do such entertaining in. We would always finish our nights at Club 195 as it was a safe and enjoyable late-night venue.

Since its closure and as there are now no other late-night venues in Epping, I now no longer use the local restaurants for entertaining as I am forced to go into London for my nights out.

I feel this is taking business out of the local economy, so I welcome the idea of having something like this back in our town as it will enable me to get back to supporting local businesses – which in today climate is even more paramount than it has ever been.

Yours faithfully,

Lee Cummins  
Director  
Tier Once Contracts  
07540 124 051

**Tel:** 020 7426 0322

**Fax:** 020 3582 4581

**Email:** [info@pristinelondon.co.uk](mailto:info@pristinelondon.co.uk)

**Web:** [www.pristinelondon.co.uk](http://www.pristinelondon.co.uk)

**Address:** 19-20 Bourne Court

Woodford Green

Essex IG8 8HD

Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ

Dear Sirs,

**RE: Play House Night Club 3am Application**

I am writing this letter to offer my full support for the application at 195 Cottis lane for a 3am license for the Play House Night Club.

I have lived in the local area all of my adult life and this little corner of Essex used to have a vibrant night life, over the last few years we have lost most of these venues with Club 195 being the final one.

My business entails entertaining my clients and I would often bring them to Epping for a nice meal in one of the restaurants and then go on to finish our night at Club 195. My clients had never been to Epping before and really loved to come out to such a beautiful little town for a different experience.

Since 195 has not been open I have nowhere to go after our dinner so now we go to other areas or to London for our nights out. I know several restaurateurs and publicans and they have all expressed that with no late-night local venues it has been having a negative impact on their trade and livelihoods.

I would be grateful if this application could therefore be looked upon favourably as I know it has the support of a lot of local businesses and residents alike.

Yours faithfully,

Spencer Walshe  
Director  
07957 386 133



28 Tempest Mead  
North Weald  
Epping  
CM16 6DY

26<sup>th</sup> July 2020  
Ref: PJC/playhouse a

EFDC Licensing Service  
Civic Offices  
323 High Street  
Epping  
Essex  
CM16 4BZ

### **License Application for the Playhouse and Epping Roof Gardens**

Dear Sirs/Madam,

With reference to my letter of support dated 28<sup>th</sup> June 2019, I would like to add an additional letter supporting an application for extended hours or a later license.

I was pleased to learn the venue is going to reopen and Mr. Scott Cummins mentioned that the current licensing hours that have been approved provides the venue with a closing time of 1am. Unfortunately after taking my clients locally for dinner, this is far too early to enjoy the facilities of the proposed Playhouse and maximize the social time spent entertaining my customers.

I know this has been expressed in my previous letter but to reiterate from a business standpoint I own, hold shares or on the executive board of the following companies globally:

1. Aquarion - Switzerland
2. H+E Water – Germany
3. H+E Asia – Singapore, Malaysia, Philippines
4. H+E UK
5. Gemwater – Milan
6. H2 Oil & Gas - Scotland
7. Helipad Company

Apart from General Management activities I am largely responsible for developing sales for each of the businesses and networks for the above is extremely important. For the companies above this involves a great deal of entertaining and client visits to the UK.

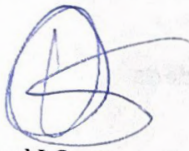
If the closing time is not extended I fear that I will continue the need to entertain clients in London, away from Epping. This is detrimental to other businesses, the community and revenue generation, they are not benefiting from any pre-venue

activities or cultural experiences of having people from overseas in the local community.

The late license to 3am for the proposed Playhouse and Epping Roof Gardens is an essential asset to my business and the area.

Please kindly support this application for a later license and do not hesitate to contact me if you have any questions. Given the importance of this new venture to my companies, network and future business I would be more than happy to meet the council in person.

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'P' and 'C' intertwined.

Paul J Coe



01992575122  
manager.zaikaa@gmail.com

201 High Street  
Epping  
Essex  
CM16 4BL

09/07/2020

Epping forest district council

Licensing Section

323, High Street

Epping

Essex

CM16 4BZ

Dear Licensing Officer,

It is exciting to learn that the old 195 is about to reopen under a new name Playhouse.

I wanted to take the time to offer a letter supporting a late license application to 3am. We understand the current application has been approved to 1am but unfortunately this does not offer the restaurant any advantage of getting late booking namely, 10pm to 11pm.

When 195 was open we would get many clients in the restaurant before going to the night club.

Every business is suffering at the moment and it would be very beneficial to my restaurant if the closing hours is extended from 1am to 3am on every Friday and Saturday.

Thank you for considering this letter, your help is greatly appreciated.

Yours Faithfully



Shuhel Ullah (Director)

23<sup>rd</sup> July 2020  
Ref: playhouse

EFDC  
Licensing Office  
Civic Offices  
323 High Street  
Epping  
Essex  
CM16 4BZ

## **Late License Application for the Playhouse Night Club**

Dear to whom it may concern,

I was pleased to hear the venue is going to reopen very soon.

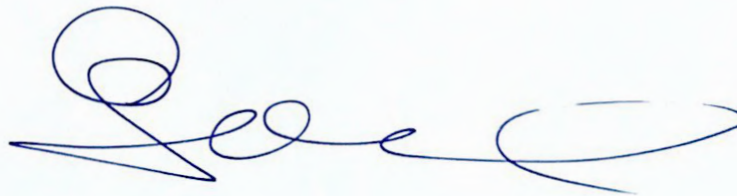
Given the current situation regarding COVID we need to do everything in the community to rebuild and re-establish our businesses. Since the closure of 195 we experienced a lower level of late bookings, now with COVID we have never experienced such a difficult period.

When the club was opened many of our customers came to the restaurant before going to the club. We are aware the license has been given to 1am but unfortunately this does not fully help us. If there is a later license we will get a later restaurant trade who dine before going to the club.

Agreeing a later license to 3am will help our business tremendously and therefore we fully support this application.

In these times we must do everything possible to aid recovery.

Yours faithfully,



**Sadlers Taxis Ltd  
4 Station Road  
Epping  
Essex**

**Licensing Services  
EFDC  
Epping  
CM164BZ**

**30<sup>th</sup> July 2020**

**Dear Sirs**

**Re Licensing for Playhouse**

**I write to present my support of the license application of Play House to extend the licence until 3am.**

**I employ over 100 taxi drivers working mostly within the Epping Forest District although at least 70 of them are still not working due to Covid 19 which has obviously caused health risks for the drivers but has also meant there is not the same level of work, so all the help possible is required to get the local economy kick started again. I believe if we can help this nightclub get launched, so long as it is operated in a professional manor as promised by the management team it will be a huge asset to the night time economy.**

**Kind regards**

***Paul Nelson***

**Paul Nelson  
07502363829  
Sadlers Taxi Group  
Sadlers Taxis- Loughton  
Elite Taxis-Epping  
Advance Taxis-Sawbridgeworth**



# Platinum Security

Electronic Security Specialists

125 Albany Road  
Hornchurch  
Essex  
RM12 4AQ

Tel: 01708 733264  
01708 744868

Fax: 01708 744868

Email: [office@platinumsec.co.uk](mailto:office@platinumsec.co.uk)

[www.platinumsec.co.uk](http://www.platinumsec.co.uk)

Epping Forest District Council  
Civic Offices  
High Street  
Epping  
CM16 4BZ

Ref. playhouse/DB

27/07/2020



Dear Sir/Madam,

**Re: Playhouse Night Club in Epping**

Platinum Security Limited are supporting the licence application and we are extremely excited about the project. We have a few staff members who live in the Epping area and after discussing this upcoming project with them, they are just as excited.

As a local business it is only with contracts like these that we can operate as it is a very challenging business climate. Epping Forest district council must understand that when they grant a licence like this it not only creates direct employment at the venue but helps with supporting business like ours that supply the night time industry. This is why we are fully behind this licence application.

Regards

Darren Bowers  
Director

**Platinum Security**  
Electronic Security Specialists

DD: 07900 683388



**CCTV : Alarms : Access : Intercoms : PA : Surveillance : Tagging : Tracking : Multi-Room Audio : PAT : Smoke Cloak**

Platinum Security Limited. Registered in England & Wales No. 05027185 VAT No. 836 0017 56

Thursday, 9<sup>th</sup> July 2020

Stewart Bowles  
Forest Cottage  
Gaynes Park Estate  
Coopersale  
CM16 7RJ

Licensing Service  
Epping Forest District Council  
Civic Offices  
323 High Street, Epping  
CM16 4BZ

To whom it may concern, we fully support the application at the premises 195 – 199 Cottis Lane, Epping for the Playhouse including their application for a 3am licence.

Over the past 15 years me and my wife would regularly go into Epping at the weekend and have a meal out and a few drinks in one of the local restaurants/pubs and then always walk over to Club 195 and have a few more drinks and a dance. It was an ideal night out supporting our local businesses including the local taxi firms. However, since Club 195 has been closed we have had to travel into London if we wanted to have a late night out for a drink and dance.

We also have 3 children, one who is turning 18 this year and it terrifies me that if he wants to have a night out in a nightclub he will have to travel to London. It would be absolutely ideal if there was a nightclub in Epping again, so that he could go there and like me and my wife support the local businesses.

Any questions please feel free to email me [stewartbowles@ontimeshred.co.uk](mailto:stewartbowles@ontimeshred.co.uk)

Kind regards,

Stewart Bowles



# Bar 195

Received: 📧 Friday, 17 July 2020 22:53

From: **Laila Choufa** lailachoufa@icloud.com

To: **james@completelicensing.uk**

Good evening James, I am writing to you in support of the application for a late license at bar195 I manage the George and Dragon Epping in the high street and we would love to have the weekend trade we used to have when 195 was open. We used to get a lot of guests here for dinner and a few drinks before they head over there when we stop serving at 23.00 but now it's very quiet and it's been the case since 195 closed. Don't get me wrong I am aware of the issues over there and I was assured that security will get tightened. I am also happy that it will be only for Friday and Saturday night as it is a residential area. Speaking to a lot of the business owners around Epping I can assure your everyone has lost some trade because of it being shut down. I hope we can see it open again in the future with better security and management which I have been told will happen.

Thank you for your time

Laila Choufa Carvalho

General Manager

Sent from my iPhone



# Fwd: Play House night club

Received: 📧 Monday, 20 July 2020 09:37

From: **Lucy Ager** [lucyboggans@outlook.com](mailto:lucyboggans@outlook.com)

To: [james@completelicensing.uk](mailto:james@completelicensing.uk) [james@completelicensing.uk](mailto:james@completelicensing.uk)

>>>

>>> Dear sirs

>>>

>>> I am writing this letter to fully support that license application for Play House night club at 195/199 Cottis lane Epping to 3am

>>>

>>> I have lived in Epping for 5 Years and was a customer of the previous venue Club 195. We have a large group of friends that would regularly get together, because we had a late night venue in Epping my group of friends would start our night at one of the pubs or restaurants in the town then go on to finish the night at 195. Since it's closure my friends no longer wish to come to Epping for a night out so we go to other areas or in to London I feel this has taken customers away from the local business

>>>

>>> Kindest regards

>>>

>>> Lucy Ager

>>>

>>> Sent from my iPhone

# Licensing Service

Received: ➡ Wednesday, 15 July 2020 00:23

From: brian smith DjTs1bookings@hotmail.com

To: James@completelicensing.uk James@completelicensing.uk

Hello james ,

Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ.

I am a local DJ and I was given my first DJ set at Club 195 and then regularly played there. Since the club has closed it has been hard for me to get DJ work locally so I am writing this letter to support the 3:00 license application at the Play House. It would be great to have a late night venue back in Epping

Kind regards brian smith

Sent from my iPhone

# Playhouse

Received: ➡ Tuesday, 28 July 2020 09:07

From: **Stacey** staceyjoyriley@yahoo.co.uk

To: **james@completelicensing.uk**

Hi,

I am writing to fully support the license application for Play House night club at 195/199 Cottis lane Epping to 3am

I have lived in Epping for 7 years and always went to Club 195, in fact I used to go even when I lived outside of the area. Since it's closure my friends and I no longer stay in Epping for nights out as there is no where nice to go after a meal. I believe the cocktail bar will be lovely for groups to go after mid week meals (school mums nights out etc). The idea of the gym during the day is just brilliant and I believe they are trying to bring something new and fresh to Epping which is very much needed.

All in all I'm in huge favour for the later licence and look forward to many nights out there in the future.

Stacey

Sent from my iPhone

# Playhouse email of support

Received:  Tuesday, 14 July 2020 16:27

From: **Mike Younger** mike.younger@hotmail.com

To: **james@completelicensing.uk** james@completelicensing.uk

Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ.

Dear Licensing Service,

I just wanted to send you an email to express my support for the 3am license for Playhouse the new venue opening in Epping.

I used to DJ at Club 195 regularly and since it's closure, myself and other DJs have lost regular work. I have a young family to support, and in what has been a terrible time for the hospitality industry, a new multi purpose venue such as this is exactly what the sector needs. Not just for DJs, but the hundreds of other people who'll benefit from this both socially and economically in the local community.

Many thanks,

Michael younger

Get [Outlook for iOS](#)

**From:** Danny Swallow <danny@centreforceradio.com>

**Date:** 30 July 2020 at 10:44:39 BST

I am writing this to offer my full support for the 3:30am license application for playhouse night club at 195/199 Cottis lane.

I am the owner of centre force radio station and we have a contract in place to run every Friday night at the above venue.

Our brand is based around House and Disco music with our clientele of an age range between 30 and 50 years of age.

If you require anything further from me please do not hesitate to contact me on

07710693282 or via email [Danny@centreforceradio.com](mailto:Danny@centreforceradio.com)



**From:** Amber Thomas <amber.thomas1@outlook.com>

**Date:** 30 July 2020 at 22:35:23 BST

Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ.

Dear Sirs,

My name is Amber Thomas I have lived in Epping for 15 Years at 4 The Pavillions

I am writing this email to offer my full support for the new license application until 3:30am at the playhouse at 195 to 199 Cottis lane Epping

Since the club has been closed, mine and my friends nights out have not been the same.

There are not any good clubs like this one in the area or even close that holds events, plays good music until 3am and invites a wide range of people of all different ages.

The owners are warm and welcoming, they look after their staff and customers the best they can and have always made me and my friends feel safe and looked after.

The cab fairs from Epping to the closest clubs are between £30 - £60 which is a lot of money to spend before the night has even started for one way, when I had a club on my front doorstep that I could get an £8 cab home from.

When myself and my friends go to clubs like Faces in Ilford, we do not feel safe due to the type of area and people that live there, then if you go in the opposite direction to Chelmsford, Brentwood or Romford we equally don't feel safe because we do not know anyone in the vicinity.

I think it should be taken into consideration the safety risks other young girls and boys like myself and my friends are put into by having to travel half an hour to an hour journey to visit a nightclub with the possibility of getting stuck or being taken advantage of whereas we had somewhere to go which was well run and close to home.

I also worked in 195 for 3 and a half years, since the club has been closed I have not been able to find any other work in late night venues on the weekends. The journey from my house to 195 was convenient and cost effective as opposed to driving all the way to Gants Hill, Ilford to work in a similar club (faces) the extra time and money to work at that venue does not benefit me at all.

This has also affected my income which has caused excess pressure and stress. I relied on the wages from 195 for things like my car insurance, I worked full time Monday to Friday whilst working in 195 on a Saturday and the change in my budget since the club has been closed is very noticeable.

Yours sincerely

Amber Thomas

# Playhouse application

**From:** Frankie Major <f.major@live.co.uk>

**Date:** 29 July 2020 at 13:37:21 BST

1 Theydon Bower  
Bower Hill  
Epping  
Essex  
CM16 7AB

Dear Sir/Madam,

I am writing this letter to offer my full support for the application for a 3am licence at Cottis Lane, Epping for the Playhouse club.

