

From: [Richard Brown](#)
To: [Jackaman, Kevin: WCC](#); [Abbott, Karyn: WCC](#); [Meloyan, Emanuela: WCC](#); [Donovan, Jessica: WCC](#); [Haq, Roxsana: WCC](#)
Cc: [Chris Shaw](#); [Austin Callison](#)
Subject: Soho Poly Theatre, 16 Riding House Street, London W1W 7EB (ref: 23/00972/LIPN).
Date: 05 May 2023 11:45:28
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear all,

I am writing on behalf of Chris Shaw, who has made a relevant representation in respect of this application, at p5-6 of the LSC Report. I have been asked to represent Mr Shaw at the hearing on Thursday 11th May.

I am unable to attend in person due to being on annual leave. Mr Shaw is also unable to attend in person. Therefore I am providing these written submissions to summarise the concerns and identify some amendments which would make the application acceptable.

There is a large number of representations submitted by local residents, but there is a common thread which runs through the majority. Mr Shaw, in common with others, does not ask that the application is refused but rather that it is modified to reduce the risk of harm to the licensing objectives, particularly 'prevention of public nuisance'.

- It is noted that licensable activities and opening times are sought until beyond 'core hours'. The City Council's policy HRS1 sets out a number of criteria against which applications both within and without core hours fall to be assessed (see p62 of the Statement of Licensing Policy 2020). These include:
 - *3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.*
 - *4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.*
 - *5. The proposed hours when any music, including incidental music, will be played.*
 - *7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.*
 - *8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.*
- In particular, there is residential accommodation on surrounding streets, including Langham Street and Middleton Place (which is a quiet residential pedestrian walkway between Riding House Street and Langham Street). There is a pub on the corner of Langham Street and Middleton Place but this stops selling alcohol at 11pm.
- Vigilant residents have been successful in recent years in keeping any new licences granted to within 'core hours' (including less than 'core hours', and so granting the hours sought would be a retrograde step and lead to nuisance from dispersal of customers after other premises have closed and the area is quiet.
- Given the usual finish times for performances in theatres (10pm-10.30pm), Mr Shaw's view is that an 11pm finish is much more appropriate for the area and retains the right 'balance' in allowing the premises to operate successfully but protecting residents from noise in more sensitive hours.

- As Mr Shaw says in his representation, this part of Fitzrovia *'is and should remain distinct from other parts of the West End. Other parts of the West End such as Soho are more aligned with the night-time economy. Fitzrovia however, is characterised by quieter residential streets with lower density of mixed retail and leisure uses. There is, however, a worrying trend of the character of the busier streets such as Great Portland Street and Soho moving into quieter side streets such as Langham Street, Riding House Street and Great Titchfield Street.'*
- A number of the representations refer to the use of the door on Riding House Street and ask that it be used as an emergency exit only and not as a main/secondary exit point. It is believed that this is in any event the intention (Mr Shaw refers to conversations with the residents of Middleton Place on this point). Attendees leaving the premises from Riding House Street would inevitably disperse up Middleton Place and into Langham Street, with the obvious potential impact on residents there.
- It is noted that the capacity of 60 is now subject to a proposed licence condition.
- Mr Shaw's representation also refers to appropriate noise mitigation, given the regulated entertainment proposed. Although it is noted that MC12 is proposed, MC11 is not (noise limiter). Mr Shaw asks for that condition.

Summary:

1. Terminal hour for licensable activities and customers to be off the premises should be 11pm.
2. Riding House Street not to be used for patron exit save for emergency exit.
3. MC11.

I should be grateful if you could include this email in the Additional Documents bundle.

Kind regards

Richard

Richard Brown
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