I have lived in Epping for 30 years and would like to think I have an understanding of the local community. Epping is a fantastic place to live but it is alarming how little there is to do for the younger people of the town, especially when it comes to pubs or bars or any semi decent social outlet which younger people need. Even the older residents like me and my friends have nowhere to go locally, all we have is coffee shops, restaurants and a couple of really bad pubs. I was a regular at the old Club 195 and I had many wonderful nights there and also took many friends, family and business associates with me for nights out. The local area certainly needs something like that as there is literally nowhere to go for a late drink or to listen to music and have fun. It would also bring further revenue to local businesses on weekends as people would use the restaurants or pubs prior to going to the club and local business need more support now than ever. It has also concerned me that there has been an obvious increase in illegal parties in Epping and the surrounding forest areas recently which can be a catalyst for violence and drug use as well as the copious amounts of litter I have seen left at places like Stonards Hill after the weekends. I feel this will only get worse if the town doesn't offer more options for entertainment on weekends or for late night socialising. Therefore, I am offering my full support for the 3am licence and hope this comes into fruition.

Yours sincerely,

Frankie Major.

07713433691

Epping resident and local business owner.

# Letter to council

Dear Sir/Madam,

I am writing to offer my support for the application for a 3am licence at Cottis Lane, Epping on the site formerly known as Club 195.

I am a local resident who lives on Nichol Road and as a 23-year-old male, I find it quite hard to go out and enjoy myself with my friends locally as our options are severely limited. Groups of younger people need to have somewhere to go with their friends and drink and dance and it seems Essex in general has just shut down every busy bar or pub or club over the past couple of years. Epping has a few pubs but the demographic of customers in the Black Lion or Duke of Wellington is about 50 and the Merry Fiddlers and The George are now predominantly restaurants which leaves nowhere, literally. I don't drink coffee or skate so what are my options? People I know have been hosting illegal parties in our beautiful countryside which is becoming more common and will only get worse. I drove through High Beech a few weeks ago on a Thursday night, not even a weekend, and there were about 300 people there playing music and drinking totally unsupervised and the mess that was left the next day was disgusting. This would not happen if people had somewhere to go with a good atmosphere, decent music and entertainment which The Playhouse will no doubt provide. I understand the people making the decisions will probably be a lot older than me but I ask you to remember what it was like to be young and want to go out and listen to current music/ DJs and chat to members of the opposite sex. It is something that the area needs and I for one would hope they get the permissions they have asked for.

Dylan Pitts  
Epping resident  
07850049960

12 Nichol Road  
Epping  
Essex  
CM16 4HX





# PLAY HOUSE EPPING LICENCE APPLICATION

**From:** Paul v7 <paul@vision7media.com>

**Date:** 29 July 2020 at 12:13:38 BST

FAO:  
Licensing Service,  
Epping Forest District Council,  
Civic Offices,  
323 High Street,  
Epping, CM16 4BZ.

Dear Sir/Madam,

I write to you both personally and in the capacity of my business Vision 7 Media, we would like to offer our full support for the 3.30am license application by "Play House Epping".

As a local business and supplier to the leisure industry, we provide photographers and videographers to leisure related venues and thus see this as a positive.

With the addition of the only late-night venue in the area this will enable us to employ more local freelancers to work at Play House on an ongoing basis. With the current state of the economy we can only see this as both beneficial to

the people who would like leisure activities and the jobs it would create helping the local economy.

Additionally this will also provide young adults a legal / managed alternative to the illegal forest parties that have started taking place in Epping and surrounding areas and somewhere for younger people to go rather than drawn into taking Laughing Gas in their cars antisocially.

Previously, we had been working at the long established Club195 since ~2012, for 2/3 nights a week which enabled us to employ 10's of photographers and videographers many of whom were based locally and some employed from Epping College. Since the closure we've had to cut that back considerably in this area.

I also imagine for the broader local economy, especially with local small businesses struggling or closing, the knock on effect could potentially be a life line of help e.g. direct staff, suppliers, hairdressers, barbers, beauty salons, tanning shops, as well as local the restaurants, other bars, taxi drivers and probably many more that people would use for a night out.

I hope a favorable response can be reached that would benefit Epping and the surrounding areas.

Kind Regards,

Paul

Director, Vision 7 Media



N: 07502-455868  
E: paul@visionseven.co.uk  
E: hello@visionseven.co.uk  
T: (+44) 0844-560-2717  
Office - by appointment only - NO PCSE  
Smile House Yard, 48-50 St John St  
Chelmswell, London EC1M 4DF

[fb.com/visionsevenuk](https://fb.com/visionsevenuk) | [twitter.com/visionsevenuk](https://twitter.com/visionsevenuk) | [instagram.com/visionseven](https://instagram.com/visionseven) | [vimeo.com/visionseven](https://vimeo.com/visionseven)

[www.visionseven.co.uk](http://www.visionseven.co.uk)

From: Alison Anderson  
<alisonanderson3@yahoo.co.uk> Sent: 14 July 2020  
10:13  
To: Contact Us <ContactUs@eppingforestdc.gov.uk>  
Subject: 195 reopening

To whom it may concern. This is the last thing we as a small town needs, no police station to control the violence this place brings, every time it reopens there is trouble every time, there other place in chingford Essex house which has just reopened had a mass brawl this weekend. This really needs to stay closed down as it is, it opens, there is a stabbing or fight then gets closed then the reopens and it continues like this !!!

Mrs. A Anderson  
Sent from my iPhone

# **Re: CK Entertainments Ltd 195-199 Cottis Lane, Epping, Essex, CM16 4BL Play House and Essex Roof Garden ( formerly club 195)**

Received:  Monday, 27 July 2020 09:41

From: **Holly Whitbread** holly.whitbread@btinternet.com

To: **Debbie Houghton** dhoughton@eppingforestdc.gov.uk

**CC: Essex Police (Licensing.Applications@essex.police.uk) Licensing.Applications@essex.police.uk, Essex Fire Rescue (SouthWestGroupSDP@essex-fire.gov.uk) SouthWestGroupSDP@essex-fire.gov.uk, Environmental Health environmentalhealth@eppingforestdc.gov.uk, Brian Stalabrass BStalabrass@eppingforestdc.gov.uk, Michael Richardson MRichardson@eppingforestdc.gov.uk, licenceapplications@essex.gov.uk licenceapplications@essex.gov.uk, Contact Planning contactplanning@eppingforestdc.gov.uk, Trading.Standards@Essex.gov.uk Trading.Standards@essex.gov.uk, The Home Office Alcohol@homeoffice.gsi.gov.uk, Democratic Services democraticservices@eppingforestdc.gov.uk, Richard Thomason RThomason@eppingforestdc.gov.uk, brumsey@eppingtowncouncil.gov.uk brumsey@eppingtowncouncil.gov.uk, info@eppingtowncouncil.gov.uk info@eppingtowncouncil.gov.uk, Cllr.L Burrows cllr.lburrows@eppingforestdc.gov.uk, Cllr.C Whitbread cllr.cwhitbread@eppingforestdc.gov.uk, hello@completelicensing.uk hello@completelicensing.uk**

Dear Debbie

I would like to submit my strong objection to CK Entertainment Limited's application at 195-199 Cottis Lane, Epping, Essex, CM16 4BL.

## **Opening Hours and times**

I am concerned by the increased opening hours. Historically the venue was a Friday/ Saturday evening only venue. This application proposes that there is live music Live Music Monday to Thursday 11.00 – 22.00 which will mean there will be noise across the whole week.

The weekend (Friday-Saturday) are far to late (11.00 – 03.00am and extended to 3.30am on some occasions). There are no other businesses with these late opening hours in Epping and this is not suited to the character of the town.

The club is surrounded by residential properties - the late night use and the new use of roof terraces would have a negative impact on the day to day life of these residents in the locality.

## **Use as a night club**

I have significant concerns about this venue reopening as a night club. I am worried that the proposed used would have the potential to cause ASB and criminal activity, which was historically the case.

I would like stronger reassurances around what work the proprietor would do to prevent this. I feel like the proposed increased capacity may aggregate the issues.

The use as a night club does not fit in with the nature of Epping High street which does not have any other late night

uses.

### **Noise**

The noise from the venue will have a negative impact on the surrounding residential area both late at night/ early in the morning at the weekend and spread across the week. The roof terrace area is a new addition and is likely to lead to greater noise and disturbance.

### **Litter**

In the past following the opening of the club there was significant amounts of rubbish. What action would the owner take to alleviate this and ensure the extra pressure doesn't fall on the council?

### **COVID**

If COVID restrictions remain in place in the coming months and years how does the applicant propose safe operation for both the gym and the club? Will there be space for social distancing? Limited capacity? Will the premises be sanitised and anti-bac available for customers?

In summary, I strongly object to this application which I believe is out of character with Epping and would have a negative impact on residents. Since the closure of the previous club, residents have noted a marked improvement in night time ASB and other activity, I fear the new premises would start this again.

Kind Regards  
Holly

District Councillor for Epping Lindsey and Thornwood Common and Cabinet Member for Housing and Community Services

**From:** Colin blencowe <CGB551@outlook.com>  
**Sent:** 14 July 2020 14:28  
**To:** Contact Us <ContactUs@eppingforestdc.gov.uk>  
**Subject:** Objection to licence for Club 195

Good afternoon

Could you please pass my email to licensing as I wish to object to the extended hours too 03.00 at the weekends 195

My reasons are:

Historically the spill out at closing time caused havoc to local business with windows being smashed, vomit over the pavements and glass shards from broken drinking glasses and bottles everywhere.

Our dogs suffered badly when walking them at the weekend by broken glass embedding in their paws.

The noise from revellers leaving was disturbing and walking through the high street home from the station was really frightening for many as there was abusive behaviour in the town from customers of 195.

The town has been a much safer and cleaner environment whilst 195 remained closed. Why does the town have to go back to suffering from this again?

I fully object to the re-opening of 195 and a licence being granted.

Regards

Colin Blencowe

**From:** Geraldine Vallis [mailto:gvalis@eppingtowncouncil.gov.uk]

**Sent:** 17 July 2020 09:21

**To:** Debbie Houghton

**Subject:** FW: CK Entertainments Ltd 195-199 Cottis Lane, Epping, Essex, CM16 4BL Play House and Essex Roof Garden ( formerly club 195)

Hi Debbie

Thanks for the update with this licence application which I forwarded to the Epping Town Council's Planning Committee.

The Committee have objected to this application with the following details from Tuesday's Planning meeting.

Committee CONSIDERED the above consultation and DECIDED to make a representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The reasons for this representation objection are that the hours for the sale of alcohol, late night refreshment, live and recorded music, performance of dance and related activities until 3.30am on Fridays and Saturdays is too late in a residential area and would cause noise, possible crime and nuisance.

Please can you let me know if the Town Council would be able to send a representative to the EFDC's Licensing Committee when the application is being heard.

Many thanks

Kind Regards

Geraldine

Geraldine Vallis

Planning & Events Officer

**Epping Town Council**

Epping Hall | St Johns Road | Epping | CM16 5JU | Tel: 01992 579444

[www.eppingtowncouncil.gov.uk](http://www.eppingtowncouncil.gov.uk)

Follow us on twitter: @eppingtown

*My work days are Tues, Weds Thurs Fri 9am to 5pm*

10, St.John's Road  
Epping  
Essex  
CM16 5DN

28 July 2020

Licence Application  
Play House and Essex Roof Garden  
195-199 Cottis Lane, Epping, CM16 4BL

Dear Sir,

We are writing this representation regarding the licence application made on the address above.

**The prevention of crime and disorder**

There have been a number of incidents outside the club over the years including stabbing and other fights. We feel that re-opening this club with a late night on and off sale licence may well increase the likelihood of these incidents happening again.

**The prevention of public nuisance**

When the club was open previously we could hear the music from our house. As the licence application specifically states "Late Night Refreshments Friday to Saturday 11.00 to 03.00 indoors and outdoors" we feel this will cause a nuisance to the public and residents.

When the club was previously open we would be woken up in the early hours by people shouting, screaming and swearing after they left the club. As local residents and members of the public, we are worried that this will start again should the club be given their licence.

Yours sincerely,

Handwritten signatures of Clive and Elizabeth Hall in black ink.

Clive and Elizabeth Hall



Mrs K Tuckey  
Licensing Department  
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
CM16 4BZ



Essex Police  
Licensing Department  
Braintree Police Station  
Blyths Meadow  
Braintree  
CM7 3DJ

27<sup>th</sup> July 2020

Dear Mrs Tuckey,

### **OBJECTION TO APPLICATION FOR A PREMISES LICENCE (LICENSING ACT 2003)**

In respect of a premises licence application for 'Play House & Essex Roof Garden' Essex Police make representations under the licensing objectives of; prevention of crime & disorder and prevention or public nuisance.

The location of this premises previously traded as Club 195, a licensed premises whereby the premises licence holder was a company called KAC Entertainment Ltd; one of the directors of which was; and remains to be Scott CUMMINS.

This licence was subject to a section 53 summary review, applied for by Essex Police following serious crime and serious disorder in the early hours of 1<sup>st</sup> January 2019.

As a result of this summary review interim steps were imposed; suspending the premises licence; and subsequently being revoked at a licensing sub-committee hearing on 29<sup>th</sup> January 2019.

The evidence Essex Police produced in support of the review is as relevant to this application as it was to the review. The premises operated predominantly on a Saturday evening into Sunday morning. Essex Police evidenced that on these nights there were numerous occasions where crime, disorder and public nuisance occurred at and within the vicinity of the premises; and those which occurred on a Sunday morning after 02:00hrs when no other premises were open deducing that it was reasonable to assume those involved were directly linked to Club 195 by way of patronage or association to.

Since the suspension and subsequent revocation there has been **NO** reported crime, disorder or public nuisance within the same geographical area and time scales.

At the review hearing the sub-committee made their decision which included:

*'The lack of confidence in the management in how they have implemented their policies and procedures' and*

*The lack of faith in management being able to successfully implement additional conditions.'*

In June 2019, following the revocation CK Entertainment applied for a premises Licence in respect of this premises seeking a licence to trade until 03:00 on a Friday and Saturday.



Essex Police objected to this licence; and a sub-committee granted a licence until 01:00 on these days. In their decision notice they stated:

*'By granting a premises licence, we have taken into account the applicant's right to apply for temporary event notices which would give them an opportunity to road test their new model to a later hour and the possibility of making an application to vary the licence we have granted, to extend the hours of operation, if the applicant can demonstrate that doing so would not undermine the licensing objectives.'*

This application for a Limited Time Premises Licence seeks to take advantage of that statement as it will cover a longer period than temporary event notices would allow. The applicant seeks to have a night club element in the existing building on a Friday and Saturday evening until 03:00hrs the following morning.

The premises have not operated in any capacity since the licence being granted in July 2019; and so they have not been able to road test the new management and therefore unable to demonstrate how they promote the licensing objectives in any way other than their intent as shown within their application and attached documentation.

Essex Police maintain their position of last year that since the licence of Club 195 was revoked, crime, disorder and public nuisance has decreased in the early hours of a Saturday and Sunday morning.

Essex Police believe that on the balance of probabilities there will be an increase in crime, disorder and public nuisance on Friday and Saturday nights into the following mornings.

The Chief Officer of Police hereby objects to the proposed application and proposes to adduce further documentary and other material ahead of the hearing date in accordance with the statutory guidance and the relevant Hearing Regulations.

Please advise when the Licensing Panel will be meeting to hear this so representatives of the Chief Officer of Police can be in attendance.

Yours sincerely,



Mr Peter Jones MIOL, MBII (on behalf of the Chief Officer of Essex Police)  
Essex Police Licensing Officer

CC. CK Entertainments Ltd

c/o Complete Licensing Limited  
(via email [hello@completelicensing.uk](mailto:hello@completelicensing.uk))



**COMPLETE  
LICENSING**

# **PLAYHOUSE , EPPING**

**Correspondence**  
Version 1.0



**Alison Anderson**

38 Chapel Road,

Epping,

Essex, CM16 5DS

By email to:

[alisonanderson3@yahoo.co.uk](mailto:alisonanderson3@yahoo.co.uk)

Dear Mrs Anderson,

I hope this letter finds you well. I have been informed by Essex District council that you have made a Representation against the temporary extension of the licensing hours for Epping Playhouse from 1am to 3am.

I emailed you on the 2<sup>nd</sup> of August to ask if you wanted to discuss any of the application. I appreciate that everyone is busy in the current COVID-19 epidemic and so wanted to follow up my email by setting out some of the steps that we are taking that may well address your concerns.

**ESSEX HOUSE**

In your representation, you mention crime and disorder at Essex House. This is in fact an entirely separate venue from, Epping Playhouse. Historically the owner/operator of Epping Playhouse did have an interest in Essex House but this ceased to be the case over a year ago. The events you refer to appear to be unfortunate but they have not in any way occurred as a result of the actions of the Epping Playhouse team.

**CRIME AND DISORDER**

I can assure you that we will have processes and procedures in place to deal with any crime and disorder, including door staff, who will all be issued with body cameras. We will also have a liveried security car to patrol at the end of the night and around the whole of Epping. I did supply a very large supporting document with the application, setting out our Crime and Disorder Policy; for your convenience, you can download a full copy here: <http://u.pc.cd/cnz7>. The Crime and Disorder Policy can be found at Page CL032PH.

**MEETING**

If you have any other concerns, I would be happy to schedule a Zoom call with you so I can talk you through what measures we are putting in place. If you have any other concerns that we have not addressed, I will attempt to put in policies and procedures that will mitigate your explicit concerns.



I hope that we can meet soon, and you will allow me the opportunity to attempt to address your concerns.

Kind regards,

**James Hoffelner**



**Mr Colin Blencowe**

39 Regent Road,

Epping,

Essex, CM16 5DL

By email to: [CGB551@outlook.com](mailto:CGB551@outlook.com)

Dear Mr Blencowe,

I hope this letter finds you well. I have been informed by Essex District council that you have made a Representation against our application for a temporary extension of the licensing hours for Epping Playhouse from 1am to 3am.

I emailed you on the 2<sup>nd</sup> of August to ask if you wanted to meet to discuss the application. I appreciate that everyone is busy in the current COVID-19 epidemic and so wanted to follow up my email by setting out some of the steps that we are taking that may well address your concerns.

#### **CRIME AND DISORDER**

I can assure you that we will have processes and procedures in place to deal with any crime and disorder, including door staff, who will all be issued with body cameras. We will also have a liveried security car to patrol at the end of the night and around the whole of Epping. I did supply a very large supporting document with the application, setting out our Crime and Disorder Policy; for your convenience, you can download a full copy here: <http://u.pc.cd/cnz7>. The Crime and Disorder Policy can be found at Page CL032PH.

#### **NOISE NUISANCE**

Our acoustic consultant (Big Sky acoustic <http://bigskyacoustics.co.uk/>), as well as the district's own Environmental Health Officer ("EHO") have considered the proposed location, layout and operation of the roof terrace and designated smoking area and have concluded that these will not be a source of noise nuisance. I am more than happy to bring our acoustic consultant along to any meeting that we have so he can address your concerns.

#### **MEETING**

I would be happy to schedule a Zoom call with you so I can talk you through what measures we are putting in place. If you have any other



concerns that we have not addressed, I will attempt to put in policies and procedures that will mitigate your explicit concerns. I hope that we can meet soon, and you will allow me the opportunity to attempt to address your concerns.

Kind regards,

**James Hoffelner**



**Cllr Whitbread**

By email to:

holly.whitbread@btinternet.com

Dear Cllr Whitbread,

I hope this letter finds you well. I know that we had a brief email exchange on the 27th of July 2020, where I offered to set up a meeting to speak to you and your fellow Councillors about the measures the venue is putting in place to address your concerns. I have not yet heard from you with a proposed date and I understand you are busy. However, I am very keen to address your concerns and put your mind at rest.

Hopefully you have had time to read the supporting documents we lodged with our application. For ease, you can download a complete set of them here: <http://u.pc.cd/11lctaK>

In order for you to have some written replies to the points in your representation, I thought I would reply to them here.

#### **ANTISOCIAL BEHAVIOUR**

You have asked for “*stronger reassurances*” about what work the proprietor is doing to prevent antisocial behaviour arising from the operation of the licensed premises. In our supporting documents, we have an extensive Crime and Disorder Policy CL032PH that I hope gives you the reassurance you need. However, we have also volunteered extensive Conditions, to be enshrined on the Premises Licence (breach of which would amount to a criminal offence) they can be found on pages CL195PH to CL199PH on the supporting documents in the above link.

In addition to this, we will have a security car that will patrol around the centre of Epping at the end of the night. This way, our Door Supervisors can ensure that any ASB that occurs away from the venue is also dealt with, providing an “authority-figure” presence that our expert advisors have explained reduces the potential for antisocial behaviour in general, not just for customers of the Premises.

Our incident reporting system will also be monitored by a former Metropolitan Police Licensing Sergeant.

If you have any comments or would like to suggest ways that we can improve our Crime and Disorder Policy, I and the team would welcome the input.



### **NOISE NUISANCE**

I understand that you are concerned that the roof terrace will generate more noise and lead to noise nuisance. Our acoustic consultant (Big Sky acoustic <http://bigskyacoustics.co.uk/>), as well as the district's own Environmental Health Officer ("EHO") have considered the proposed location, layout and operation of the roof terrace and have concluded that this will not be the case. I am more than happy to bring our acoustic consultant along to any meeting that we have so he can address your concerns.

### **LITTERING**

On the subject of litter, you ask for assurances that this will not fall to the council. I can give you my assurance that it will not! We will have litter patrols at the end of every night, and we will do a sweep of the area before we open, we don't want our customers walking past litter. We are proud of Epping and we want it to be clean.

### **COVID-19**

In your letter you mention the COVID-19 epidemic. Obviously, this is something that we will all have to get used to and it is unlikely that we can open the way we would wish until the current COVID-19 crisis is over. We will be keeping a close eye on the government's COVID-19 advice and will put in place processes and procedures that are appropriate. Ultimately, it may not be safe for us to open until the situation has passed. However, this should not affect the licensing application and is subject to quite separate consideration, it might be that we are unable to use the licence if it is granted as it expires on January 1st 2021, however I am hopeful and heartened by the vaccine trials out of Oxford University.

### **WAY FORWARD**

I hope that the above has gone some way to addressing your concerns. Once again, I would very much like the opportunity to speak to you (maybe via zoom) so that between us, we can cover of everything on your mind.

I look forward to speaking to you soon.





Yours truly,

James Hoffelner



**Mr Peter Jones**

Essex Police  
Licensing Department  
Braintree Police Station  
Blyths Meadow  
Braintree CM7 3DJ

Dear Peter,

I hope this letter finds you well. I have been informed by Essex District council that Essex Police have made a Representation against our application for a temporary extension of the licensing hours for Epping Playhouse from 1am to 3am.

I and the Applicant are most grateful for your time, prior to the application being made, in considering our policies and proposed extension to the licensed hours.

I wanted to follow up our pre-application discussions by setting out some of the steps that we are taking that may well address Police concerns.

#### **MANAGEMENT OF THE PREMISES**

You mention in your representation that Scott Cummins was a previous director of Club 195 and is a director of PlayHouse. This is correct and is a point that was dealt with when we applied for a new (current) Premises Licence. I am pleased to say that the Committee at the time ultimately decided that the new management structure was what was important, this is evident by the fact that they granted a new Premises Licence to Mr Cummins' company. As you well know, Mr Cummins was not operationally in control of Club 195 and he will not be operationally in control of Epping PlayHouse. The management structure is laid out in our application.

#### **CRIME AND DISORDER**

I can assure you that we will have processes and procedures in place to deal with any crime and disorder, including door staff, who will all be issued with body cameras. We will also have a liveried security car to patrol at the end of the night and around the whole of Epping. I did supply a very large supporting document with the application, setting out our Crime and Disorder Policy; for your convenience, you can download a full copy here: <http://u.pc.cd/cnz7>. The Crime and Disorder Policy can be found at Page CL032PH.



### NOISE NUISANCE

Our acoustic consultant (Big Sky acoustic <http://bigskyacoustics.co.uk/>), as well as the district's own Environmental Health Officer ("EHO") have considered the proposed location, layout and operation of the roof terrace and designated smoking area and have concluded that these will not be a source of noise nuisance. I am more than happy to bring our acoustic consultant along to any meeting that we have so he can address your concerns.

### EVIDENCE RELIED UPON

The evidence relied upon by Essex Police in their Representation is over two years old now and was considered in full during the last hearing. Can you please confirm if this is the full extent of the evidence relied up or if further evidence will be forthcoming? Please provide a copy of any and all evidence by return. That said, given that the premises is currently closed, I would suspect there may well be nothing further to produce.

In the Representation, Essex Police state that "*since the subsequent revocation there has been NO reported crime, disorder or public nuisance within the same geographical area and timescales.*" Please provide us with the evidence to support this statement? Please let us know what timeframe you are using, and what the geographical area is that you are referring to? This information cannot be gained from the open source statistics.

As you know I have maintained an open offer to meet with Essex Police representatives to discuss the application. However, I would like to restate this and so please let me know if I and the team can either come to your office, or we can set up a Zoom meeting.

I remain on the phone should you wish to call me.

Kind regards,

**James Hoffelner**



**Mr & Mrs Clive Hall**

10 St. John's Road  
Epping  
Essex CM16 5DN

Dear Mr and Mrs Hall,

I hope this letter finds you well. I have been informed by Essex District council that you have made a Representation against our application for a temporary extension of the licensing hours for Epping Playhouse from 1am to 3am, on the basis of "Crime and Disorder" and "Public Nuisance." I would like to take this opportunity to address your concerns.

#### **CRIME AND DISORDER**

I can assure you that we will have processes and procedures in place to deal with any crime and disorder, including door staff, who will all be issued with body cameras. We will also have a liveried security car to patrol at the end of the night and around the whole of Epping. I did supply a very large supporting document with the application, setting out our Crime and Disorder Policy; for your convenience, you can download a full copy here: <http://u.pc.cd/cnz7>. The Crime and Disorder Policy can be found at Page CL032PH.

#### **NOISE NUISANCE**

Our acoustic consultant (Big Sky acoustic <http://bigskyacoustics.co.uk/>), as well as the district's own Environmental Health Officer ("EHO") have considered the proposed location, layout and operation of the roof terrace and designated smoking area and have concluded that these will not be a source of noise nuisance. I am more than happy to bring our acoustic consultant along to any meeting that we have so he can address your concerns.

#### **MEETING**

My mobile number is 07778221100, please feel free to call me any time that you like and I can talk you through how we plan to be good neighbours.

Yours truly,

**James Hoffelner**



**Epping Town Council**

Epping Hall

St Johns Road

Epping, CM16 5JU

By email to:

[gvalis@eppingtowncouncil.gov.uk](mailto:gvalis@eppingtowncouncil.gov.uk)

Dear Sir's

I am in receipt of your Representation against our application for a temporary extension of the licensing hours for Epping Playhouse from 1am to 3am.

**CONTACT BETWEEN APPLICANT AND TOWN COUNCIL**

I have already spoken to Cllrs Avey and Scrutton on the phone and am most grateful for their time and attention to this application. I hope that they have now had time to read the Applicant's supporting documents. Should you need to download them, you can find a full copy of them here: <http://u.pc.cd/cnz7>

I have also sent a few emails offering to address any member of the Town Council who had concerns, but as yet, have had no take up of that offer.

**PROMOTION OF THE LICENSING OBJECTIVES**

In your representation, you mention that you are objecting on the basis of "Crime and Disorder", as well as the "prevention of public nuisance"; however, there are no details of specific concerns. The Applicant has developed this application and the operation of Epping Playhouse to actively promote the Licensing Objectives and I would welcome the opportunity to run through the proposals, addressing any concerns you may have. If anything should arise during our discussions that requires further refinement or modification of the proposals, the Applicant will be more than happy to take this on board and make appropriate changes.

**WAY FORWARD**

My initial invitation remains open and although we are now outside of the statutory Consultation Period, I will make myself available to meet with you at a time that works for your members.



I will happily meet any councillor or any representative of the Town Council that you propose, so I and the Applicant can better understand your concerns and work together to address them.

Yours truly,

**James Hoffelner**

## Re: PlayHouse

Received: **Friday, 7 August 2020 17:00**

From: **Holly Whitbread** holly.whitbread@btinternet.com

To: **James Hoffelner** james@completelicensing.uk

CC: **EFDC Licensing** licensing@eppingforestdc.gov.uk, **Marcus Lavell** marcus@completelicensing.uk, **Robert Sutherland** robert@completelicensing.uk, **Richard Bunch** richard@completelicensing.uk

Dear James

Thank you for this correspondence, which I have noted the content of.

Regards  
Holly

On 7 Aug 2020, at 14:38, James Hoffelner <james@completelicensing.uk> wrote:

Dear Cllr Whitbread,

Please find attached letter.

Kind regards,

James Hoffelner  
[james@completelicensing.uk](mailto:james@completelicensing.uk)

Complete Licensing Limited is a company registered in England and Wales. Registered number: 12611128. Registered office: 11 Forest Drive, Woodford Green, United Kingdom, IG8 9NG.

<Letter to Cllr Whitbread070820.pdf>  
<publickey - james@completelicensing.uk - 0xCDF6C16A.asc>

**Re: CK Entertainments Ltd 195-199 Cottis Lane, Epping, Essex, CM16 4BL  
Play House and Essex Roof Garden ( formerly club 195)**

Sent: **Sunday, 2 August 2020 12:34**

From: **James Hoffelner** james@completelicensing.uk

To: **Holly Whitbread** holly.whitbread@btinternet.com

CC: **Richard Vivian** richard@bigskyacoustics.co.uk, **Richard Bunch** richard@completelicensing.uk, **Robert Sutherland** robert@completelicensing.uk, **Marcus Lavell** marcus@completelicensing.uk, **EFDC Licensing** licensing@eppingforestdc.gov.uk, **Christopher Whitbread** c.whitbread@millers-portfoliohomes.co.uk, **Ies Burrows** ies522002@yahoo.co.uk

Hello Holly,

I hope you are well and are having a good weekend, did you or anyone else have any questions about the application? or have any requests how we could make the application better?

Kind regards,

James Hoffelner  
[james@completelicensing.uk](mailto:james@completelicensing.uk)

Complete Licensing Limited is a company registered in England and Wales. Registered number: 12611128. Registered office: 11 Forest Drive, Woodford Green, United Kingdom, IG8 9NG.

----- Original Message -----

On Monday, 27 July 2020 10:35, James Hoffelner <james@completelicensing.uk> wrote:



Hi Holly (if I may),

Great! The more the merrier, when would work well for all of you? I assume Zoom would work?

All the supporting documents are available to download here: <http://u.pc.cd/11lctalk>

Kind regards,

James Hoffelner  
[james@completelicensing.uk](mailto:james@completelicensing.uk)

Complete Licensing Limited is a company registered in England and Wales. Registered number: 12611128. Registered office: 11 Forest Drive, Woodford Green, United Kingdom, IG8 9NG.

----- Original Message -----

On Monday, 27 July 2020 10:32, Holly Whitbread <holly.whitbread@btinternet.com> wrote:

Dear James

I'm happy to have a conference call - copying in my ward colleagues who may wish to join.

Best wishes



Holly

On 27 Jul 2020, at 08:53, James Hoffelner <james@completelicensing.uk> wrote:

Good Morning Cllr Whitbread,

I trust this email finds you well, I am the licensing consultant and the proposed DPS at "Play House".

Would it be possible for me to set up a call with you or even a zoom meeting so that I can directly address some of your concerns?

All the supporting documents are available to download here: <http://u.pc.cd/11lctalk> some of your concerns will be addressed by looking at the documents.

My mobile number is 07778221100, please feel free to call me or pass my details on to any resident or councillor who has concerns.

Kind regards,

James Hoffelner  
[james@completelicensing.uk](mailto:james@completelicensing.uk)

Complete Licensing Limited is a company registered in England and Wales. Registered number: 12611128. Registered office: 11 Forest Drive, Woodford Green, United Kingdom, IG8 9NG.

----- Original Message -----

On Monday, 27 July 2020 09:41, Holly Whitbread <holly.whitbread@btinternet.com> wrote:

Dear Debbie

I would like to submit my strong objection to CK Entertainment Limited's application at 195-199 Cottis Lane, Epping, Essex, CM16 4BL.

#### **Opening Hours and times**

I am concerned by the increased opening hours. Historically the venue was a Friday/ Saturday evening only venue. This application proposes that there is live music Live Music Monday to Thursday 11.00 – 22.00 which will mean there will be noise across the whole week.

The weekend (Friday-Saturday) are far to late (11.00 – 03.00am and extended to 3.30am on some occasions). There are no other businesses with these late opening hours in Epping and this is not suited to the character of the town.

The club is surrounded by residential properties - the late night use and the new use of roof terraces would have a negative impact on the day to day life of these residents in the locality.

#### **Use as a night club**

I have significant concerns about this venue reopening as a night club. I am worried that the proposed use would have the potential to cause ASB and criminal activity, which was historically the case.

I would like stronger reassurances around what work the proprietor would do to prevent this. I feel like the proposed increased capacity may aggregate the issues.

The use as a night club does not fit in with the nature of Epping High street which does not have any other late night uses.

#### **Noise**

The noise from the venue will have a negative impact on the surrounding residential area both late at night/ early in the morning at the weekend and spread across the week. The roof terrace area is a new addition and is likely to lead to greater noise and disturbance.

**Litter**

In the past following the opening of the club there was significant amounts of rubbish. What action would the owner take to alleviate this and ensure the extra pressure doesn't fall on the council?

**COVID**

If COVID restrictions remain in place in the coming months and years how does the applicant propose safe operation for both the gym and the club? Will there be space for social distancing? Limited capacity? Will the premises be sanitised and anti-bac available for customers?

In summary, I strongly object to this application which I believe is out of character with Epping and would have a negative impact on residents. Since the closure of the previous club, residents have noted a marked improvement in night time ASB and other activity, I fear the new premises would start this again.

Kind Regards  
Holly

District Councillor for Epping Lindsey and Thornwood Common and Cabinet Member for Housing and Community Services

On 6 Jul 2020, at 10:21, Debbie Houghton <doughton@eppingforestdc.gov.uk> wrote:

Good morning,

Please find attached a copy of a time limited application for the above premises, not to exceed past 01.01.2021, the consultation period starts 6<sup>th</sup> July 2020 and ends 2<sup>nd</sup> August 2020, any comments or representations must be submitted within this time period,

The application is for,

**Live Music Monday to Thursday 11.00 – 22.00, Friday-Saturday 11.00 – 03.00, indoors only**

**Recorded Music Monday to Thursday 11.00 – 22.00m, Friday to Saturday 11.00 – 03.00, indoors only**

**Performance of Dance, Monday to Thursday 11.00 – 22.00, Friday to Saturday 11.00 – 03.00, indoors only**

**Anything of a similar description falling within Live Music, Recorded Music, and the Performance of Dance, Monday to Thursday 11.00 – 22.00, Friday to Saturday 11.00 – 03.00, indoors only**

**Late Night Refreshment Friday to Saturday only 23.00 – 03.00, indoors and outdoors**

**The Sale by Retail of Alcohol, Monday to Thursday 11.00 – 22.00, Friday to Saturday 11.00 – 03.00, on and off sales**

All licensable activities shall be extended from the end of the permitted hours on New Year's Eve to the start of the permitted hours of New Year's Day

An additional hour to the standard and non-standard times on the day when British Summertime commences

**Opening Hours of the premises, Monday to Thursday 11.00 – 22.30, Friday to Saturday 11.00 – 03.30**

Opening hours shall be extended from the end of the permitted hours on New Year's Eve to the start of the permitted hours of New Year's Day

An additional hour to the standard and non-standard times on the day when British Summertime commences

Regards

Debbie

*Miss Debbie Houghton*

*Licensing Officer*

*Licensing Team,*

*Commercial and Regulatory Directorate*

*Tel: 01992 564336 remotely working until further notice*

*E-mail: dhoughton@eppingforestdc.gov.uk*

<1.png>

**Disclaimer Epping Forest District Council**

If you received this message by mistake, please help us correct the error by letting us know and deleting the original email. Please respect confidential or private information within this message. Do not share it unless it is appropriate to do so. We take

precautions to minimise risk but we cannot guarantee the safety, confidentiality and security of the internet. Please carry out your own virus checks on any attachments. We are not liable or bound by the content of this email. Our employees are fully responsible for the content of their emails and we expect them to remain within the law. However, the views expressed by our employees may not necessarily reflect the policies of Epping Forest District Council - Thank you.

Have Your Say on Social Distancing and Safer Spaces as part of opening up our High Streets in the District: [Click Here](#)

<0.png>

In accordance with Government advice, EFDC staff are working from home until further notice. We are equipped to operate from home with access to emails and telephones. We are doing everything we can to support our residents and local businesses. We ask that you refrain from sending items and correspondence through the post, this will avoid risk of cross-contamination and ease the burden on our business support team. Thank you. Please visit [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk) to get up to date information and service updates. We hope you remain safe and look forward to seeing you in person again soon. - Thank you.


<New application CK Entertainments.pdf>

<publickey - james@completelicensing.uk - 0xCDF6C16A.asc>

---

publickey - james@completelicensing.uk - 0xCDF6C16A.asc 0.77 KB
--

## RE: Application for Premises Licence - Play House & Essex Roof Garden - Supplementary Evidence

Received:  Monday, 17 August 2020 12:07

From: Licensing Epping and Brentwood [licensing.epping.and.brentwood@essex.police.uk](mailto:licensing.epping.and.brentwood@essex.police.uk)

To: Hello from Complete Licensing [hello@completelicensing.uk](mailto:hello@completelicensing.uk)

CC: EFDC Licensing [licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk)

Good morning,

Firstly, if we intend to produce any further information or documentation in support of our representations we will supply that in accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005 before the hearing date.

In respect of crime figures; there are no crime figures to give as there was no crime. If you want anything else; you can make an FOI application, details of how to do this are on the Essex Police website.

### Essex Police Licensing Team

**From:** Hello from Complete Licensing <[hello@completelicensing.uk](mailto:hello@completelicensing.uk)>

**Sent:** 13 August 2020 14:26

**To:** Licensing Epping and Brentwood <[licensing.epping.and.brentwood@essex.police.uk](mailto:licensing.epping.and.brentwood@essex.police.uk)>

**Cc:** EFDC Licensing <[licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk)>; Marcus Lavell <[marcus@completelicensing.uk](mailto:marcus@completelicensing.uk)>; Robert Sutherland <[robert@completelicensing.uk](mailto:robert@completelicensing.uk)>

**Subject:** Re: Application for Premises Licence - Play House & Essex Roof Garden - Supplementary Evidence

Dear Sirs,

Please confirm this is all the evidence you intend to give in relation to this application.

And

We have not had a copy of the crime statistics that you refer to, and we have previously requested, please provide them by return.

Kind regards,

Complete Licensing

[hello@completelicensing.uk](mailto:hello@completelicensing.uk)

Complete Licensing Limited is a company registered in England and Wales. Registered number: 12611128. Registered office: 11 Forest Drive, Woodford Green, United Kingdom, IG8 9NG.

----- Original Message -----

On Thursday, 13 August 2020 10:42, Licensing Epping and Brentwood <[licensing.epping.and.brentwood@essex.police.uk](mailto:licensing.epping.and.brentwood@essex.police.uk)> wrote:

Good morning,

Please find attached, the supplementary evidence from Essex Police in respect of the application for a limited time premises licence.

Kind regards,

**Peter Jones (7706) MIOL MBII**



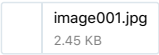
Licensing Officer – Epping Forest & Harlow

☎ 01279625405 (Ext: 313604) 📞 07870909762

This email and any other accompanying document(s) contain information from Kent Police and/or Essex Police, which is confidential or privileged. The information is intended to be for the exclusive use of the individual(s) or bodies to whom it is addressed. The content, including any subsequent replies, could be disclosable if relating to a criminal investigation or civil proceedings. If you are not the intended recipient, be aware that any disclosure, copying, distribution or other use of the contents of this information is prohibited. If you have received this email in error, please notify us immediately by contacting the sender or telephoning Kent Police on 01622 690690 or Essex Police on 01245 491491, as appropriate. For further information regarding Kent Police's or Essex Police's use of personal data please go to <https://www.kent.police.uk/hyg/privacy/> or <https://www.essex.police.uk/hyg/privacy/>. Additionally for our Terms and Conditions please go to <https://www.kent.police.uk/hyg/terms-conditions/> or <https://www.essex.police.uk/hyg/terms-conditions/>

This email and any other accompanying document(s) contain information from Kent Police and/or Essex Police, which is confidential or privileged. The information is intended to be for the exclusive use of the individual(s) or bodies to whom it is addressed. The content, including any subsequent replies, could be disclosable if relating to a criminal investigation or civil proceedings. If you are not the intended recipient, be aware that any disclosure, copying, distribution or other use of the contents of this information is prohibited. If you have received this email in error, please notify us immediately by contacting the sender or telephoning Kent Police on 01622 690690 or Essex Police on 01245 491491, as appropriate. For further information regarding Kent Police's or Essex Police's use of personal data please go to <https://www.kent.police.uk/hyg/privacy/> or <https://www.essex.police.uk/hyg/privacy/>. Additionally for our Terms and Conditions please go to <https://www.kent.police.uk/hyg/terms-conditions/> or <https://www.essex.police.uk/hyg/terms-conditions/>

---





**Limited Time Premises Licence Application July 2020**

**Play House & Essex Roof Gardens  
195-199 Cottis Lane, Epping, CM16 4BL**

**Supplementary documentary information in support of objection.**



## **CONTENTS**

1.0	Outline of Circumstances Leading to Objection	page 3
2.0	Background and events leading to Summary Review	page 6
3.0	Statutory Guidance (s182 LA 2003)	page 7
4.0	Outcome Sought	page 8
DOCUMENT 1	CK Entertainments Ltd Company Report	page 9
DOCUMENT 2	KAC Entertainment Ltd Company Report	page 13
DOCUMENT 3	Club 195 Summary Review Hearing Decision Notice	page 19
DOCUMENT 4	Play House 2019 Application Hearing Decision Notice	page 21

## 1.0 Outline of circumstances leading to the objection to the grant of a Premises Licence

- 1.1 The grounds for objection are that the location sought to be licensed was previously licensed at Club 195. Which in January 2019 was subject of a summary review following serious crime and disorder. This licence was suspended by way of interim steps; and subsequently revoked at a licensing sub-committee hearing on 29<sup>th</sup> January 2019.
- 1.2 The evidence Essex Police produced in support of the summary review is as relevant to this application for a premises licence as it was to the summary review. The premises operated predominantly on a Saturday evening into Sunday morning. Essex Police evidenced that on these nights there were at least twenty incidents in 2018 including New Years' Day 2019 where crime, disorder and public nuisance occurred at and within the vicinity of the premises.]
- 1.3 Of those twenty; twelve occurred within the immediate vicinity on a Sunday morning after 02:00hrs when no other premises were open deducing that it was reasonable to assume those involved were directly linked to Club 195 by way of patronage or association to.
- 1.4 Whilst crime data websites, such as police.uk detail the level of crime in an area; those data sources cannot break down the information to specific times. Since the suspension and subsequent revocation there have been **NO** reported incidents of crime, disorder or public nuisance within the same geographical area and time scales.
- 1.5 The application seeks a premises licence for:
- |   |               |
|---|---------------|
| Sale of Alcohol, Live Music, Recorded Music, Performance of Dance, and Anything Similar |               |
| Monday – Thursday   | 11:00 – 22:00 |
| Friday – Saturday   | 11:00 – 03:00 |
| Late Night Refreshment  |               |
| Friday – Saturday   | 23:00 – 03:00 |
- 1.6 Whilst the previous revoked Premises Licence for Club 195 permitted these activities Monday to Sunday 08:00 – 03:00; they were never used. As mentioned in 1.2 the premises operated predominantly on a Saturday evening into Sunday morning.
- 1.7 Following the revocation of the premises licence, an application for a new premises licence was made in June 2019, and in the July following a sub-committee hearing the following licence was granted:
- |  |               |
|--|---------------|
| Live Music, Recorded Music, Performance of Dance, and Anything Similar |               |
| Thursday – Sunday  | 23:00 – 01:00 |
| Late Night Refreshment   |               |
| Monday – Wednesday   | 23:00 – 00:00 |
| Thursday – Sunday  | 23:00 – 01:00 |
| Sale of Alcohol  |               |
| Sunday – Wednesday   | 11:00 – 00:00 |
| Thursday – Saturday  | 11:00 – 01:00 |
- 1.8 The application seeks the premises to be licensed daily until 1<sup>st</sup> January 2021. It is intended to be used weekday evenings having a roof garden; and a nightclub on a Friday and Saturday. This nightclub element seeks a licence akin to that which previously led to summary review mentioned in 1.1 above.
- 1.9 It is also proposed that the nightclub area is intended to be used as a fitness studio during the daytime.

- 1.10 In the High Court case of Luminar Leisure Ltd v Wakefield Magistrates' Court [2008] EWHC 1002 (Admin) it was determined that it was open to a court (and thus a sub-committee) to take into account evidence of crime and disorder in areas beyond the operator's control and that it could be reasonable to conclude that a premises would give rise to such problems and thereby undermine the licensing objectives and that it could be a proportionate response to refuse the licence rather than impose conditions on it.
- 1.11 As such the crime and disorder that took place when Club 195 was in operation; and the subsequent lack of crime and disorder since its closure; it is reasonable to extrapolate the Crime and Disorder that took place one night a week to take place two nights a week should this temporary licence be granted.
- 1.12 This applicant for this Premises Licence is CK ENTERTAINMENTS LTD; the directors of this company are Mr David KING and Mr Scott CUMMINS. They are the sole shareholders with Mr KING being the majority shareholder. **DOCUMENT 1** is a report from Companies House detailing this and the company's activities.
- 1.13 Mr David KING and Mr Scott CUMMINS are also directors of KAC ENTERTAINMENT LTD. This company being the Premises Licence holder for the revoked Premises Licence issued to Club 195. **DOCUMENT 2** is a report from Companies House detailing this and the company's activities.
- 1.14 At the review hearing the sub-committee made their decision which included:

*'The lack of confidence in the management in how they have implemented their policies and procedures' and*

*'The lack of faith in management being able to successfully implement additional conditions.'*

**DOCUMENT 3** is a copy of the decision notice of the sub-committee from 29<sup>th</sup> January 2019.

- 1.15 As there is no change to the top level management Essex Police submit that there is no change of management and so the lack of confidence remains.
- 1.16 In fact one area of concern at the review which remains is dispersal. It was clear that patrons were leaving the premises and remaining in the area leading to crime, disorder and public nuisance. Epping is a Market Town with residential premises surrounding the premises. Public Transport links are good during the day however there is little if not any at the times the premises proposes to close.
- 1.17 As referenced 1.7 a new licence application was made. Following objections made, a sub-committee met on 29<sup>th</sup> July 2019, whereby a licence was granted, not to the 03:00 sought but to 01:00.

- 1.18 In making their decision the committee said: In their decision notice they stated:  
*'By granting a premises licence, we have taken into account the applicant's right to apply for temporary event notices which would give them an opportunity to road test their new model to a later hour and the possibility of making an application to vary the licence we have granted, to extend the hours of operation, if the applicant can demonstrate that doing so would not undermine the licensing objectives.'*
- DOCUMENT 4** is a copy of the decision notice of the sub-committee from 29<sup>th</sup> July 2019.
- 1.19 This application for a Limited Time Premises Licence seeks to take advantage of that statement as it will cover a longer period than temporary event notices would allow. The applicant seeks to have a night club element in the existing building on a Friday and Saturday evening until 03:00hrs the following morning.
- 1.20 The premises have not operated in any capacity since the licence being granted in July 2019; and so they have not been able to road test the new management and therefore unable to demonstrate how they promote the licensing objectives in any way other than their intent as shown within their application and attached documentation.
- 1.21 Essex Police maintain their position of last year that since the licence of Club 195 was revoked, crime, disorder and public nuisance has decreased in the early hours of a Saturday and Sunday morning.
- 1.22 Essex Police believe that on the balance of probabilities there will be an increase in crime, disorder and public nuisance on Friday and Saturday nights into the following mornings.
- 1.23 The applicant has placed within their application a number of policies; one of these being a dispersal strategy. In this they state peak dispersal times are 02:00 – 02:45 on Friday and Saturday. Essex Police contend that this is not accurate, as is common, patrons don't leave premises until the entertainment and/or bars close. Therefore, the peak will extend beyond 03:00.
- 1.24 Within this document they acknowledge that public transport links are sparse late at night, including the last train from Epping would not be usable if one was to stay at the premises until closing as on a Friday and Saturday the last train from Epping is 0120; after which there is a night tube service from Loughton.
- 1.25 Similarly, there are a number of buses that run through Epping but again they cease at or around 2000 during the week and earlier on a Saturday and Sunday.
- 1.26 Therefore, the only way that patrons can disperse the area is via private vehicles, private hire vehicles and hackney carriages, regardless of whether carriages are pre-booked or hailed; patrons will likely meet their transport in High Street, Epping, meaning that once again the area is likely to see a throng of intoxicated persons and a return of crime, disorder and public nuisance in the early hours of the morning.
- 1.27 It is difficult to envisage or entertain how any dispersal policy can; or will; deal with potentially in excess of 700 people in these circumstances; a figure taken from the applicants 'proposed operating schedule'.

- 1.28 There is also confusion of whether this 'Limited Time Premises Licence' will supersede the current Premises Licence for the period sought; or whether they intend to 'choose' which one to use. An example taken from the 'proposed operating schedule'; where the times specified alcohol consumption will cease suggests at 00:00 Sunday to Thursday and 03:00 Friday and Saturday. Whilst consumption is not licensable; the times suggest a two hour period where alcohol cannot be sold; but can be consumed during the week. It also suggests alcohol can be consumed on a Sunday but not purchased, and finally that on a Friday and Saturday, you can buy your last drink at 03:00, but not consume it.

## **2.0 Background and events leading to the Summary Review**

- 2.1 On 1<sup>st</sup> January 2019 at 01:21hrs emergency services were called to Club 195 following an argument at the bar which resulted in a 19 year old male being stabbed on the dance floor within the premises suffering a deep two inch wide wound to the side of his body. He was conveyed by ambulance to hospital to receive medical treatment. 16 police officers attended and carried out extensive searches for the suspects and weapons. CCTV from within Club 195 was viewed by officers, which did not capture the incident due to the location within the premises having insufficient camera coverage and lighting.

Police were informed by Club 195 that CCTV footage from the premises showed the suspects enter via a back door and not the main entrance, bypassing all entry requirements set out as conditions of the premises licence at the time; searching requirements (condition 15), and proof of age (condition 27); which was supported by using ID scan technology. This security lapse compromised public safety, allowing weapons to enter the premises.

- 2.2 At 03:30 on 1<sup>st</sup> January 2019; the same trading day; a second incident was reported outside the premises. A male was knocked unconscious, losing teeth, and sustaining a punctured lip. 13 police officers attended. In immediate response Police stopped a minibus with 9 persons on board; identified by witnesses as being involved in the disorder leading to the assault.
- 2.3 As a result of these serious and shocking violent incidents. Essex Police took the necessary step of applying for a summary review, as authorised by Supt Craig Saunders.
- 2.4 Within the text of the supplementary review submission Essex Police evidenced eight incidents where violence and disorderly behaviour could directly attributable to Club 195 throughout 2018. It further evidenced a document of twelve incidents that occurred within the vicinity of Club 195 and Essex Police felt were attributable to Club 195 by the fact they occurred within a time frame when they were the only premises open; or recently closed. Of these twelve incidents eleven involved elements of violence.

### 3.0 Statutory Guidance (s182 LA 2003) and Case Law

- 3.1 Whilst this is an objection to a grant of a Premises Licence, Essex Police believes that part of the guidance relating to reviews is appropriate in considering whether allowing this licence to be granted would undermine the licensing objective of preventing crime and disorder. In particular;

a) Paragraph 11.26

*It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.*

b) Paragraph 11.23

*(...) However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence (our emphasis).*

- 3.2 Furthermore, case law provides additional guidance on balancing financial considerations and the need to promote the licensing objectives, viz:

- a) In the case of R (on application of Hope and Glory Public House Ltd) v City of Westminster Magistrates' Court and Others (2011) EWCA Civ 312, Lord Justice Toulson said:

*"Licensing decisions often involve weighing a variety of competing considerations: the demand for licensed establishments, the economic benefit to the proprietor and to the locality by drawing in visitors and stimulating the demand, the effect on law and order, the impact on the lives of those who live and work in the vicinity, and so on. Sometimes a licensing decision may involve narrower questions, such as whether noise, noxious smells or litter coming from premises amount to a public nuisance. Although such questions are in a sense questions of fact, they are not questions of the 'heads or tails' variety. They involve an evaluation of what is to be regarded as reasonably acceptable in the particular location. In any case, deciding what (if any) conditions should be attached to a licence as necessary and proportionate to the promotion of the statutory licensing objectives is essentially a matter of judgment rather than a matter of pure fact."*

The decision is important because it illustrates that licensed premises, and the activities that take place in those premises, exist in a dynamic environment and should not be looked at entirely in isolation. The effect on a range of factors such as crime and the quality of life for residents and visitors must be considered and not just the narrow consideration of the premises itself.

- b) In the case of East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant)(2016) Mr Justice Jay said:

*The prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.*

- 3.3 In the High Court case of Luminar Leisure Ltd v Wakefield Magistrates' Court [2008] EWHC 1002 (Admin) where it was determined that it was open to a court (and thus a sub-committee) to take into account evidence of crime and disorder in areas beyond the operator's control, that it could be reasonable to conclude that a premises would give rise to such problems and thereby undermine the licensing objectives and that it could be a proportionate response to refuse the licence rather than impose conditions on it.

#### **4.0 Outcome Sought**

- 4.1 Essex Police invites the licensing sub-committee to refuse the grant of this premises licence, which is the only step sufficient to safeguard the public from harm and prevent crime and disorder.
- 4.2 The premises has yet to trade under it's new identity and management structure, by remaining untested, the concerns remain unchanged.
- 4.3 Essex Police as part of the earlier mentioned summary review offered a 'no revoke option' to the sub-committee. This was a set of recommendations that Essex Police sought the sub-committee to consider in the event they felt the licence should not be revoked. The applicant has offered a number of these as part of their proposed operating schedule either as Essex Police recommended or edited by them.



# CK ENTERTAINMENTS LTD 11951826

**Created: 13 July 2020 12:28:56**

**Companies House does not verify the accuracy of the information filed**

## Overview

- Registered office address: 195-199 Cottis Lane Rear Of Epping High Street, Epping, Essex, CM16 4BL
- Company type: Private limited company
- Incorporated on: 17 April 2019
- Status: Active

### Key filing dates

- Accounting reference date: 30 April
- Next accounts due: 17 April 2021
- Next confirmation statement due: 30 April 2020

### Nature of business (SIC)

- 56302 Public houses and bars



# People

## Officers:

### 2 officers / 1 resignations

- Director CUMMINS, Scott Anthony **ACTIVE**
  - Nationality: British
  - Appointed: 17 April 2019
  - Date of birth: December 1971
  - Correspondence address: Rear Of 195-199, High Street, Epping, United Kingdom, CM16 4BL
  - Country/State of Residence: United Kingdom
  - Occupation: Director
- 

- Director KING, David Ernest **RESIGNED**
  - Nationality: British
  - Appointed: 17 April 2019
  - Date of birth: June 1967
  - Resigned: 18 July 2019
  - Correspondence address: Rear Of 195-199, High Street, Epping, Essex, United Kingdom, CM16 4BL
  - Country/State of Residence: United Kingdom
  - Occupation: Director
- 

## Persons with significant control:

### 2 active person with significant control / 0 active statements

- Mr David Ernest King **ACTIVE**
- Correspondence address: Rear Of 195-199, High Street, Epping, Essex, United Kingdom, CM16 4BL
- Notified on: 17 April 2019
- Date of birth: June 1967

- Nationality: British
- Country of residence: United Kingdom

**Nature of control:**

- Ownership of shares – 75% or more

- 
- Mr Scott Anthony Cummins **ACTIVE**
  - Correspondence address: Rear Of 195-199, High Street, Epping, United Kingdom, CM16 4BL
  - Notified on: 17 April 2019
  - Date of birth: December 1971
  - Nationality: British
  - Country of residence: United Kingdom

**Nature of control:**

- Has significant influence or control
- 

## Recent Filing History

Date	Form	Description
3 Dec 2019	AD01	Registered office address changed from Playhouse Cottis Lane Cottis Lane Epping Essex CM16 4BL England to 195-199 Cottis Lane Rear of Epping High Street Epping Essex CM16 4BL on 3 December 2019
18 Jul 2019	TM01	Termination of appointment of David Ernest King as a director on 18 July 2019
17 Apr 2019	NEWINC	

Date	Form	Description
		Incorporation Statement of capital on 2019-04-17 GBP 2 <ul style="list-style-type: none"><li>• MODEL ARTICLES model-articles- adopted</li></ul>



# KAC ENTERTAINMENT LTD 10591345

**Created: 13 July 2020 12:37:08**

**Companies House does not verify the accuracy of the  
information filed**

## Overview

- Registered office address: 3rd Floor Lawford House, Albert Place, London, United Kingdom, N3 1QA
- Company type: Private limited company
- Incorporated on: 30 January 2017
- Status: Active

### Key filing dates

- Accounting reference date: 29 March
- Last accounts made up to: 31 March 2018
- Next accounts due: 20 May 2020
- Last confirmation statement date: 5 December 2019
- Next confirmation statement due: 16 January 2021

### Nature of business (SIC)

- 56302 Public houses and bars

# People

## Officers:

### 3 officers / 1 resignations

- Director CUMMINS, Scott Anthony **ACTIVE**
  - Nationality: British
  - Appointed: 4 December 2018
  - Date of birth: December 1971
  - Correspondence address: 3rd Floor Lawford House, Albert Place, London, United Kingdom, N3 1QA
  - Country/State of Residence: United Kingdom
  - Occupation: Administrator Of Nightclubs
- 

- Director KING, David Ernest **ACTIVE**
  - Nationality: British
  - Appointed: 4 December 2018
  - Date of birth: June 1967
  - Correspondence address: 3rd Floor Lawford House, Albert Place, London, United Kingdom, N3 1QA
  - Country/State of Residence: United Kingdom
  - Occupation: Nightclub Administrator
- 

- Director CUMMINS, Kevin Anthony **RESIGNED**
  - Nationality: British
  - Appointed: 30 January 2017
  - Date of birth: June 1943
  - Resigned: 4 December 2018
  - Correspondence address: 3rd Floor, Lawford House, Albert Place, London, United Kingdom, N3 1QA
  - Country/State of Residence: United Kingdom
  - Occupation: Director
-

## Persons with significant control:

### 2 active person with significant control / 0 active statements

- Mr Scott Anthony Cummins **ACTIVE**
- Correspondence address: 3rd Floor Lawford House, Albert Place, London, United Kingdom, N3 1QA
- Notified on: 4 December 2018
- Date of birth: December 1971
- Nationality: British
- Country of residence: United Kingdom

#### Nature of control:

- Ownership of shares – More than 25% but not more than 50%
- Ownership of voting rights - More than 25% but not more than 50%

- 
- Mr David Ernest King **ACTIVE**
  - Correspondence address: 3rd Floor Lawford House, Albert Place, London, United Kingdom, N3 1QA
  - Notified on: 4 December 2018
  - Date of birth: June 1967
  - Nationality: British
  - Country of residence: United Kingdom

#### Nature of control:

- Ownership of shares – More than 25% but not more than 50%
- Ownership of voting rights - More than 25% but not more than 50%

- 
- Mr Kevin Anthony Cummins **CEASED**
  - Correspondence address: 3rd Floor, Lawford House, Albert Place, London, United Kingdom, N3 1QA
  - Notified on: 30 January 2017
  - Ceased on: 4 December 2018
  - Date of birth: June 1943
  - Nationality: British
  - Country of residence: United Kingdom

**Nature of control:**

- Ownership of shares – 75% or more
  - Ownership of voting rights - 75% or more
  - Right to appoint and remove directors
- 

## Recent Filing History

Date	Form	Description
20 Feb 2020	AA01	Previous accounting period shortened from 30 March 2019 to 29 March 2019
16 Dec 2019	CS01	Confirmation statement made on 5 December 2019 with no updates
16 Dec 2019	AA01	Previous accounting period shortened from 31 March 2019 to 30 March 2019
5 Dec 2018	CH01	Director's details changed for Mr David Ernest King on 5 December 2018
5 Dec 2018	PSC04	Change of details for Mr David Ernest King as a person with significant control on 5 December 2018
5 Dec 2018	CS01	Confirmation statement made on 5 December 2018 with updates
4 Dec 2018	AP01	

<b>Date</b>	<b>Form</b>	<b>Description</b>
		Appointment of Mr Scott Anthony Cummins as a director on 4 December 2018
4 Dec 2018	SH01	Statement of capital following an allotment of shares on 4 December 2018 GBP 2
4 Dec 2018	PSC01	Notification of David King as a person with significant control on 4 December 2018
4 Dec 2018	PSC01	Notification of Scott Cummins as a person with significant control on 4 December 2018
4 Dec 2018	AP01	Appointment of Mr David Ernest King as a director on 4 December 2018
4 Dec 2018	PSC07	Cessation of Kevin Anthony Cummins as a person with significant control on 4 December 2018
4 Dec 2018	TM01	Termination of appointment of Kevin Anthony Cummins as a director on 4 December 2018
29 Oct 2018	AA	Micro company accounts made up to 31 March 2018



Date	Form	Description
30 Jan 2018	CS01	Confirmation statement made on 29 January 2018 with updates
30 Jan 2018	PSC04	Change of details for Mr Kevin Anthony Cummins as a person with significant control on 3 January 2018
31 Jan 2017	AA01	Current accounting period extended from 31 January 2018 to 31 March 2018
30 Jan 2017	NEWINC	Incorporation Statement of capital on 2017-01-30 GBP 1 <ul style="list-style-type: none"><li>• MODEL ARTICLES model-articles-adopted-amended-provisions</li></ul>

30<sup>th</sup> January 2019



**Epping Forest  
District Council**

[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)  
**Neighbourhoods Directorate**

Rainer Hughes  
182 Hutton Road  
Shenfield  
Essex  
CM15 8NR

Civic Offices High Street  
Epping Essex CM16 4BZ

Telephone: 01992 564608  
DX: 40409 Epping

Director of Neighbourhoods  
and Deputy Chief Executive  
Derek Macnab

Enquiries to:

Dhoughton 01992 564336  
email:  
[dhoughton@eppingforestdc.gov.uk](mailto:dhoughton@eppingforestdc.gov.uk)

Dear Sirs,

**KAC Entertainment Ltd, Re: Club 195 Cottis Lane, Epping, Essex, CM16 4BL- Summary  
Review from Essex Police.**

I am writing to formally inform you of the decision of the Licensing Sub-Committee held on 29<sup>th</sup>  
January 2019

The application has been treated on its own merits, and this Sub-Committee has taken its  
decision based upon:

- The application for a summary licence review
- The certificate under S53A of the Licensing Act 2003
- The policy of the Licensing Authority
- Guidance issued
- The licensing objectives

1.

Article 1 of the First Protocol of the Human Rights Act 1988 that every person is entitled to the peaceful enjoyment of his possessions, (in this case the Licence). No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

2. That any decision made in respect of the premises licence, Club 195, Cottis Lane, Epping, Essex CM16 4BL must be necessary and proportionate.

The decision of this sub-committee is that the premises licence for Club 195, Cottis Lane Epping is revoked.

This decision was arrived at in the light of the evidence presented at the hearing, namely:

- The repeated and very serious crime and disorder associated with the premises.
- The lack of confidence in the management in how they have implemented their current policies and procedures.
- The lack of confidence that the DPS has proper control of the premises.
- The lack of faith in management being able to successfully implement additional conditions.



That the interim step i.e. the suspension imposed on 4<sup>th</sup> January 2019, under Section 53 (B) of the Licensing Act 2003 shall remain in effect until the hearing of the appeal against the revocation (if there is one).

The applicant or premises licence holder or any other person who made relevant representations to the application are reminded of their right of appeal to the Magistrates' Court within 21 days of the date of the written notification of this decision.

The decision will not have effect until after the end of the period given for appealing against the decision, or if the decision is appealed against, the time the appeal is disposed of. The suspension shall remain in effect until the time for appealing the review has expired and any appeal has been determined

A handwritten signature in black ink, appearing to be 'DH' with a stylized flourish.

**Debbie Houghton**  
**Licensing Officer**

Date: 12 August 2019

Civic Offices  
High Street  
Epping  
Essex  
CM16 4BZ  
Our Ref WK/201918146  
Your Ref:

Dear Sir Madam,

**Licensing Act 2003 – CK Entertainments Ltd, Playhouse, Cottis Lane Epping Essex  
CM16**

Further to a meeting of this Authority's Licensing Sub-Committee on Monday 29<sup>th</sup> July 2019 the above application was granted.

The application was treated on its own merits and the Sub-Committee based its decision on the following:

The merits of the application  
The promotion of the four licensing objectives  
The policy of the licensing authority  
The guidance issued by the Secretary of State for Culture, Media & Sport under section 182 of the licensing act 2003  
The relevant representations received

Members concluded that the application for a new premises licence was granted; subject to "please see attached decision"

The Premises has been granted the following:

**"please see attached decision"**

You are advised that under the Licensing Act 2003, you have the right to appeal against this decision and it should be made to a Magistrates Court. Any appeal should be made within 21 days of the date of this letter.

I trust this clarifies the decisions made, but if you would like to discuss them further I can be contacted on the number above.

Yours sincerely

Debbie Houghton  
Licensing Officer  
Licensing (01992) 544336  
Email: [licensing@eppingforestdc.gov.uk](mailto:licensing@eppingforestdc.gov.uk)

**Licensing Sub- committee – decision sheet for an application for a  
Premises Licence under the Licensing Act 2003**

**Premises Address: PLAYHOUSE AND ESSEX ROOF GARDENS  
195 – 199 COTTIS LANE EPPING**

**Chairman to read out in open session.**

We are grateful to the parties for their excellent presentations to us this morning. We have taken these and the written material submitted to us into account. We have considered what is appropriate to promote the four licensing objectives and the relevant parts of the Council's Licensing Policy and the Home Office's guidance.

During our deliberations in private session our legal adviser gave us advice that our options are (1) to grant the licence subject to the conditions proposed in the operating schedule (modified to such extent as we consider appropriate for the promotion of the licensing objectives), (2) to exclude a licensable activity from the scope of the licence, (3) to refuse to specify the proposed DPS or (4) to reject the application altogether.

He also gave us advice that we cannot grant a time-limited licence but that it would be open to the applicant to apply for temporary event notices and what activities a temporary event notice may permit.

**Granted**

The decision of this sub-committee is that the application for a premises licence in respect of: **PLAYHOUSE AND ESSEX ROOF GARDENS  
195 – 199 COTTIS LANE EPPING**

**Be granted** subject to the conditions as submitted by the applicant on 28 July 2019 and which were admitted as evidence with the agreement of all parties at the hearing this morning – subject to the following modifications:

- (1) on Fridays, Saturdays and Sundays all licensable activities on the premises shall cease by 0100;

- (2) on Fridays, Saturdays and Sundays the premises shall be closed to the public by 0130; and
- (3) the maximum number of persons permitted on the Garden Terrace at any one time shall not exceed 30 persons.

Our reasons are as follows.

- (1) We were impressed by the evidence given on behalf of the applicant, in particular the evidence of Mr Hoffelner. We are satisfied that there has been a sufficient change of management of the premises which reduces the risk of the previous failures from recurring.
- (2) We have noted from the police evidence that the majority of the previous incidents of crime and disorder occurred between 0100 and 0300. However, we did not agree with the police's suggestion that there had been a stark reduction in crime since the closure of the premises.
- (3) We acknowledge that the applicant has accepted that the decision to revoke the Club 195 licence was correct as a result of a wholesale operational management failure.
- (4) However we are concerned that this application proposes to significantly intensify the use of the premises, compared to its operation as Club 195. Club 195 previously opened just one night a week whereas this proposal seeks to open three nights a week.
- (5) We would like to give the applicant an opportunity to make good on the promises made to us at the hearing. We acknowledge their collective experience but also have taken into account that the applicant is proposing a brand new business model with new personnel and with a greater number of nights of operation.
- (6) Taking all of this into account, we consider that requiring all licensable activities to cease at 0100, with the premises closing at 0130, strikes a fair balance and is appropriate for the promotion of the licensing objectives, in particular the crime and disorder and public safety objectives.
- (7) By granting a premises licence, we have taken into account the applicant's right to apply for temporary event notices which would give

them an opportunity to road test their new model to a later hour and the possibility of making an application to vary the licence we have granted, to extend the hours of operation, if the applicant can demonstrate that doing so would not undermine the licensing objectives.

(8) For completeness we have also considered whether to curtail the hours during which the Garden Terrace may be used, and whether this would cause a public nuisance. We accept the applicant's evidence that with appropriate mitigation measures, the use of this Terrace by no more than 30 smokers after 11pm will not undermine the public nuisance licensing objective.

We are also attaching the mandatory conditions contained in Sections 19 -21 of the Licensing Act 2003.

### **Right of appeal**

The applicants and the objectors are reminded of their right of appeal to the Magistrates Court within 21 days of date of the written notification of this decision.

Signed *RH Morgan*

Chairman

Dated **29 July 2019**



COMPLETE  
LICENSING

# PLAYHOUSE, EPPING

Crime & Disorder Review  
Version 1.0



## INTRODUCTION

**I HAVE PRODUCED A CRIME AND DISORDER POLICY DOCUMENT WHICH FORMS PART OF THE APPLICATION PACKAGE FOR THE PREMISES LICENCE APPLICATION FOR THE PLAYHOUSE & ESSEX ROOF GARDEN, 195 - 199 COTTIS LANE, EPPING, ESSEX. CM16 4BL.**

**INITIAL OBJECTIONS AND SUPPORTING LETTERS HAVE BEEN SUBMITTED FOLLOWING THE APPLICATION BEING LODGED. I HAVE NOW BEEN ASKED TO REVIEW THE EVIDENCE SUPPORTING THE OBJECTIONS RAISED BY MR PETER JONES THE ESSEX POLICE LICENSING OFFICER.**

## BACKGROUND

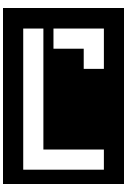
The premises operated for a number of years as Club 195. Through 2018 a number of incidents had been recorded by the police. The premises were subject of a violent assault on 1<sup>st</sup> January 2019 where a stabbing took place within the venue. The assault had been committed by a group of individuals who had managed to secure entry via a rear entrance.

The matter was investigated by the police. The victim declined to support any police action and as a result no further investigation was sought and thus no successful outcome achieved. No suspects were identified nor convicted.

This subsequently led to a revocation of the premises licence. In July 2019, an application was made for a new premises licence whereby the operators were able to evidence the fact that a completely new management team would be responsible for the management and operation of the premises. This satisfied the Licensing Sub-Committee to grant a new license but with the condition that alcohol be served only until 0100Hrs.

Since this time, the premises have not operated in any capacity with a change of management and owners looking to provide a new and updated concept for the venue. This has led to the owners and operators making a licensing application in July 2020 with the matter to be heard on Tuesday 1<sup>st</sup> September 2020.

The Complete Licensing Team have submitted a comprehensive document in support of this application bringing together a number of skilled professionals to bring about a clear and structured operating procedure to support the application and subsequent licensable activities within the venue.



A number of objections have been made against this application, together with a number of supporting letters from local businesses. I have been asked to comment only on the crime & disorder objections made by Police.

## ESSEX POLICE OBJECTION

The Essex Police Licensing Officer Mr Peter Jones on behalf of The Chief Officer Of Police for Essex, submitted an objection letter on 27<sup>th</sup> July 2020. The objection being made on the grounds of crime & disorder and public nuisance.

The letter highlights the fact the premises once operated as Club 195 and that the police had presented evidence that led to the premises licence being revoked. He highlighted two points in the letter.

1. That **NO** reported crime or public nuisance had been recorded in the geographical area or time scales.
2. The fact that he highlights the same company and directors are still involved with the premises and the license application. He also quotes a comment made from the Licensing Sub-Committee at the time of the revocation

*'The lack of confidence in the management in how they have implemented their policies and procedures' and  
The lack of faith in management being able to successfully implement additional conditions.'*

The Letter is attached to this pack

Subsequently Mr Jones on 13<sup>th</sup> August 2020 submitted a supplementary document of objection. Again, the focus is on evidence when the premises was operation as Club 195 and is now two years old. He again highlights in the document very clearly that since its closure and the period it has not been operating no crime has been committed. He also comments to the fact the same owners and operators are responsible for the new application and the future running of the premises and licensable activity.

## THE POINTS BELOW ARE TAKEN FROM THE SUMMARY DOCUMENT

- 1.1 The grounds for objection are that the location sought to be licensed was previously licensed at Club 195. Which in January 2019 was subject of a summary review following serious crime and disorder. This licence was suspended by way of interim steps; and subsequently revoked at a licensing sub-committee hearing on 29<sup>th</sup> January 2019.



- 1.4 Whilst crime data websites, such as police.uk detail the level of crime in an area; those data sources cannot break down the information to specific times. Since the suspension and subsequent revocation there have been **NO** reported incidents of crime, disorder or public nuisance within the same geographical area and time scales. 1.11 As such the crime and disorder that took place when Club 195 was in operation; and the subsequent lack of crime and disorder since its closure; it is reasonable to extrapolate the Crime and Disorder that took place one night a week to take place two nights a week should this temporary licence be granted.
- 1.11 As such the crime and disorder that took place when Club 195 was in operation; and the subsequent lack of crime and disorder since its closure; it is reasonable to extrapolate the Crime and Disorder that took place one night a week to take place two nights a week should this temporary licence be granted.
- 1.12 This applicant for this Premises Licence is CK ENTERTAINMENTS LTD; the directors of this company are Mr David KING and Mr Scott CUMMINS. They are the sole shareholders with Mr KING being the majority shareholder. **DOCUMENT 1** is a report from Companies House detailing this and the company's activities.
- 1.13 Mr David KING and Mr Scott CUMMINS are also directors of KAC ENTERTAINMENT LTD. This company being the Premises Licence holder for the revoked Premises Licence issued to Club 195. **DOCUMENT 2** is a report from Companies House detailing this and the company's activities.

The objection from Police rests solely on the evidence submitted in January 2019 to the Licensing Sub-Committee. No new evidence has come to light support the objection from Police. This coupled with the fact they are not considering any of the documents submitted from the applicant and supporting consultants highlights they have failed to look at this application objectively and in the spirit of the Licensing Act 2003.

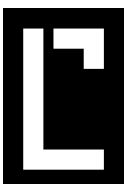
## FINDINGS

The information contained within the supplementary document is inaccurate and misleading. I would like to bring to the attention of the Licensing Sub-Committee the following.

- With regard to the documents submitted from the police regarding the company details these are inaccurate as the comments that support them. The Playhouse operates under CK Entertainment Ltd. You will note on the documents submitted from Companies House that Mr David King resigned his position as Director for two reasons. Firstly, he was the DPS for the premises and the only Director operationally in control of the premises at the time and through the period leading up to the revocation of the licence. It was recognised that he failed fulfil and uphold the licensing objectives and together with other business failings was requested to resign. Why the Police feel so inclined to include documentation regarding KAC Entertainments Ltd when this organisation has no direct link whatsoever to this application other than Mr Scott Cummings has another business interest. It is not relevant to the application or the future licensable activities proposed. You will note from the Companies House current entry that Mr Miles Addison is a director and shareholder.



- The Police and Licensing Sub-Committee should take into account the extensive work undertaken by the owners, operators and consultants in delivering a document that will ensure the licensing objectives are met and should be confident this will be the case.
- The Police and Licensing Sub-Committee should understand this is a completely new venture committed to supporting the licensing objectives, the local community and economy. The Licensing Act itself clearly recognises that working in partnership is key to any premises fulfilling the licensing objectives. The Playhouse Team fully recognise this fact and welcome the opportunity to do so.
- 1.14 above states there is a lack of faith in the management. We have new management and a clear and concise way forward documented to ensure The Playhouse Team will do all they can around Crime & Disorder and associated Public Nuisance.
- The evidence and comments from the Police regarding crime and disorder leading to the suspension and revocation of the license was submitted and dealt with by the police some two years ago. There is nothing to suggest that The Playhouse being granted a licence as specified will create increase in crime and disorder to the area. To suggest that NO crime and disorder takes place in the area without the club being open is inaccurate and misleading. Point 1.4 is contradicted by point 1.11 as detailed above. IS THERE NO CRIME IN THIS GEOGRAPHICAL AREA OR A SUBSEQUENT LACK? This clearly details the inaccuracy of the Police and the objections they bring.
- You will note from the press attachment below on this document (Image 13) that on 6<sup>th</sup> March 2020 alone two Police officers were assaulted dealing with suspects breaking into McColls newsagents. The time of the offence was 0210Hrs and within remarkably close proximity of The Playhouse venue. This offence took place within the time scales and geographical area the Police clearly state no crime and disorder.
- I would also like to draw your attention to the recorded crime within the geographical area as defined by Essex Police for the months of December 2018 and December 2019. December 2018 was a significant month leading up to the revocation of the premises license at Club 195. December 2018 shows 10 recorded offences. 5 for shoplifting, 3 violent and sexual offences and 2 for anti-social behaviour. December 2019 shows only 5 recorded crimes. All five recorded offences would sit within those you would perhaps associate with crime and disorder and a licensed premise. 3 anti-social behaviour, 1 violent and sexual and 1 for criminal damage. Only five of the recorded offences in 2018 you would perhaps associate with a licensed premise. These figures would lead me to suggest that there has been no significant change to the crime & disorder in the geographical area as highlighted in the Essex Police objection. Club 195 had not operated for the 12 months between the dates given. (Please see images 4 & 5)
- Crime levels in the Epping area have remained consistent over the past three years as I detail below in the graph taken from the Police UK statistics. As you will see the figures are very steady.
- To highlight some of the crime in the Epping Town Centre I have completed the following research from the Essex Police database and crime mapping. I have focused on four crime types in the area which you would most associate with crime and disorder and the Licensing Act 2003. The statistics are based on the past twelve months to the end of June 2020 and a rolling three years for each of the crime types. These figures are broken down into the reported crimes and as a percentage of crimes reported in the Epping Town Centre area.



1. Anti-Social Behaviour		
	i. Rolling 12 months:	438 offences @ 22.7%.
	ii. Rolling 3 years:	1368 offences @23.3%
2. Public Order		
	i. Rolling 12 months	175 offences @ 9.1%.
	ii. Rolling 3 years	444 offences @ 7.6%
3. Violence & Sexual		
	i. Rolling 12 months	601 offences @ 31.1%.
	ii. Rolling 3 years	1560 offences @ 26.6%
4. Drugs		
	i. Rolling 12 months	44 offences @ 2.3%.
	ii. Rolling 3 years	104 offences @ 1.8%
5. Possession of Weapons		
	i. Rolling 12 months	10 offences @ 0.5%.
	ii. Rolling 3 years	21 offences @ 0.4%

These figures clearly indicate the crime consistency within the Epping Town centre area and I would suggest taking the rolling three year figures (Image 1 ) and the consistency between those and the 12 month figures (Images 2 & 3 )as percentages the Club 195 not operating has made little or no difference to the crime and disorder in the Epping Town Centre area.

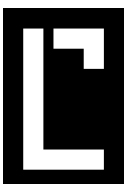
I would like to highlight in particular the Possession of Weapons at point 5 whereby 50% of the possessions have in fact occurred in the past year. This would again suggest a well-run nightclub in the area will have little impact on Crime & Disorder and Police and other emergency services resourcing.

Images 6 to 11 detail the current crime recording in the geographical area as highlighted in the rolling 12-month figures from the database for your perusal.

I have detailed some press releases detailing the fact that offending has still taken place in the Epping High Street geographical area since the Premises License has been revoked that again highlight and argue the objection raised by Essex Police.

- Image 12 details an overnight ramraid at a newly opened nail bar on 1<sup>st</sup> July 2020.
- Image 13 details the 0210Hrs burglary and two Essex Police Officers being assaulted.
- Image 14 details a discharged firearm outside a licensed premise on Epping High St.
- Image 15 details the serious assault on a man outside another Licensed premise on Epping High St.

Lastly, I have obtained detailed figures (Image 16) from Essex Police by way of the Freedom of Information Act (FOIA). These detail the recorded crime at the previous Club 195 venue. Again, this makes interesting reading in that 2017 showed 12 offences recorded, 2018 14 offences recorded. Five offences have been recorded in



2019 the first being obviously the assault that led to the revocation of the licence and then four other Theft Act related offences which obviously appertain directly to the business premises itself.

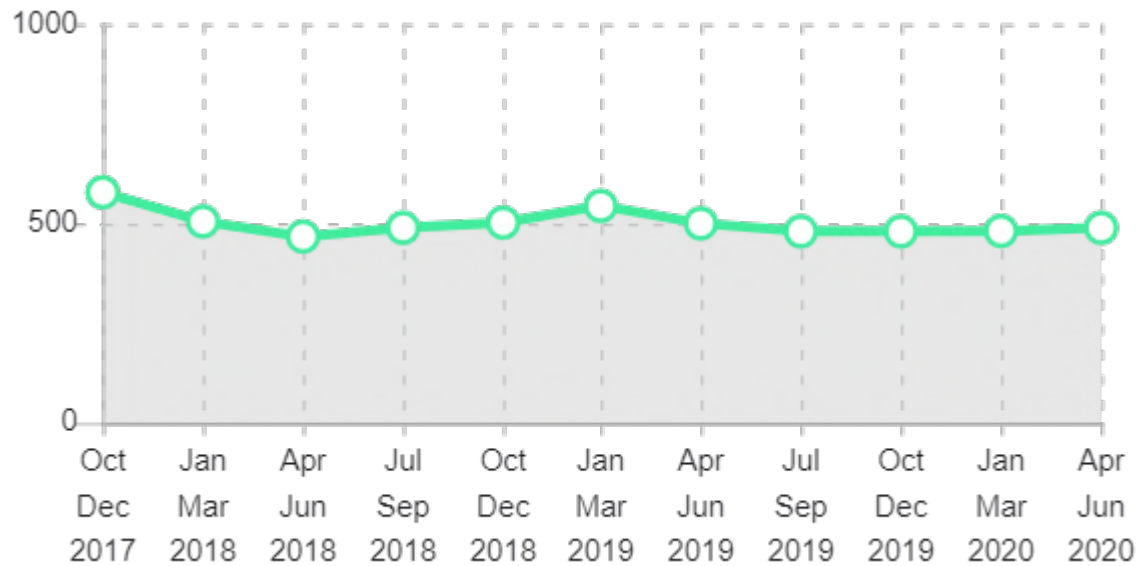
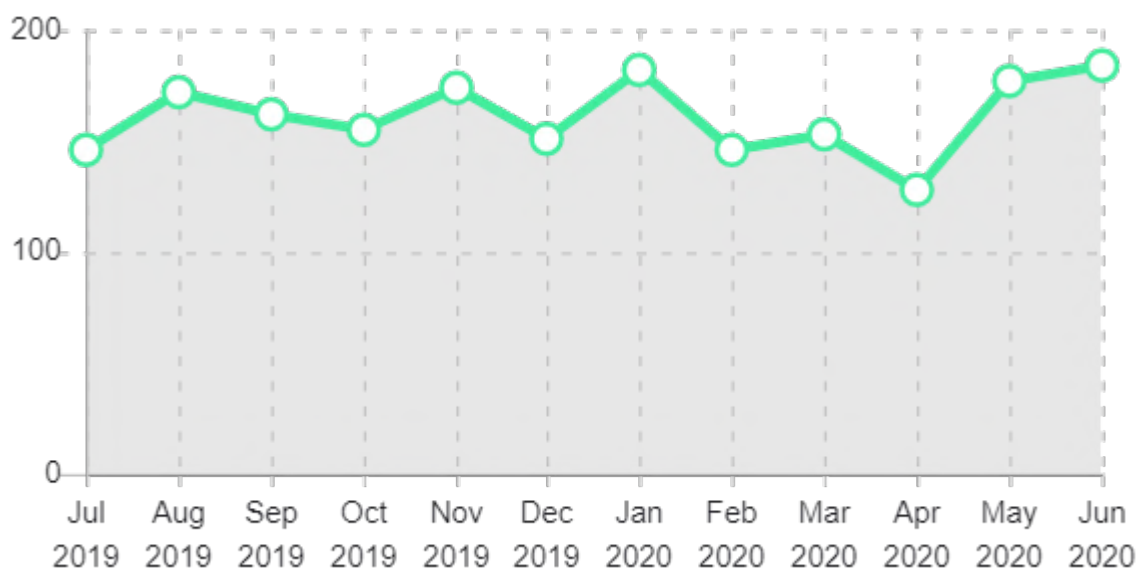
In essence there is little difference between the two years in recorded crime. Out of all the recorded offences only two have led to offenders being charged and a positive outcome for Essex Police. One other offence has been detected by way of TIC (taken into consideration) which was a burglary at the premises.



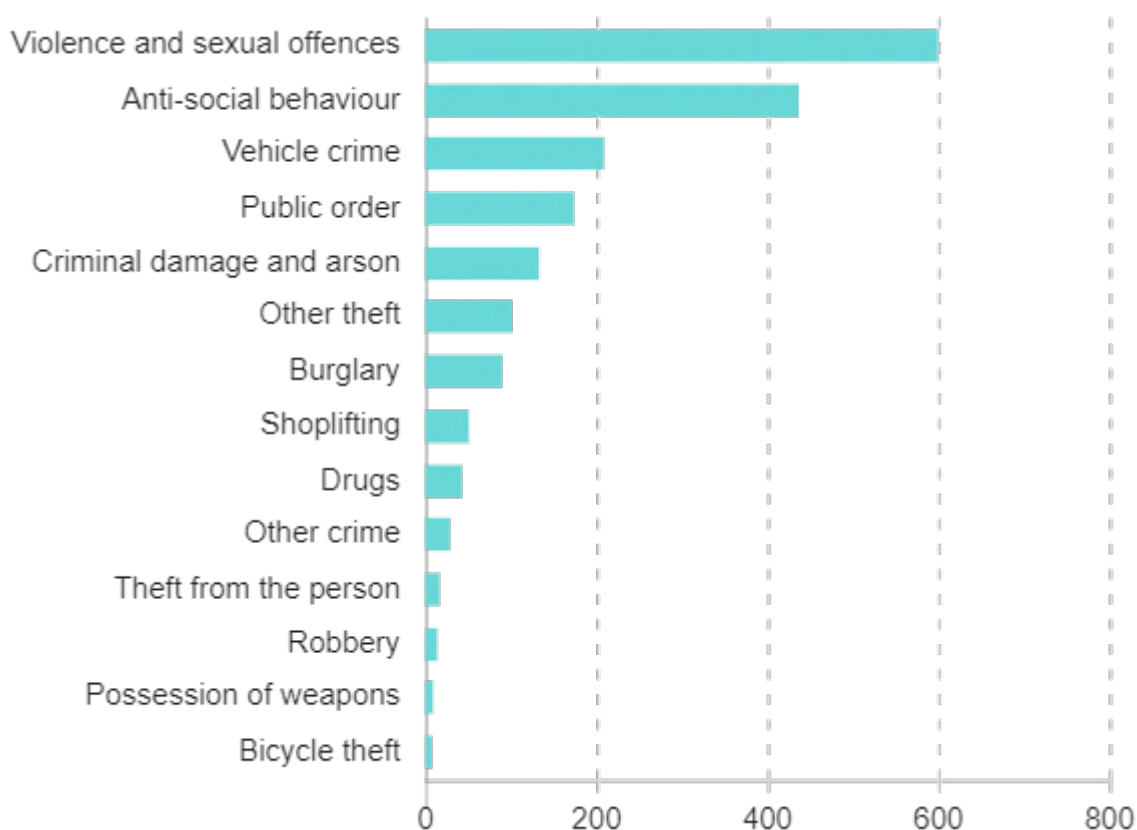
## CONSIDERATIONS FOR LICENSING SUB-COMMITTEE

1. Mr David King is no longer involved with CK Entertainment Ltd for the reasons detailed and should not be considered in the objection.
2. The CK Entertainment Ltd and Playhouse owners and management have used professional consultants in Complete Licensing to support the application and future licensable activities.
3. The Playhouse team and its associated consultants have produced a clear Operating Schedule, Health & Safety Policies, Crime & Disorder Policies and Dispersal Policies ensuring the licensing objectives will be met.
4. The evidence from Essex Police is still centred around the past issues of Club 195 and there is nothing current. The committee should be concerned about going crime and disorder or public nuisance going forward.
5. The crime figures at the previous venue remained consistent and low.
6. The Epping Town centre crime figures have remained consistent before and after the old Club 195 premise closed.
7. The Playhouse Team have clearly recognised the concerns of the police and other responsible authorities in relation to crime and disorder by way of delivering a detailed dispersal plan coupled with supporting mobile security, medics, and welfare officers. This plan will obviously support local emergency services and negate potential issues.
8. Essex Police have been inaccurate with regard to their statements around no crime or a subsequent lack of crime. The figures produced indicate there has been little or no change in the area in increase or reduction.
9. The Playhouse Team and associated consultants have clearly shown their commitment to the licensing objectives and the Licensing Sub-Committee, Essex Police, and all other responsible authorities should feel confident in this new venture and the professional approach been taken.



**IMAGE 1****3 YEAR CRIME FIGURES - EPPING TOWN CENTRE****IMAGE 2****ROLLING 12-MONTH CRIME FIGURES - EPPING TOWN CENTRE (BY MONTH)**



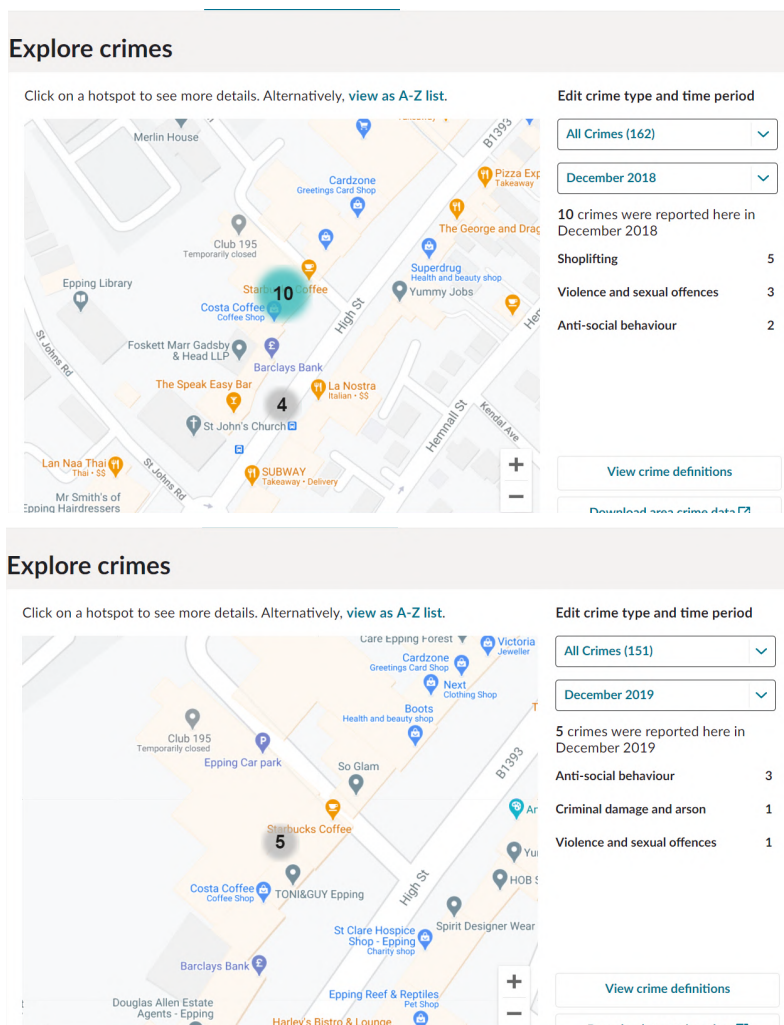
**Image 3****Rolling 12-month crime figures - Epping Town Centre (By numbers)**

To give a more recent analysis of the area I have attached crime hotspot maps for Epping Town Centre from January to June 2020. The location of the proposed Playhouse venue is clearly marked on the map. It shows reported crime in the area and the fact despite the venue being closed it is not attributing to current crime levels which have been consistent since its closure.

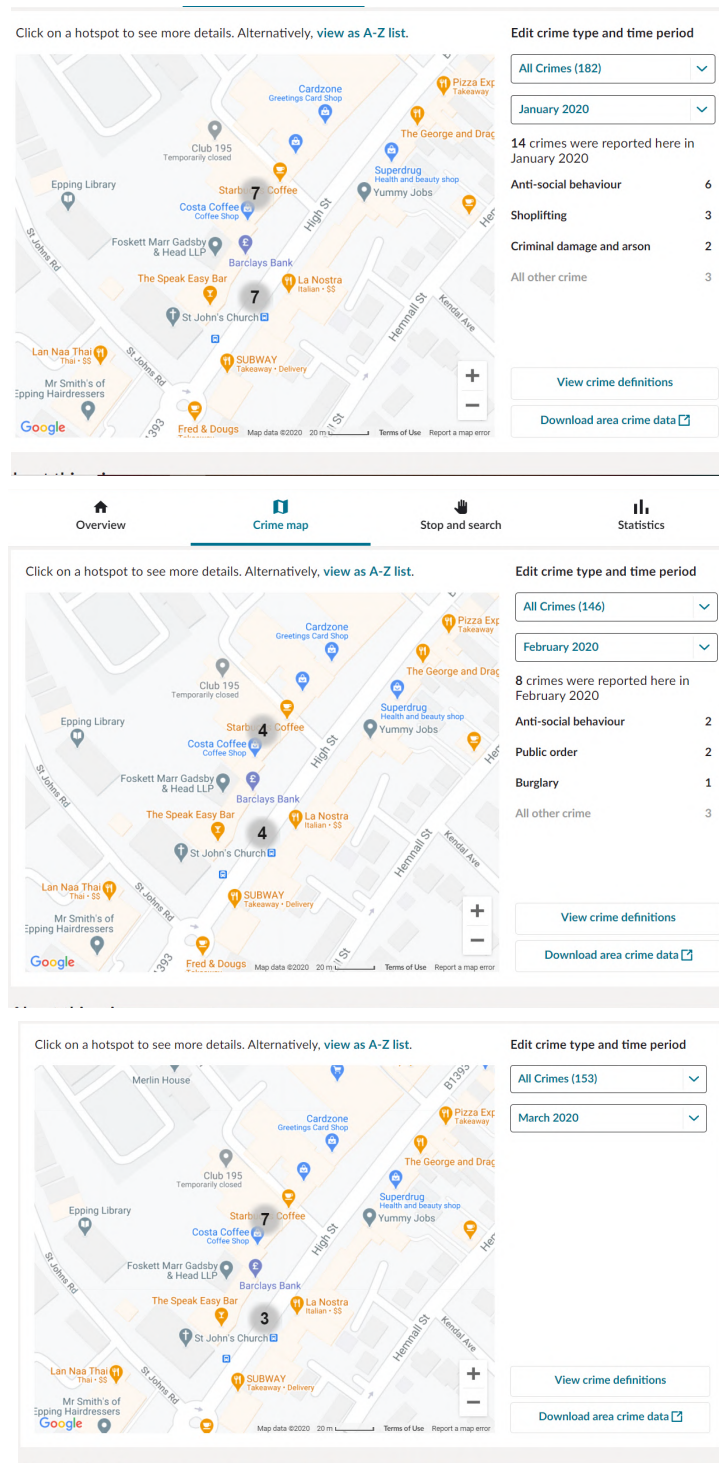


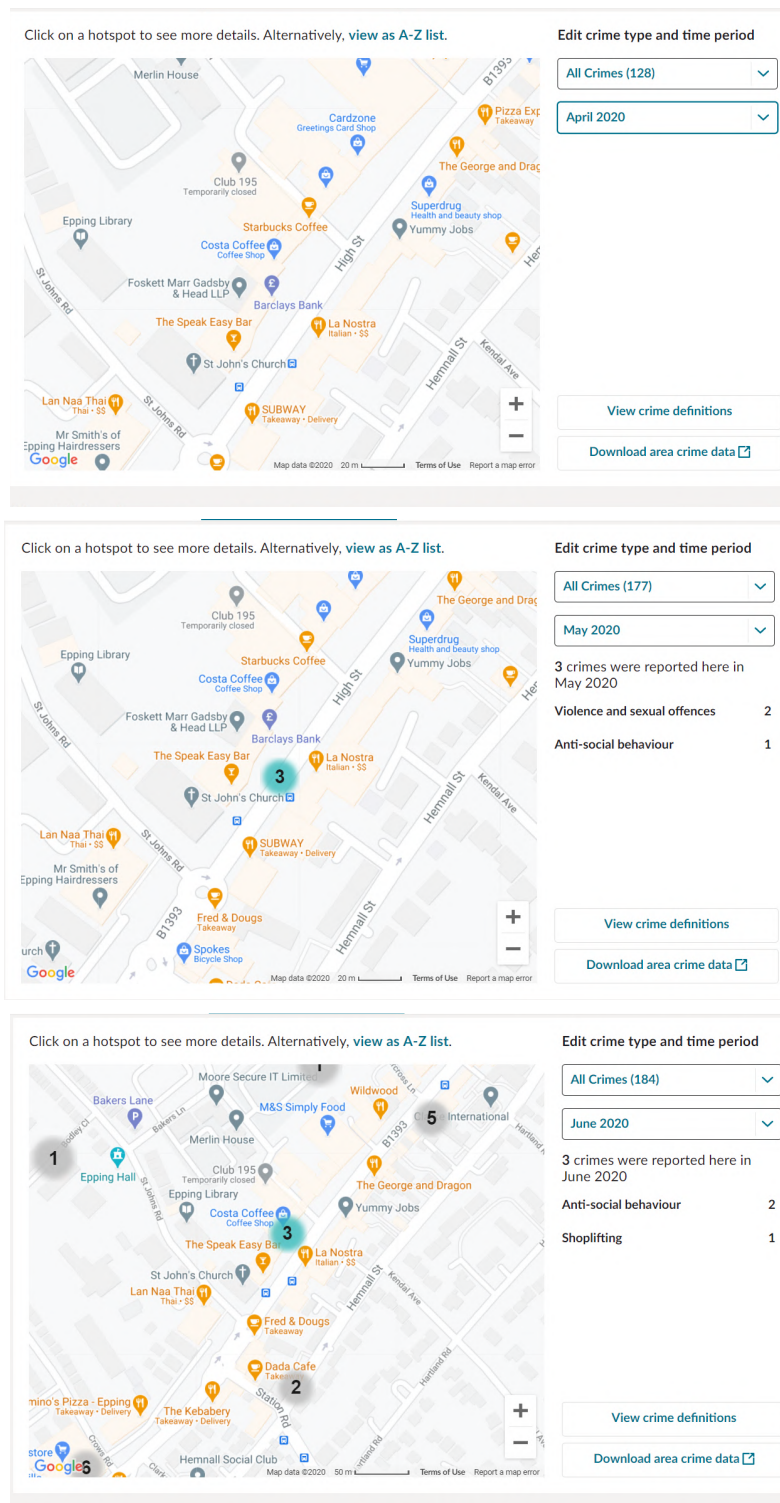
## Images 4 & 5

### Crime comparison - Geographical area December 2018 & December 2019



## Images 6 to 11 Crime Hot Spot Maps January to June 2020







**Image 12****1<sup>st</sup> July 2019**

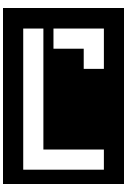
**EPHING: New nail salon ramraided on day of 'grand opening'**

PICTURES

An Epping High Street shop targeted in a ramraid-type raid in the early hours of this morning had been due to hold a 'grand opening' today as it opened as a new nail salon.

Nail Hub - in the former Aromaround premises opposite Tesco was struck by a vehicle at about 4am - just months after the same premises were also apparently hit by a vehicle.

At the time of that incident - when the then Aromaround premises were standing empty - eyewitnesses reported seeing parts of a vehicle among the debris inside the front of the shop.



Officers were alerted to the latest incident, which is being described by police as a "burglary", shortly after 4am today with reports that a car had been in collision with the shop front.

Officers later found a silver Ford Focus car abandoned at an address in nearby Tower Road.

Officers believe the vehicle was involved in the burglary.

Enquiries are ongoing into whether anything was stolen from the shop which was due to open today, offering 20 per cent to customers, according to a notice in the window.

The shop frontage remained cordoned off by police this morning with a forensics officer on the scene.,

Anyone who was in the area at about 4am today, who saw any suspicious behaviour or anyone driving a silver Ford Focus and has dash cam footage, are asked to ring Loughton CID on 101, quoting incident 146 of July 2, or ring Crimestoppers on 0800 555 111.



## Image 13

6<sup>th</sup> March 2020 - Epping High Street.

### EPPING: Shop raiders steal cigarettes after threatening police officers

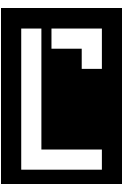
Thieves who targeted the McColls store in Epping High Street fled with a "large quantity" of cigarettes after smashing through the front door and threatening police officers.

Officers were threatened when they tried to stop the two robbers at about 2.10am today.

The pair drove off in a grey Mercedes CLA.

A police spokesman said enquiries are ongoing after an extensive search involving the police helicopter failed to track down the thieves.

Anyone with information is asked to ring Loughton CID on 101, quoting reference 42/35659/20, or Crime stoppers anonymously on 0800 555 111.





**Image 14****22<sup>nd</sup> March 2020 - Epping High Street****EPPING: Report of firearm being fired during disturbance outside pub**

Police believe a firearm may have been fired during a disturbance outside the Duke of Wellington pub in Epping High Street.

A police spokesman said officers responded to reports of a "disturbance" outside the pub shortly before 8.50pm last night.

The spokesman added: "It is believed that a firearm may have been discharged following a verbal altercation between a group of people, who we believe are all known to each other.

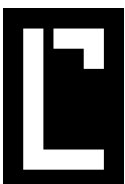
"We do not believe that anyone suffered injuries as a result of this incident.

"The group left the pub and we conducted a thorough search of the area for the men and any weapon.

"Our enquiries are ongoing. No arrests have been made at this time."

The pub remained cordoned off this afternoon with a police presence at the front and rear of the premises.

Forensics officers are understood to have been at the scene this morning.





## Image 15

17<sup>th</sup> July 2020 - Epping High Street

### EPPING: Police appeal for information after man assaulted in High Street

Police are appealing for information after a man was knocked unconscious in Epping High Street.

The victim was taken to hospital with a head injury following the incident which happened at about 9.50pm last night (Friday).

A police spokesman told Everything Epping Forest: "We were called to reports of a man injured in Epping High Street at around 9.50pm on Friday (July 17).

"When we attended we found a man who had been assaulted and was unconscious. He was taken to hospital for treatment on a head injury.

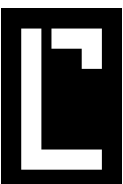
"Our investigations have established the man had been struck on the head from behind."

"We believe the man had been speaking to two men inside the Speak Easy bar shortly before the assault took place and we need to identify the men and find them."

A spokesman for the Speakeasy bar told Everything Epping Forest: "A customer of ours was assaulted by a group of men walking past the bar after a verbal exchange between them.

"The victim was not hit from behind, he was punched and hit his head on the tarmac. The suspects were not in the bar. The victim was sitting outside and walked over to four men in front of the bus stop."

An eyewitness told Everything Epping Forest she saw more than ten police vehicles and two ambulances in the High Street with police officers at the top end of St John's Road near the High Street junction.



Anyone with any information about the incident or who has CCTV or dash cam footage, or who saw what happened, is asked to ring 101 quoting crime reference number 42/106672/20, or give information anonymously by ringing 0800 555 111.



## Image 16

### Recorded Crime Club 195 2017 – 2019

2017		
HMC Crime Tree Level 2	HMC Crime Tree Level 3	Outcome Type
VIOLENCE AGAINST THE PERSON	VIOLENCE WITHOUT INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
THEFT OFFENCES	ALL OTHER THEFT OFFENCES	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
THEFT OFFENCES	ALL OTHER THEFT OFFENCES	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
THEFT OFFENCES	ALL OTHER THEFT OFFENCES	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
ROBBERY	ROBBERY - BUSINESS	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITHOUT INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
SEXUAL OFFENCES	RAPE	Type 16 - Named Suspect Identified: Evidential Difficulties Prevent Further Action: Victim Does Not Support (Or Has Withdrawn Support From) Police Action
VIOLENCE AGAINST THE PERSON	VIOLENCE WITHOUT INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
2018		
HMC Crime Tree Level 2	HMC Crime Tree Level 3	Outcome Type
PUBLIC ORDER OFFENCES	PUBLIC ORDER OFFENCES	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
ROBBERY	ROBBERY - PERSONAL	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
ROBBERY	ROBBERY - PERSONAL	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
VIOLENCE AGAINST THE PERSON	VIOLENCE WITHOUT INJURY	Type 1 - Charged/Summoned/Postal Requisition
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 1 - Charged/Summoned/Postal Requisition
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 15 - Named Suspect Identified: Victim Supports Police Action But Evidential Difficulties Prevent Further Action
VIOLENCE AGAINST THE PERSON	VIOLENCE WITH INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
THEFT OFFENCES	THEFT FROM THE PERSON	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
2019		
HMC Crime Tree Level 2	HMC Crime Tree Level 3	Outcome Type
VIOLENCE AGAINST THE PERSON	VIOLENCE WITHOUT INJURY	Type 14 - Evidential Difficulties Victim Based- Suspect Not Identified: Crime Confirmed But The Victim Either Declines Or Unable To Support Further Police Investigation To Identify The Offender
THEFT OFFENCES	BURGLARY - BUSINESS AND COMMUNITY	Type 4 - TIC - Taken into Consideration
THEFT OFFENCES	ALL OTHER THEFT OFFENCES	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available
THEFT OFFENCES	ALL OTHER THEFT OFFENCES	Type 18 - Investigation Complete; No Suspect Identified. Crime Investigated As Far As Reasonably Possible-Case Closed Pending Further Investigative Opportunities Becoming Available





**COMPLETE  
LICENSING**

# **PLAYHOUSE, EPPING**

**Assessment of Police  
Submissions 2020  
Version 1.0**

In July 2019 I provided a report regarding my professional view on crime and disorder in the vicinity of Playhouse & Essex Roof Gardens, formerly 'Club 195'

I have now been provided with a copy of a police report from July 2020 and asked by Complete Licensing for a view of the content.

What is clear is that Playhouse & Essex Roof Gardens has not traded in the interim period. I am informed this is due to significant investment to develop the building to deliver the type of premises and experience set out at the last licensing hearing.

A concern is the fact that there is a material inaccuracy in that David King is no longer either a shareholder or a person with significant control.

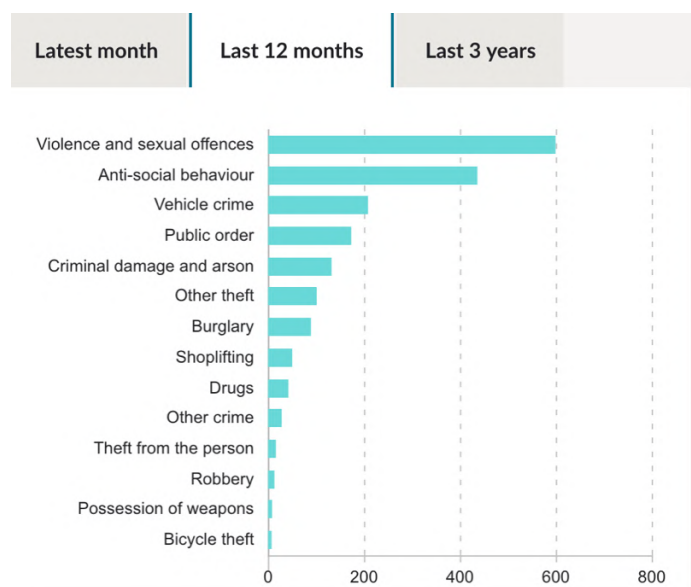
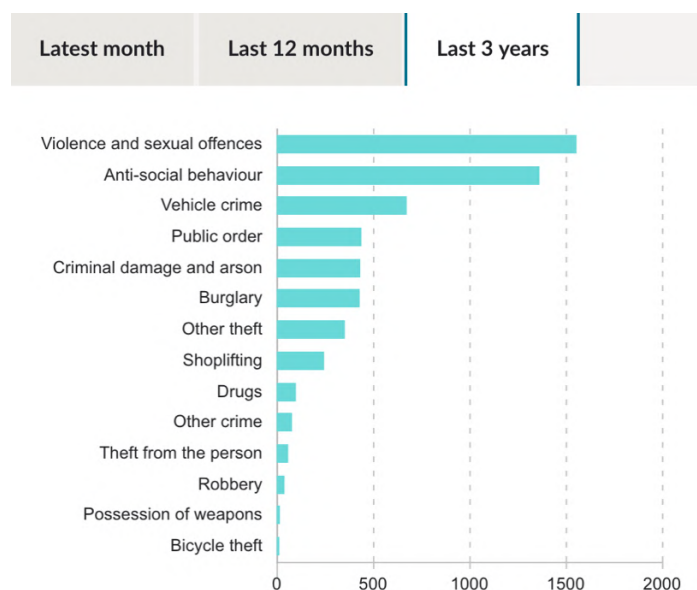
The inference from the latest objection is that the control of the venue remains identical to the premises that traded as 'Club 195' and that the issues encountered there were due to management failings. Given no change in management it is concluded similar issues will materialise. There is a change in management and ownership not acknowledged or reflected in the July 2020 objection.

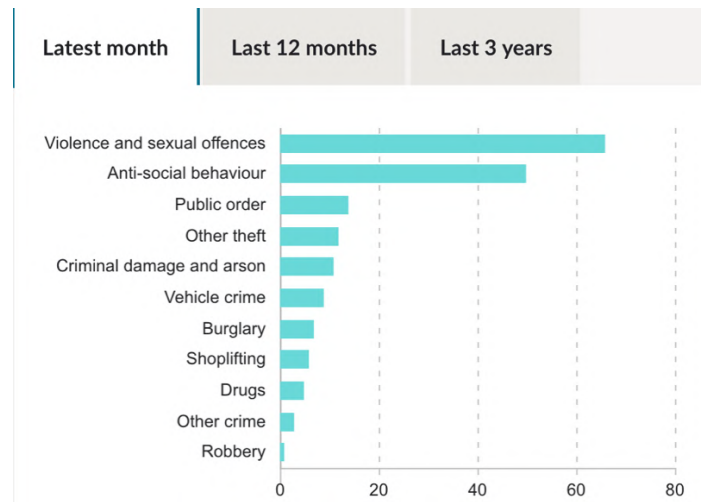
The DPS will now be Mr James Hoffelner, whom I know has successfully managed similar issues raised as objections by police at other clubs in London.

The new management structured is supported by comprehensive policies and supported by welfare officers and the new security company to ensure the venue has a new and effective approach to delivering the licensing objectives.

I have assessed the public crime data from the POLICE.UK website for Epping Town. Below are extracts:







What is apparent is that over 3-years crime and ASB levels are flat.

When one looks at the break down of crime over 'the last three years' vs 'the last year' vs 'the last month' the top contributors are consistently violence and sexual offences; ASB and public order which has relatively become more problematic in the last month.

The police report refers to the likelihood of the venue generating crime, ASB and public nuisance (at dispersal) in line with the venues previous operation which has stopped since 'Club 195' ceased trading but they provide no evidence of the temporal distribution of incidents since.

I am advised that Complete Licensing, on behalf of the applicant, have made several attempts to obtain this detail including an FOIA which has not been responded to. Not providing this information is in my opinion unfair and prejudicial to the applicant as they are unable to respond on the inferred notion.

This, in turn, is not supported by press reporting of a firearm incident at 8.50pm on 22<sup>nd</sup> March 2020 at The Duke of Wellington PH on Epping High Street or a police appeal for witnesses to a serious assault at 9.50pm on 17<sup>th</sup> July 2020 on Epping High Street relating to a customer at 'Speakeasy'.

I maintain my position that the new management team are placed to address and significantly mitigate the concerns raised by the police and ensure the new venture complies with the licensing objectives.

